

ETHEKWINI MUNICIPAL

LAND USE SCHEME

NORTH SUB-SCHEME



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VERSION 1.8

SCHEME PROFILE

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SECTION 1: GENERAL

1.1 TITLE

1.1.1 The eThekweni Municipal Land Use Scheme is established in terms of the eThekweni Municipality Land Use Management By-Law 2016 framed against the Spatial Planning Land Use Management Act, 2013, (Act No. 16 of 2013). It comprises of five Sub-Schemes:

- (I) Central Sub-Scheme
- (II) Inner West Sub-Scheme
- (III) North Sub-Scheme
- (IV) Outer West Sub-Scheme
- (V) South Sub-Scheme

1.1.2 This Sub-Scheme is known as the North Sub-Scheme which applies to all Erven within the boundary of North Region over which a Scheme has been put in place.

1.2 RESPONSIBLE AUTHORITY

The Municipality shall be the only authority responsible for enforcing and carrying into effect the provisions of the Scheme.

1.3 REFERENCE TO A MAP

The Scheme Map comprises of a series of maps referenced NS/05/2012 reflecting all the Districts within the North Region including the overlay mapping.

1.4 PURPOSE OF THE SCHEME

1.4.1 The North Sub-Scheme Regulations and Scheme Maps form part of the Land Use Management System that applies to all Erven within the boundary of the Municipality (Northern Region) over which a Scheme has been put in place.

1.4.2 The purpose of the Scheme is to:

- (i) enable the comprehensive management of all erven (both private and public sector) within the Municipality over which a Scheme has been put in place;
- (ii) promote and implement the applicable planning and development legislation and principles as adopted by the relevant National, Provincial and Municipal spheres of government from time to time; and

- (iii) promote and implement the Vision and Strategies of the Integrated Development Plan in the realization of quality environments
- (v) manage land-use rights, provide facilitation over use rights, manage urban growth and development, and manage conservation of the natural environment, in order to:
 - (a) Achieve co-ordinated and harmonious development in a way that will efficiently promote public safety, health, order, convenience and to protect the general welfare of the inhabitants of the Municipality;
 - (b) Promote integrated and sustainable development through-out the area of jurisdiction;
 - (c) Promote sustainable environmental management, conserve and protect environmentally sensitive areas;
 - (d) Promote all forms of development and growth through sound Planning principles that would support a mix of land-uses managed in an appropriate manner.

1.4.3 Any application submitted prior to the adoption or subsequent review of this Scheme shall be assessed and finalised under the provisions of such former Scheme regulations, except if the applicant has in writing informed the Municipality that he / she withdraws such application.

1.4.4 Where the lawful utilization of land at the commencement of this Scheme does not comply with the zones of this Scheme, including the approval of an application under 1.4.3 above, the utilization shall be deemed not to constitute an offence.

1.4.5 If any provision of this Scheme is deemed invalid by any court of law, such provision shall be severed from this Scheme, but not affect the validity of the remaining provisions.

1.5 **AREA OF THE SCHEME**

The North Sub-Scheme applies to all Erven within the jurisdiction of the Northern Region of the Municipality as shown on the associated Scheme Maps referenced NS/05/2012.

1.6 **EFFECTIVE DATE**

The Effective Date of this Scheme is the 25th October 2012.

1.7 **AMENDMENT TO THE SCHEME**

The Municipality shall comply with the provisions as set out in the applicable legislation.

1.8 **INSPECTION OF THE SCHEME**

1.8.1 The Scheme (Regulations and Maps) are public documents and open for inspection by the general public at any reasonable time.

1.8.2 A register of all applications and decisions on the Scheme Regulations and Maps shall be kept and shall be available for inspection by any person or persons at any reasonable time.

1.9 STATUS OF THE SCHEME

1.9.1 A Scheme is binding on the Municipality, all other persons and organs of state, except in the event of a conflict with the provisions of an Integrated Development Plan that was adopted prior to the Scheme or amendment to the Scheme.

1.9.2 The provisions of the Integrated Development Plan will prevail over the provisions of a Scheme in the event of a conflict with the provisions of an Integrated Development Plan that was adopted prior to the Scheme or amendment to the Scheme.

1.9.3 The provisions of a Scheme that were adopted prior to the adoption of an Integrated Development Plan prevail in the event of a conflict with the provisions of the Integrated Development Plan.

1.9.4 A Municipality may not approve a proposal to subdivide or consolidate land that is in conflict with the provisions of a Scheme.

1.9.5 An Approval to subdivide or consolidate land that is in conflict with the provisions of a Scheme is invalid.

1.9.6 Any part of a Scheme that applied to land that has been incorporated into another municipality in the Province as a result of the redetermination of a municipal boundary by the Demarcation Board in terms of the Local Government; Municipal Demarcation Act, 1998 (Act No. 27 of 1998), must be treated as a Scheme of the receiving Municipality.

1.9.7 This Scheme replaces all Town Planning Schemes within the area to which it applies. The legal status of an existing building or structure that has been lawfully erected before the effective date of the adoption, replacement or amendment of a Scheme is not affected by the adoption, replacement or amendment of the Scheme.

1.9.8 Land that was being used lawfully before the effective date of the adoption, replacement or amendment of a Scheme for a purpose that does not conform to the Scheme, may continue to be used for that purpose.

1.9.9 Any extension to buildings or structures on land contemplated in this sub-section must comply with the Scheme.

1.9.10 An owner who believes that the Scheme contains an error in respect of their property may apply to the Head: Development Planning, Environment and Management to correct an error.

1.9.11 An owner making an application contemplated in subsection (1.9.10) –

- (i) must describe the nature of the error;
- (ii) bears the onus of proving the error and must provide written proof of the lawful land development use rights; and
- (iii) must indicate the correct zoning.

1.9.12 Status of zoning map and exemption of the Municipality from liability for any error:

- (i) the zoning map is the Municipalities' record of the zoning of each erf;
- (ii) a zoning recorded in the zoning map is presumed to be the correct zoning unless proved otherwise;
- (iii) a zoning ceases to exist on the day it lapses in terms of this Scheme, through amendment or a previous zoning Scheme, even if the zoning map still records the use right as existing.

1.9.13 The Head: Development Planning, Environment and Management is exempt from liability for any damage which may be caused by –

- (i) an error in the zoning map; or
- (ii) an erroneous representation by the Head: Development Planning, Environment and Management about a use right or the zoning of an erf.

1.10 RESERVATION OF LAND

1.10.1. The areas of land shown on the Scheme Map and listed in Section 6: Reservation of Land, of this scheme, is reserved for the purposes indicated. They shall not be used for any purpose which would conflict with the use for which they have been reserved, save that any such land may continue to be used for the purpose for which it was used on the effective date. Any land which is reserved in favour of the Municipality is subject to the requirements of the applicable legislation.

1.10.2. Where reservations for purposes such as public open space, road, National, Provincial and Local Government, railway or essential services appear on an Erf, no person shall erect a building or execute any other work on the reserved land save with the Consent of the Municipality after approval by the organ of state concerned; provided that any existing land use or existing building may continue until such time as the Municipality has acquired and transferred ownership of the land in terms of the provisions of the Local Authorities Ordinance or any other relevant legislation. In granting its Consent under this clause the Municipality shall specify the date on which the Consent shall expire.

1.11 USE OF BUILDINGS AND LAND

1.11.1 The types of buildings and land uses contemplated for this Scheme are defined in Section 2 of these clauses.

1.11.2 The extent and location of the various zones shall be as set out on the adopted Scheme Maps. Within each land use zone the defined buildings and land use activities contemplated are separated into three categories:

- (i) **Primary:** land may be used or buildings may be erected and used with the Approval of the Municipality
- (ii) **Special Consent:** land may be used or buildings may be erected and used only with the Special Consent of the Municipality

(iii) **Precluded:** those buildings and land uses which are expressly prohibited.

1.11.3 In approving any application the Municipality shall take into consideration the nature of the proposed use in relation to the character of the area and impose whatever conditions it considers necessary to protect the amenities of the neighborhood, subject to the right of appeal in terms of the applicable legislation. Any proposed use or development shall conform to the uses listed in these clauses for each land use zone. In this regard attention is drawn to the offences and penalties contemplated in terms of the applicable legislation.

1.11.4 Any decision, order or authorization given by the Appeals Tribunal and as confirmed or altered shall be deemed to be a valid authority granted to the Municipality, and, as such, shall be construed as being in accordance with the duly adopted provisions of the Scheme.

1.11.5 No person shall bring onto any property in a residential zone, or cause to allow present thereon any heavy or extra heavy-duty vehicles except for bona fide purposes of delivering or supplying goods or services to such premises. The keeping of not more than two (2) public motor vehicles or trade vehicles, Public motor vehicles or trade vehicles, not exceeding a gross tare mass of three (3) tons shall obtain a permit for overnight parking. The applicant will be required to submit a letter of motivation, the vehicle registration details and the street address where such vehicle will be parked overnight.

1.12. EXISTING USE RIGHTS

1.12.1 The building types shall be defined as set out Section 2 of this Scheme. The extent and location of the various zones shall be as set out in the corresponding North Scheme Maps referenced NS/05/2012.

1.12.2 An existing building or an existing use of land which is not in conformity with the provisions of this Scheme relating to the erection and use of buildings and the use of land, may be maintained and may be used for their existing purposes, provided that such existing building or land use was approved in terms of the Town Planning Scheme applicable to it prior to the adoption of this Scheme or if such existing building or use of land enjoyed an existing use right status at the date of the adoption of the Town Planning Scheme applicable to it.

Any such non-conforming existing building or use of land may be increased on the Erf by an amount not greater than 20 per cent of its total floor area or area as the case may be, at the said date of adoption, provided further, that the completed building or use is in conformity with the other provisions of the Scheme, relating to the zone in which such building or use is situated.

Notwithstanding the provisions of this sub-clause, the above additional floor area or area allowance may be increased, provided that the prior written consent of the registered owner of each adjoining property, and such other properties as the Municipality may direct, has first been obtained. Where such written consent is not forthcoming, the applicant shall, in seeking the consent, be required to apply for Special Consent. Thereafter no further increases shall be permitted.

1.12.3 Any existing building may be demolished and replaced by a new building on the same Erf and the existing use may continue in the new building provided, however, that the proposed new building shall contain no greater cubic content than the existing building and shall have no greater superficial area on the ground floor than the existing building and provided also that the new building is in conformity with the other provisions of the Scheme. Any such new building shall be commenced, at least to the extent of completing the foundations of the new buildings, within a period of 18 months after the date upon which the demolition of the existing building is completed. Any failure to commence re-building within this period of 18 months shall be deemed to terminate the existing use right.

1.12.4 Any alteration or addition or change which materially alters the character of an existing building or use of land shall automatically remove such building or use of land from the category of "existing building" or "existing use".

1.13 EXEMPTIONS

1.13.1 Nothing in the Scheme shall prohibit or restrict:

- (i) The Winning of minerals, sand by underground or surface work without first obtaining the Special Consent from the Municipality.
- (ii) The temporary use of any premises; provided that such use is restricted to not more than a total of 52 days in any one calendar year, which could be consecutive days, with the written authority of the Municipality been applied for and obtained. Such authority shall be granted by the Municipality, if it is satisfied that the amenities of the neighbourhood are not interfered with in any way and may impose such conditions as it deems fit; provided further that the period of temporary use may be extended upon application to the Head: Development Planning Environment and Management for such further period not exceeding 12 months, having considered the merits of extending such temporary use. A temporary use of premises does not include the use for temporary accommodation, resettlements, industrial or related other activities.
- (iii) The temporary use of any premises for emergencies declared in terms of the Disaster Management Act No 57 of 2002, which provides for:
 - (a) an integrated and co-ordinated disaster management policy that focuses on preventing or reducing the risk of disasters, mitigating the severity of disasters, emergency preparedness, rapid and effective response to disasters and post-disaster recovery;
 - (b) the establishment of national, provincial and municipal disaster management centres; and
 - (c) disaster management volunteers and matters incidental thereto.
- (iii) The use of a Dwelling House as a Boarding House for not more than four persons.

- (iv) The installation of 5 limited payout machines which may be freely permitted on premises that are licensed to serve alcohol and where the playing of limited payout machines on the site will form a secondary activity to the main activity of the site. The installation of more than 5 machines (up to a maximum of 40 machines) will only be permitted where the zone permits a Place of Public Entertainment.
- (v) A Short Term Accommodation Establishment, Home Business, Tuck Shop / Spaza Shop, Tavern, Aged Home Care Facility and Medical Office may only be permitted from a Dwelling House.
- (vi) The use of a premises for the purposes of a Child Minder Service.
- (vii) The owner / occupier of a Dwelling House from operating a Tuck Shop / Spaza Shop for the sale of goods required for the essential day to day needs of the neighborhood who may-be assisted by not more than two people. The sale of goods is to take place through a window, doorway or hatchway only and shall not include a walk in Shop. The area to be utilized for the Tuck Shop / Spaza Shop inclusive of storage areas shall not exceed 30 m² of the area of the Dwelling House and the Dwelling House must remain residential in appearance and character, and must at all times comply with the definition of "Dwelling House". No external advertising shall be permitted on the site except for one non-illuminated sign on each road frontage, and each sign shall not exceed 0,20m² in area. Any signage larger than the 0.20 m² will require an application to be made to the Signage Department. The operation of a Tuck Shop / Spaza Shop use shall not detract from the residential character of the neighborhood

1.13.2 ANCILLARY UNIT:

- (i) Intention of the Scheme

An Ancillary Unit shall have a gross permitted floor area not exceeding 80m²; provided that verandahs and garages may be permitted over and above the permitted 80m² subject to compliance with the provisions relating to Coverage and Floor Area.

- (ii) The following shall apply when considering the establishment of an Ancillary Unit:
 - (a) There shall be no inter-leading doors between an Ancillary Unit and the main Dwelling House, provided that the Municipality may relax this provision, if there is a need for an inter-leading door for health and safety reasons.
 - (b) In a Multiple Unit Development, no Ancillary Unit / Units shall be permitted. Where a site is developed for a Second Dwelling House an Ancillary Unit maybe permitted for each Dwelling House.
 - (c) The road or street access serving the Ancillary Unit shall be the same access which serves the main Dwelling House, provided that the Municipality may, by reason of the same access being impractical, or any other cogent reason, permit a road or street access separate from that which serves the main Dwelling House;
 - (d) An Ancillary Unit shall not be permitted to be separate in Title from the main Dwelling House.

1.13.3 SHORT TERM ACCOMMODATION ESTABLISHMENT

(i) Intention of the Scheme

The Intention of the Scheme is to allow the owner or occupier of a Dwelling House to let a maximum of ten bedrooms for accommodation purposes. The primary use of the Erf shall remain residential in nature and Short Term Accommodation Establishment shall, in the opinion of the Municipality, not negatively impact on the Neighborhood. The Short Term Accommodation Establishment includes a Bed and Breakfast Establishment and online accommodation bookings but excludes Student Accommodation and a Hotel.

(ii) Nothing in the Scheme shall prohibit or restrict the running of Short Term Accommodation Establishment from a Dwelling House provided that:

- (a) A Short Term Accommodation Establishment shall only be operated with the Consent of the Municipality. The applicant shall provide proof of notification or written consent of the registered owner/s of the affected properties, and such other properties as the Municipality may direct. Where an adjoining owner or affected owner has been notified and objects to an application, valid reasons for objecting to such application must be furnished to the Municipality. Failure to submit any response to the notification within the stipulated period will be deemed as consent.
- (b) Uses ancillary to the Short Term Accommodation Establishment shall only be considered with the Special Consent of the Municipality and shall be limited to the exclusive use of the patrons of the establishment.
- (c) There shall at all times be either the owner, or manager or letting agent who shall be responsible for the management of the establishment.
- (d) The building shall, in the opinion of the Municipality, conform to the appearance and definition of a Dwelling House; so that upon cessation of the use, the building shall be capable of reverting to the use as a Dwelling House.
- (e) Parking for all guests shall be at one bay per room, and parking for the vehicles of the manager or owner shall be provided on-site to the satisfaction of the Head: Development Planning Management and Environment;
- (f) No external advertising shall be permitted on the Erf other than a maximum of one non-illuminated sign on each road frontage and each sign shall not exceed 0.20 m² in area. Any signage larger than the 0.20 m² will require an application to be made to the Signage Department.
- (g) If the use is discontinued for the period of greater than 18 months the Dwelling House, insofar as it may have been altered for that purpose, must be restored to its original state to the satisfaction of the Head: Development Planning Management and Environment.”
- (h) After affording the applicant the opportunity of being heard, the Municipality may at any time impose any further conditions it deems reasonably necessary in order to preserve the residential amenity of the area, or it may withdraw the Consent if, in its opinion, the amenities of the neighborhood are being adversely affected by the activities;

- (iii) In considering such an application for a Short Term Accommodation Establishment, the Municipality shall take into consideration the following:
 - (a) the scale of the operation in relation to the character of the area;
 - (b) the suitability of the premises concerned for the proposed use;
 - (c) the availability of on-site parking for motor vehicles; and
 - (d) any, other matters which would, in its opinion, interfere with the amenities of the neighbourhood.

1.13.4 HOME BUSINESS

- (i) Intention of the Scheme

The Intention of the Scheme is to allow the owner / occupier of Dwelling House to contribute to the Local Economy of the Municipality. It may include a Child Minder Service. Land Uses that may be considered shall not in the opinion of the Municipality negatively impact on the neighborhood. Industrial Uses such as Panel Beating / Spray Painting / Motor related uses as well as Engineering land uses such as Burglar Guard Manufacture will not be allowed. A Shop is a prohibited land use. A Home Business includes a Health and Beauty Clinic. A Home Business is restricted to a single non-impacting use.

- (ii) Nothing in the Scheme shall prohibit or restrict the running of a Home Business from a Dwelling House provided that:
 - (a) The area to be utilized for the Home Business shall not exceed 30% or a maximum of 40m², of the existing floor area of the Dwelling House on an Erf whichever is the lesser inclusive of storage areas. The predominant use shall remain residential; and only be operated by a person who is the bona fide resident of the Dwelling House, and such person may be assisted in the Home Business by not more than two people. In this instance no land development application is required subject to a building plan being submitted and approved.
 - (b) For Home Businesses larger than (a) above the area to be utilized for the Home Business shall not exceed 50% or a maximum of 80m², of the existing floor area of the Dwelling House on an Erf whichever is the lesser inclusive of storage areas. The predominant use shall remain residential; and only be operated by a person who is the bona fide resident of the Dwelling House, and such person may be assisted in the Home Business by not more than four people. In this instance the Home Business activity shall only be operated with the Consent of the Municipality. The applicant shall provide proof of notification or written consent of the registered owner/s of the affected properties, and such other properties as the Municipality may direct. Where an adjoining owner or affected owner has been notified and objects to an application, valid reasons for objecting to such application must be furnished to the Municipality. Failure to submit any response to the notification within the stipulated period will be deemed as consent.

- (c) The Dwelling House in which the Home Business is carried on must remain residential in appearance and character, and must at all time comply with the definition of “Dwelling House”;
- (d) On-site parking and loading facilities shall be provided to the satisfaction of the Head: Development Planning and Management;
- (e) The hours of operation shall be to the satisfaction of the Head: Development Planning Management and Environment and shall be specified in the Consent granted;
- (f) The Home Business must only be operated by a person who is the bona fide resident of the Dwelling House.
- (g) No external advertising shall be permitted on the site except for one non-illuminated sign on each road frontage, and each sign shall not exceed 0,20m² in area. Any signage larger than the 0.20 m² will require an application to be made to the Signage Department.
- (h) Storage of goods and equipment shall be within the area designated for that purpose on the plan which is to accompany the application, detailing the area to be used for the Home Business as well as any portion of that area in which goods or equipment will be stored;
- (i) Only one light delivery vehicle may be used for the delivery to dispatch goods or supplies;
- (j) After affording the applicant the opportunity of being heard, the Municipality may at any time impose any further conditions it deems reasonably reasonable necessary in order to preserve the residential amenity of the area, or it may withdraw the Consent if, in its opinion, the amenities of the neighborhood are being adversely affected by the activities of the business;
- (k) If the use is discontinued for the period of greater than 18 months the Dwelling House, insofar as it may have been altered for that purpose, must be restored to its original state to the satisfaction of the Head: Development Planning Management and Environment.”

1.13.5 STUDENT ACCOMMODATION ESTABLISHMENT

- (i) Intention of the Scheme

The Intention of the Scheme is to allow a Student Accommodation Establishment from a Dwelling House or Multiple Unit Development. The erf shall remain residential in nature and the Student Accommodation Establishment shall, in the opinion of the Municipality, not negatively impact the Neighborhood and shall conform to the following:

- (ii) Nothing in the Scheme shall prohibit or restrict the running of a Student Accommodation Establishment from a Dwelling House or within a Multiple Unit Development provided that:
 - (a) The Student Accommodation Establishment shall only be operated with the Special Consent of the Municipality.

- (b) There shall at all times on the property be either the owner, or manager who shall be responsible for the management of the Establishment.
 - (c) The operation of student accommodation establishment shall require a certificate issued in terms of the Section 5(1) Accommodation Establishments By-Law, 2018 and shall be compliant with the By-Law,
 - (d) The establishment shall, to the extent applicable as determined by the Head Land Use Management, comply with the Nuisances and Behaviour in Public Places By-Law, 2015
 - (e) There shall be a management plan in effect as per the recommendations of the Student Accommodation pilot study entitled “Student Accommodation for Two Precinct Areas” Adopted by the Municipality on 31 July 2019.
 - (f) The building shall, in the opinion of the Municipality, conform to the appearance and definition of a Dwelling House or Dwelling Unit; so that upon cessation of the use, the building shall be capable of reverting to the use as a Dwelling House or Dwelling Unit.
 - (g) The design of a student accommodating establishment shall be consistent with the minimum norms and standards and shall be in line with the gazetted Policy on the Minimum Standards and Norms for Student Housing at Public Universities.
 - (h) Parking shall be calculated at a minimum of one bay for a Dwelling House and one bay per Dwelling Unit used for the Student Accommodation Establishment and parking for the vehicle of the manager or owner shall be provided on-site to the satisfaction of the Head: Development Planning Management and Environment;
 - (i) The Consent granted to operate a Student Accommodation Establishment shall not be transferable to successors in title provided that with the further written agreement of the Head: Development Planning and Management, the transfer of the use as a Student Accommodation Establishment to another bona fide owner of the erf may be permitted.
 - (j) If the use is discontinued for the period of greater than 18 months the Dwelling House or Dwelling Unit, insofar as it may have been altered for Student Accommodation purposes, must be restored to its original state to the satisfaction of the Head: Development Planning Management and Environment.
 - (k) After affording the applicant the opportunity of being heard, the Municipality may at any time impose any further conditions it deems reasonably necessary in order to preserve the residential amenity of the area, or it may withdraw the Consent if, in its opinion, the amenities of the neighborhood are being adversely affected by the activities;
- (iii) In considering such an application for Student Accommodation Establishment the Municipality shall take into consideration the following:
- (a) the scale of the operation in relation to the character of the area;
 - (b) the suitability of the premises concerned for the proposed use;
 - (c) the availability of on-site parking for motor vehicles;
 - (d) any, other matters which would, in its opinion, interfere with the amenities of the neighbourhood

- (e) be located within close proximity of a public transport route.
- (f) evidence that it is serving an educational facility.
- (g) capacity of the existing services to accommodate the proposed use.

1.13.6 MEDICAL OFFICE

(i) Intention of the Scheme

The Intention of the Scheme is to allow the occupier / owner of a Dwelling House to convert the whole or any portion of a Dwelling House to a Medical Office for conducting the profession or occupation of a medical practitioner, dentist, veterinarian, traditional healer and such other profession or occupation of a like or allied nature. A Medical Office may only be permitted subject to the following conditions:-

- (ii) Nothing in the Scheme shall prohibit or restrict the running of Medical Offices from a Dwelling House provided that:
- (a) Medical Offices shall only be operated with the Consent of the Municipality. The applicant shall provide proof of notification or written consent of the registered owner/s of the affected properties, and such other properties as the Municipality may direct. Where an adjoining owner or affected owner has been notified and objects to an application, valid reasons for objecting to such application must be furnished to the Municipality. Failure to submit any response to the notification within the stipulated period will be deemed as consent
 - (b) No medical offices or veterinary clinic may be permitted in a Special Residential zoned site that is used for Multiple Unit Development purposes.
 - (c) The building shall be designed so as to harmonise with and in its external appearance, conform to the residential development existing.
 - (d) The following provision shall be made for parking: (One) 1 parking space for every 20 m² of gross office floor area. In addition provision shall be made for loading and off-loading, access and egress to the satisfaction of the Head: Development Planning and Management. Provided further that the surface material used to cover the parking area shall be to the satisfaction of the Head: Development Planning and Management.
 - (e) A minimum of 25 % of the site area, including the parking area, shall be landscaped and maintained to the satisfaction of the Head: Development Planning and Management.
 - (f) Not more than six persons including practitioners and staff shall practice or be employed in that portion of the premises to which the Municipality's Special Consent relates.
 - (g) No external advertising shall be permitted on the site other than a maximum of one non-illuminated sign on each road frontage and each sign shall not exceed 0,20m² in area. Any signage larger than 0,20m² will require an application to the signage department.

- (h) A veterinary clinic may include; the boarding of animals for short term care resulting from medical treatment only, a grooming parlour and a retail outlet restricted to the sale of veterinary and animal maintenance products considered ancillary to the veterinary practice.
- (i) Medical offices are for the provision of health services and may include laboratories associated therewith, but which do not provide overnight care or serve as a base for an ambulance service. Medical offices are operated by doctors, dentists, chiropractors, homeopaths, traditional healers, or such similar practitioners.

1.13.7 AGED HOME CARE FACILITY

- (i) Intention of the Scheme:

The Intention of the Scheme is to allow the owner or occupier of a Dwelling House in any residential zone to let a maximum of ten bedrooms for the purposes of accommodation for the aged, together with a dedicated registered health care professional. The primary use of the site shall remain residential in nature and the Aged Home Care Facility shall, in the opinion of the Municipality, not negatively impact on the neighborhood.

- (ii) Nothing in the scheme shall prohibit or restrict the running of an Aged Home Care Facility from a Dwelling House provided that:

- (a) The Aged Home Care Facility shall only be operated with the Consent of the Municipality. The applicant shall provide proof of notification or written consent of the registered owner/s of the affected properties, and such other properties as the Municipality may direct. Where an adjoining owner or affected owner has been notified and objects to an application, valid reasons for objecting to such application must be furnished to the Municipality. Failure to submit any response to the notification within the stipulated period will be deemed as consent.
- (b) An Aged Home Care Facility shall not consist of more than ten bedrooms for the use by patrons of the Establishment;
- (c) There shall at all times be either the owner or a manager who shall be responsible for the management of the establishment.
- (d) The building shall, in the opinion of the Municipality, conform to the appearance and definition of a Dwelling House, so that upon the cessation of the use, the building shall be capable of reverting to the use as a Dwelling House without the need for alteration;
- (e) Parking for all patrons shall be one bay per room, and parking for the vehicles of the owner/manager shall be provided on-site to the satisfaction of the Head: Development Planning Management and Environment;
- (f) No external advertising shall be permitted on the site other than a maximum of one non-illuminated sign on each road frontage and each sign shall not exceed 0,2 m² in area. Any signage larger than 0.2 m² will require an application to be made to the Signage Department;

- (g) After affording the applicant the opportunity of being heard, the Municipality may at any time impose any further condition it deems reasonably necessary in order to preserve the residential amenity of the area, or it may withdraw the Consent if, in its opinion, the amenities of the neighborhood are being adversely affected by the activities;
 - (h) If the use is discontinued for the period of 18 months, the Dwelling House, insofar as it may have been altered for that purpose, must be restored to its original state to the satisfaction of the Head: Development Planning Management and Environment.”
- (iii) In considering such an application for an Aged Home Care Facility, the Municipality shall take into consideration the following:-
- (a) The scale of the operation in relation to the character of the area;
 - (b) The suitability of the premises concerned for the proposed use;
 - (c) The availability of on-site parking for motor vehicles; and
 - (d) any other matters which would, in its opinion, interfere with the amenities of the neighborhood.
- (iv) The granting of such an application shall be subject to such terms and conditions as the Municipality may deem proper, including the provision of adequate off-street parking for motor vehicles, the number of persons that may be accommodated on the premises and any other condition it considers necessary or proper in order to ensure that the amenities of the area are not interfered with, provided that if it is subsequently found that there is in fact an interference with the amenities of the neighborhood, the Municipality may impose further conditions after affording the owner an opportunity of being heard or call on the owner to cease the usage.

1.13.8 TAVERN

(i) Intention of the Scheme

The Intention of the Scheme is to allow the owner/occupier of a Dwelling House to operate a Tavern, and contribute to the Local Economy of the Municipality, while adhering to the objectives of Chapter 1 (Section 2) the National Liquor Act, 2003, National Norms and Standards of the National Liquor act, 2003, and Chapter 1 (Section 2) of Kwazulu-Natal Liquor Licensing Act, 2010, and/or any other subsequent applicable legislation. Land Uses that may be considered shall not in the opinion of the Municipality negatively impact on the neighbourhood. A Tavern is restricted to a single non-impacting use.

(ii) Nothing in this Scheme shall prohibit or restrict the running of a Tavern (hereinafter referred to as “operation”) from a Dwelling House premises provided that:

- (a) The operation is in full compliance with all of the conditions and recommendations contained within, a Liquor, issued in terms the Kwazulu-Natal Liquor Licensing Act, 2010, and / or any other subsequent applicable legislation.

- (b) A Tavern shall only be operated with the Consent of the Municipality. The applicant shall provide proof of notification or written consent of the registered owner/s of the affected properties, and such other properties as the Municipality may direct. Where an adjoining owner or affected owner has been notified and objects to an application, valid reasons for objecting to such application must be furnished to the Municipality. Failure to submit any response to the notification within the stipulated period will be deemed as consent.
- (c) The proposed operation shall not be located within a 500 meter radius of any religious or learning institutions. A site/area plan, indicating such institutions, must be submitted with the application.
- (d) The proposed operation shall not be located within a 500 meter radius of other licensed operations within a residential area. A site/area plan, indicating other operations, shall be submitted with the application.
- (e) With regards to items (c) and (d) above, a 250m radius may also be taken into consideration depending on density of population and residences.
- (f) Applications shall include a detailed security plan of the measures to be taken by the applicant in terms of providing security measures for both inside the proposed premises, as well as within the circumference of 5 metres outside the proposed premises, .
- (g) Unless otherwise stipulated by applicable legislation, the hours of operation shall be limited to the hours between 10:00 and 21:00 Monday to Saturday, and between 10:00 and 17:00 on a Sunday.
- (h) The operation, and all activities connected therewith, must be confined to the indicated operational (Tavern) area and to remain separate of any main dwelling on site, inclusive of storage areas.
- (i) Adequate facilities for refuse and waste disposal shall be provided, to the satisfaction of the eThekweni: Environmental Health Department
- (j) The operation is not to be used for the bottling of liquor, or for the sale of liquor for consumption off premises.
- (k) The operation may include the consumption of non-alcoholic beverages and the preparation and consumption of food, but shall not include the sale of the aforesaid items for consumption off premises.
- (l) On-site parking and loading facilities shall be provided, all to the satisfaction of the Head: Development Planning and Management and Head: eThekweni Traffic Authority.
- (m) No external advertising shall be permitted on the site other than a maximum of one non-illuminated sign on each road frontage and each sign shall not exceed 0.2 m² in area. Any signage larger than 0.2 m² will require an application to be made to the municipal signage department;

- (n) Storage of goods and equipment shall be within the area designated for that purpose on the plan which is to accompany the application for Consent, detailing the area to be used for the business as well as any portion of that area in which goods or equipment will be stored;
- (o) After affording the applicant the opportunity of being heard, the Municipality may at any time impose any further condition it deems reasonably necessary in order to preserve the residential amenity of the area, or it may withdraw the consent if, in its opinion, the amenities of the neighborhood are being adversely affected by the activities of the business;
- (p) If the use is discontinued for the period of 18 months, the original premises, insofar as it may have been altered for that purpose, must be restored to its original state to the satisfaction of the Head: Development Planning Management and Environment.
- (q) This scheme provision does not exempt the applicant from compliance with any other applicable legislation.

1.13.9 EARLY CHILDHOOD DEVELOPMENT CENTRE

- (i) Intention of the Scheme

The Intention of the Scheme is to allow the owner/occupier of any Premises to operate an Early Childhood Development Centre as supported by the Children's Act 38 of 2005 and supported the National Integrated Early Childhood Development Policy of 2015, and any subsequent amendments to such legislation. An Early Childhood Development Centre is restricted to a single non impacting use.

- (ii) Nothing in this scheme shall prohibit or restrict the running of an Early Childhood Development Centre from any premises provided that:
 - (a) Written proof of initial consultation and qualification as an Early Childhood Development service provider, or similar, from Department of Social Development is provided.
 - (b) Full compliance with the municipalities Child Care Facilities By-Law of 2016 (or subsequent legislation) is adhered to.
 - (c) A Health Compliance Certificate issued in terms of the municipalities Child Care Facilities By-Law of 2016 (or subsequent Legislation) is provided.
 - (d) The Early Childhood Development Centre shall only be operated with the Consent of the Municipality. The applicant shall provide proof of notification or written consent of the registered owner/s of the affected properties, and such other properties as the Municipality may direct. Where an adjoining owner or affected owner has been notified and objects to an application, valid reasons for objecting to such application must be furnished to the Municipality. Failure to submit any response to the notification within the stipulated period will be deemed as consent.
 - (e) On-site parking and loading facilities shall be provided to the satisfaction of the Head: Development Planning Management and Environment;

- (f) No external advertising shall be permitted on the site other than a maximum of one non-illuminated sign on each road frontage and each sign shall not exceed 0.2 m² in area. Any signage larger than 0.2 m² will require an application to be made to the signage department;
- (g) Storage of goods and equipment shall be within the area designated for that purpose on the plan which is to accompany the application for Consent, detailing the area to be used for the Early Childhood Development Centre as well as any portion of that area in which goods or equipment will be stored;
- (h) After affording the applicant the opportunity of being heard, the Municipality may at any time impose any further condition it deems reasonably necessary in order to preserve the amenity of the area, or it may withdraw the consent if, in its opinion, the amenities of the neighborhood are being adversely affected by the activities of the Early Childhood Development Centre;
 - (i) The hours of operation shall be to the satisfaction of the Head: Development Planning Management and Environment, and shall be specified in the Consent granted;
 - (j) If the use is discontinued for the period of 18 months, the premises, insofar as it may have been altered for that purpose, must be restored to its original state to the satisfaction of the Head: Development Planning Management and Environment.”

1.14 DECLARING, CLOSING OR DIVERTING OF STREETS

- 1.14.1 All streets and roads shown on the Scheme Map and the widening of existing streets and roads shown in red on the Scheme Map are to be new streets and roads, and shall become effective at dates to be determined. All streets and roads shown in red hatch on the Scheme Map are to be closed at dates to be determined.
- 1.14.2 Where the Municipality adopts an amendment to the Scheme which has the effect of altering the use of an Erf in such a way that the development of the Erf concerned in terms of the amendment to the Scheme will create the need for the widening of any road or the creation of a new road the Municipality may require as a condition of the development of the Erf that the owner thereof provide free of any cost and compensation a servitude over the Erf concerned for such road widening or new road in favor of the Municipality.
- 1.14.3 The width extent and dimensions of the road widening or new road referred to shall be determined by the Municipality and subject to a detailed survey thereof.

1.15 APPLICATIONS

1.15.1 At any time after the Effective Date no person shall:

- (i) erect a new building, or alter or add to an existing building or carry out any other proposed work, or
- (ii) develop or use any land, or use any building or structure for any purpose different from the purpose for which it was being developed or used on such date, or
- (iii) use any building or structure erected after such date for a purpose or in a manner different from the purpose for which it was erected:-
 - (a) Until the applicant has first applied in writing to the Municipality for authority to do so and the Municipality has granted its written authority thereto either with or without conditions;
 - (b) Provided that any Approval granted by the Municipality shall remain valid for a period in accordance with the prevailing legislation; and
 - (c) where any building or work referred to in any such Approval has not been substantially commenced within the said period or where an appeal has been lodged, within a period as specified in accordance with the prevailing legislation from the date of notification of the outcome of such appeal, or where there has been an interruption in the development of the building or land for a continuous period in accordance with the prevailing legislation, the said Approval shall automatically be considered to have lapsed and building operations or use of land shall not be commenced or recommenced unless a new Approval has first been applied for and obtained.
- (iv) applications in Traditional Authority Area require approval from the Traditional Authority before submission to the Municipality. Furthermore, should approval be granted from the Municipality, then approval is also required from the Ingonyama Trust Board prior to implementation”.

1.16 POWERS OF ENTRY AND INSPECTION

1.16.1 The Municipality shall be entitled, through its duly authorized officers, to enter into and upon any premises within its area of jurisdiction at any reasonable time for the purpose of carrying out any inspection necessary for the proper administration and enforcement of the provisions of the Scheme

1.16.2 No person shall in any way hinder, obstruct or interfere with any duly authorized officer of the Municipality in the execution of their duties and functions in terms of this Scheme, nor shall any person cause or allow any hindrance or obstruction to, or interference with, such officer.

1.17 SERVING OF NOTICES

Any notice required or authorized to be served in terms of the Scheme, shall be served in terms of the applicable legislation.

1.18 OFFENCES

1.18.1 Any person who:

- (i) contravenes or fails to comply with any condition set out in terms of any provision of this Scheme, or
- (ii) contravenes or fails to comply with any requirements set out in a notice issued and served in terms of this Scheme, or
- (iv) knowingly makes a false statement in connection with any provision of this Scheme shall be guilty of an offence.

1.19 SIGNAGE, HOARDING AND ADVERTISING BOARDS

1.19.1 No signage or advertisements shall be displayed or any hoarding permitted without the approval of the Municipality. Any person proposing to erect any sign, advertisement or hoarding shall submit drawings of such signage or advertisement or hoarding for approval. No hoarding or advertisement shall be permitted which is likely to cause injury to the amenity of the neighborhood. Nameplates not exceeding 0.20 m² in extent are not considered to fall under this heading. This clause does not apply to casual advertisements for entertainments, property for sale, auctions to be held on the premises or meetings, provided they are not, in the opinion of the Municipality, unduly ostentatious, and do not interfere with pedestrian or vehicular access or visibility.

1.19.2 A plan indicating maximum, minimum and partial control areas for the entire jurisdiction of the Municipality is administered by the Signage Department. All outdoor advertising shall be in accordance with the South African Manual for Outdoor Advertising (SAMOA), the Municipality's signage policy and associated plans.

1.20 DURBAN METROPOLITAN OPEN SPACE SYSTEM CONTROLLED AREA (D'MOSS)

The Durban Metropolitan Open Space System (D'MOSS) is a layer of the Scheme and enforceable by the Municipality in consultation with the Deputy Head: Environmental Planning and Climate Protection. The implementation of this layer shall be in terms of sub-section 9.5 of this Scheme.

1.21 CONSOLIDATION OF LAND

Consolidation of land is where two or more Erven are combined together to form one new Erf, with boundaries to be approved by the Surveyor-General, and if necessary, the Traditional Authority and Ingonyama Trust Board through their internal processes, and the new erf to be registered with the Registrar of Deeds. Any person or organization could initiate a process to Consolidate land in terms of the applicable legislation.

1.22 **SUBDIVISION OF LAND**

The sub-division of land is when an Erf is divided into more than one Erven. It requires new cadastral boundaries which must be approved by the Surveyor-General, and if necessary, the Traditional Authority and Ingonyama Trust Board through their internal processes, as well as the registration of newly created Erven with the Registrar of Deeds. Any person or organization could initiate a process to subdivide land in terms of the applicable legislation.

1.23 **REZONING OF LAND**

Means a process whereby the current zoning as indicated on the Scheme Map and the corresponding controls relating thereto in the Scheme are amended in terms of the applicable legislation. In cases of a Rezoning, where the Minimum Subdivision indicated in Section 4: Erf Control and or Section 7: Development Facilitation Table is greater than the actual site size, further motivation, addressing any issues related to this aspect, may be requested at the discretion of the Head: Development Planning and Management. In cases of a Rezoning, where the Minimum Subdivision indicated in Section 4: Erf Control and or Section 7: Development Facilitation Table is greater than the actual site size, further motivation, addressing any issues related to this aspect, may be requested at the discretion of the Head: Development Planning, Management and Environment.

1.24 **RELAXATION – Space About Buildings**

Relaxation of Space About Buildings is required when any buildings or structures are proposed in advance of the distances as stipulated in the Scheme. Consideration of each application shall be in the context of its location and the provisions that set the criteria for allowing a relaxation under Section 3.

1.25 **SPECIAL CONSENT**

1.25.1 The Special Consent of the Municipality is required when:

- (i) the use that is proposed falls within the Special Consent column of the Development Facilitation Table;
- (ii) the use proposed is a Special Building;
- (iii) a use that is proposed is a precluded use in terms of the Development Facilitation Table or any proposal that is in conflict with any provisions of this Scheme. It should be noted that the Municipality is bound to refuse such application.

1.25.2 In considering any Special Consent referred in 1.25.1 (i) above, the Municipality shall take into consideration the impact of the proposed use on the surrounding area and may impose any conditions it deems necessary to protect the amenities of the area. If the application falls within a Traditional Authority Area, approval from the Traditional Authority will be required before submission to the Municipality.

1.26 **CONSENT**

1.26.1 Is an application for Consent from the provisions of the Scheme where the necessary notifications to the affected neighbors have been issued.

1.27 **PRECINCT PLAN AMENDMENT**

1.27.1 An existing Precinct Plan may be amended by way of a Minor or Major amendment as indicated below:

- (i) a Minor Amendment is building line, side and rear space amendments, landscaping amendments, one or more subdivision/s and consolidation/s, updating of cadastral information or any other amendment that is not considered a Major Amendment. In this regard an amendment to a Precinct Plan is to the satisfaction of the Head Development Planning, Environment and Management.
- (ii) a Major Amendment is when there is increase in either Floor Area Ratio, Coverage, Height, any changes in land-use that results in increased traffic generation or greater demand for water and or electricity or a combination of the above. In this regard the Special Consent of the Municipality shall be required.

1.28 **MANAGEMENT LAYER**

1.28.1 The Adoption of a new Management Layer shall require a formal Scheme amendment.

1.28.2 An amendment to an existing Management Layer shall be to the satisfaction of the Head: Development Planning, Environment and Planning.

1.29 **TITLE DEED CONDITIONS**

1.29.1 Any Title Deed conditions imposed upon any erf shall prevail over the Scheme.

SECTION 2: DEFINITIONS

LIST OF GENERAL DEFINITIONS

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> • Activity Corridor • Activity Spine • Admiralty Reserve • Aged Home Care Facility • Amenity • Ancillary Unit • Appeal Tribunal • Approval • Balcony • Basement • Beach Amenity Reserve • Short Term Accommodation Establishment • Boat Launching Site • Botanical Garden • Boundary • Building • Building Line • Canteen • Childminder Service • Classification of Roads • Common Property • Conference Facility • Conservation Reserve • Controlled Development Area • Coverage | <ul style="list-style-type: none"> • Density • D*MOSS Controlled Area • Domestic Staff Accommodation • Dwelling Unit • Dwelling Unit Curtilage • Early Childhood Development Centre • Erf • Erf Area • Existing Erf Area • Family • Floor Area • Floor Area Ratio • Frontage • Ground Floor • Height • Home Business • Household • Umizi / Imizi • Induna / Iziduna • Ingonyama Trust Board • Inkosi / Amakhosi • Isigodi / Izigodi • Management Layer • Mezzanine • Municipality • Outbuilding | <ul style="list-style-type: none"> • Owner • Panhandle Site • Parking Servitude • Photovoltaic Installations • Private Open Area • Property Owners Association • Public Open Space • Rear Space • Recreational Use Area • Renewable Energy Installations • Sandwinning • Scheme • Side Space • Solar Water Heater • Storey • Street Boundary • Street Line • Student Accommodation • Student Accommodation Establishment • Tavern • Traditional Community • Traditional Council • Tuck Shop / Spaza Shop • Wind Farm • Wind Turbine • Zone |
|---|---|---|

GENERAL DEFINITIONS

Activity Corridor: means an area of generally higher intensity urban use or land suitable for intensification, parallel to and on both sides of an Activity Spine and includes and associated higher order transportation routes such as railway lines and through roads.

Activity Spine: means a public street, incorporating an existing or planned public transport route, and adjacent land used or intended for mixed use development.

Admiralty Reserve: means narrow strips of state land, seldom more than 60.96 metres wide that are dispersed along the coastline above the high water mark.

Aged Home Care Facility: means a dwelling house or ancillary unit that has been converted for the purpose of residential accommodation for the aged with a permanent manager on site and access to a dedicated registered health care professional. Registration with the Department of Social Welfare and other relevant departments is mandatory.

Amenity: means a natural or created feature or aspect that enhances a particular property, place or area from the perspective of its aesthetic or social quality, or visual appeal, which makes it more attractive or satisfying to the human being.

Ancillary Unit: means a self-contained inter leading group of rooms including not more than one kitchen designed for occupation by a single household or family with a total floor area not exceeding 80m² in extent.

Appeal Tribunal: means an Appeal Tribunal established in terms of the applicable legislation.

Approval: means the written approval of the Municipality.

Balcony: means a floor projecting outside a building at a level higher than that of the ground floor, enclosed only by low walls or railings, or by main containing walls of rooms abutting such projecting floor, and includes a roof, if any, over such floor and pillars supporting such roof.

Basement: means the lowest part of any building which part is constructed with more than 50% of its volume below ground level. Ground level shall mean natural ground level, without any additional earthworks, as it existed prior to the conception of the building or development in question.

Beach Amenity Facility: means a premises designed to service the needs of the general public and/or residents, within or proximate to the beach, and may include a tearoom, restaurant / fast food outlet, small retail outlet restricted to the sale of beach apparel, toiletries, and photographic goods; public toilets storage, and hire facility for beach equipment and Municipal uses.

Boat Launching Site: means a place where boats or other water sport vessels are launched into water.

Botanical Garden: means a park intended for the display of rare indigenous or exotic plants or trees.

Boundary: means a line which defines the extent of an erf and is indicated on a diagram registered in the Surveyor General's office.

Building: means any structure of a movable or an immovable nature for whatever purpose used, including any tank (excluding underground tanks and tanks for rainwater harvesting not exceeding 5 000 liters in volume), swimming pool, staircase or radio mast, telecommunications mast, and any wall, or close boarded fence more than 3 metres in height at any point, but excluding any open fence, post, steps along ground level, pier, fountain, fish pond, pergola, or other garden ornamentation.

Building Line: means a line parallel to a fixed distance from any street, a public right of way, or a road reserve.

Canteen: means a building or part thereof used for the preparation and serving of food and allied products, to staff which is ancillary to a business or organization.

Child-minder Service: means any undertaking involving the custody and care of a maximum of six children apart from their parents during the whole or part of the day on all or any days of the week.

Classification of Roads and Intersections:

The functional classification is defined not only by traffic volumes and operating characteristics, but also by location, access, and fronting land use.

- (i) **Major Road:** Freeway Minor Collector, Major Arterial, Minor Arterial and Major Collector.
- (ii) **Minor Road:** Local Street and Cul-De-Sac.
- (iii) **Freeway:** These are divided highways carrying high speed through- or bypass-traffic. They have fully controlled access, with no intersections at grade. Reserve requirements vary upwards from approximately 60 metres, depending upon design and terrain. Design speed may be as high as 130km per hour.
- (iv) **Arterial Road (Major and Minor):** These form the primary internal network of the urban area. Their function is basically for long distance travel within the area, supplementing and feeding the freeway network. Characteristics are high volumes, restricted access, moderate speeds, dual carriageways, with shoulders on which parking is prohibited.

Minor arterials are used where less capacity is required, or as access routes, and may form the extension to a major collector outside, the township area. The desirable design speed is 80km per hour, with a maximum of 100km per hour, and a reserve width minimum 30 metres, but normally a 40 metre reserve or greater for major arterials.

- (v) **Collector (Major and Minor):** The function of these is to carry traffic from local streets to the main roads. They are single carriageway roads which provide the principal entrances and circulation within a development, combining the function of individual Erf access with traffic movement. The major collector has a reserve width of approximately 25 metres (except where designed with a central median for added capacity and safety), and a design speed of 70km per hour.

The minor collector has a design speed of 60km per hour, and reserve of 20 metres, and is used where less capacity and continuity is required, and to serve areas with even or higher density than single dwellings.

- (vii) **Local Street:** These are primarily for access to abutting properties. Characteristics are single carriageways, low speed, and low volume. Where cross-fall and topography permit, provision is made for parking off the carriageway.
- (viii) **Cul-De-Sac:** These are local street systems with only one access point. They provide for access to abutting properties and only carry low volume local traffic.
- (ix) **Intersection (Major and Minor):** A “major intersection” occurs where one or more of the intersecting roads are classified as a major road. A “minor intersection” occurs where all the intersecting roads are classified as minor roads.

Common Property: means that portion of the common land which is not covered by vehicular road reserves and parking areas, but may include walkways, whether grassed or hardened, and structures or buildings intended for recreational use of the occupants of the erf to the satisfaction of the Municipality.

Conference Facility: means any premises ancillary to the primary use of the site used for conferences, seminars and meetings and may include offices for the administration of such facility.

Conservation Reserve: means an area of land within which the conservation of the scenic beauty, indigenous fauna and flora, water courses, and other topographical features, places of historic or scientific interest and the like are of primary importance.

Controlled Development Area: means any area demarcated upon the map where, by reasons of the topography, the unsuitability or instability of the soil or other like reasons, development or building may be prohibited, restricted, or permitted upon such conditions as may be specified having regard to the nature of the said area.

Convenience Shop: means part of a building used in-conjunction with a Fuelling and Service Station used primarily for the sale of convenience goods and which is subservient to that of a Fuelling and Service Station. Motor spares and accessories as well as promotional goods by oil companies may also be sold. The maximum floor area shall not exceed 200 m² in extent, which shall include the Convenience Shop, storage areas associated therewith, refrigeration areas and food preparation areas.

Coverage: means the proportion of an Erf covered by buildings with an impermeable roof, as seen vertically from the air measured from outer face of exterior walls, expressed as a percentage. Thus 25 percent Coverage means that only one quarter of the Erf may be covered.

Density: means the number of Dwelling Units permitted on an erf. Density is expressed in terms of Dwelling Units per hectare or unless where otherwise stated.

D'MOSS Controlled Area: Means any area demarcated upon the map by the overprinting of a green hatched patterns (or by a green layer on the GIS), where, by reasons of the natural biodiversity, the existence of flora and fauna, topography, or the environmental goods and services provided or other like reasons, development or building may be prohibited, restricted or permitted upon such conditions as may be specified having regard to the nature of the said area.

Domestic Staff Accommodation: means accommodation designed primarily for the housing of domestic staff, which may include not more than one kitchen, with a total floor area not exceeding 40 square meters in extent.

Dwelling Unit: means a self-contained inter leading group of rooms including not more than one kitchen designed for occupation by a single household or family and may include outbuildings and Domestic Staff Accommodation but excludes an Ancillary Unit/s. This definition shall include an Umuzi.

Dwelling Unit Curtilage: means a single defined area of land forming part of a Multiple Unit Development on which a Dwelling Unit is erected or is intended to be erected together with such private open areas and other areas as are reserved for the exclusive use of the occupants of the Dwelling Unit.

Early Childhood Development Centre: means premises used as a partial care facility that provides, an early childhood programme, with an early learning and development focus for children from birth until the year before they enter Grade R formal school. Early Childhood Development means the process of emotional, cognitive, sensory, spiritual, moral, physical, social and communication development of children. Early Childhood Development services means services:

- (i) Intended to promote early childhood development, and
- (ii) Provided by a person, other than a child's parent or caregiver, on a regular basis to children up to school-going age.

Effective Date: means the date the Municipality adopts a resolution to prepare a Planning Scheme.

Erf: means any piece of land which has been allotted an individual description in the records of the Surveyor-General and includes a remainder and also any group of erven tied by a notarial Deed in Restraint of Free Alienation.

Erf Area: means the area of an erf less the area of any Public Right of Way, road servitude, new road reservation or road widening reservation to which the erf may be subject, but shall include any registered servitude for overhead and/or underground services.

Existing Use Rights: means in relation to any building or land, a continuous use of that building or land after the effective date for the purpose for which it was designed and lawfully authorized by the Municipality at that date.

Floor Area: means the sum of the building at each floor level including wall thickness, but excluding:

- (i) any basement used exclusively for the parking of motor vehicles and service installations,
- (ii) private garages, carports and covered parking,
- (iii) in the case of Fuelling and Service Stations, the areas covered by canopies,
- (v) staircases, lift shafts and lift motor rooms,
- (vi) port cocheres,
- (vii) balconies, verandahs, porches, corridors and similar type of structures that are roofed but open to the elements on at least one side

Floor Area Ratio: means the ratio that determines the permissible floor area of an Erf expressed as a decimal.

Frontage: means the length of the boundary of an Erf which fronts onto an existing or proposed road.

Ground Floor: means the storey of a building or portion of a building on or nearest to the mean finished ground level immediately surrounding the building, provided that it is not a basement.

Height: except where otherwise stated, Height means the number of storeys permitted in a building.

Home Business: means the operation of a single non-impacting occupational activity in or in conjunction with a Dwelling House by a bona fide residential occupant of that property. The dominant use of the property concerned shall remain for the living accommodation of the occupants, and the property complies with the requirements contained in the Scheme Clauses for a Home Business. A Home Business does not include a Shop.

Imizi (plural form of Umuzi) –a cluster of more than one Umuzi; also referred to as a Traditional Settlement.

Induna (singular) Izinduna (plural)–the headman/men who, in terms of African Customary Law, oversees one Isigodi or several Izigodi.

Ingonyama Trust Board (ITB)” is a schedule 3A Public Entity reporting to the National Minister for Rural Development and Land Reform “the Minister” as Executive Authority. The Board is the Accounting Authority and derives its mandate from the KwaZulu-Natal Ingonyama Trust Act (Act 3 of 1994) as amended by National Act 9 of 1997 read in conjunction with the Public Finance Management Act (Act 1 of 1999).

Inkosi (singular) Amakhosi (plural) –Traditional Leaders in charge of a particular Traditional Authority in terms of the KwaZulu Amakhosi and Iziphakanyiswa Act.

Isigodi (singular form) – Traditional ward; in most cases there are more than one Isigodi per municipal ward.

Izigodi –a cluster of more than one Isigodi.

Management Layer: a Management Layer is a layer that forms part of the Land Use Management System which may affect the development potential of any erf irrespective of the zoning. Such layer is shown geographically on the Geographic Information System and includes the Durban Metropolitan Open Space System Controlled Area (D'MOSS), Coastal Management Controlled Area and the Student Accommodation Management Layer.

Mezzanine: means any intermediate floor in a building, the area of which does not exceed 25% of the floor below it.

Mobile Home: means any permanently fitted out for the use by persons living and sleeping purposes.

Municipality: means the eThekweni Municipality.

Outbuilding: means a building ordinarily used in conjunction with a Dwelling House / Dwelling Unit for the garaging of private motor vehicles, a storeroom, private laundry, and other such similar uses.

Owner: means the person registered in a deeds registry as the owner of land or who is the beneficial owner in law.

Panhandle Site: means a site with access being obtained via a handle-shaped access-way which shall not be less than 3m in width for its entire length.

Parking Servitude: means a premises owned by private persons, but subject to a public servitude allowing members of the public to park thereon. May permit limited retail, kiosks to accommodate uses such as a flower vendor and newspaper seller's office which shall be ancillary to the parkade and caretaker accommodation and other uses generally related thereto.

Photovoltaic Installations: refers to installations that convert light energy, normally from the sun, into electricity. Solar PV panels produce direct current when exposed to the sun which is later converted into alternating current (AC) using an inverter.

Private Open Area: means a usable area, exclusive of utility areas, driveways, and parking areas, which is open to the sky, and which is adjacent to and has direct access from a Dwelling Unit on a multiple unit development site, such private open area being reserved for the exclusive use of the occupants of the associated Dwelling Unit.

Property Owners Association: means an incorporated association which every property owner or occupier will automatically belong and shall ascribe to and abide by the requirements and objectives of such association.

Public Open Space: An open space or reserve owned by the Municipality which the public has a right to use and enjoy, and may include buildings associated thereto. This also includes Works as described in the Local Authorities Ordinance No. 25 of 1974, Sections 208 and 264, Sections (14-20) and 27 are permitted and may include public parks and gardens, recreational grounds, zoological gardens and similar such uses.

Rear Space: means an area between a line parallel to the rear boundary.

Recreational Use Area: means an area of the coastal zone, designated as such by the Director General for recreational use within which vehicles may be used for recreational purposes.

Renewable Energy Installations: refer to installations that produce electricity from renewable sources such as the sun and wind. For the purposes of these guidelines, this refers to Solar Water Heaters, Photovoltaic (PV) Installations and Wind Turbines.

Sandwinning: means an operation or activity for the purpose of winning of sand on, in, or under the earth, water, or any residue deposit, whether by underground or open working or otherwise, and may include activities directly associated with the winning process.

Scheme: means is a land use management tool used by a Municipality to manage the development which occurs within its area of jurisdiction. It comprises a set of maps and regulations which guide and manage land use practices.

Short Term Accommodation Establishment: means a Dwelling House wherein a maximum of ten bedrooms may be used for the purpose of temporary accommodation of guests without impairing the amenity of the adjoining properties. Short Term Accommodation Establishment includes a Bed and Breakfast Establishment and online accommodation bookings but excludes Student Accommodation and a Hotel.

Side Space: means an area between a line parallel to the side boundary.

Solar Water heater: refers to installations that use solar energy to heat water.

Storey(s): means that part of a building which is situated between two floors, or if there is no floor above it, the underside of the ceiling. Such storey shall not exceed 4.5 metres in height for residential purposes and 5.5 metres for non-residential purposes save that:

- (i) spaces provided for lifts, elevators and similar rooms or architectural features and which are in proportion to any building shall not constitute a storey or floor;
- (ii) in the event of a storey being higher than the height as indicated above, it shall be counted as two storeys

- (iii) the prescribed Height per storey as indicated above may be relaxed, provided that the total combined Height of all storeys prescribed in the Development Facilitation Table, is NOT exceeded.
- (v) a mezzanine shall not count as a storey;
- (vi) a basement shall not count as a storey;
- (vii) a roof which may contain or supports any room, shall count as a storey.

Street Boundary: means that boundary of an erf property which is contiguous to a public street or public right of way or road reserve, whether existing, or for new street purposes.

Street Line: means a boundary of an Erf, which is coincident with the boundary of an existing or proposed street.

Student Accommodation: means a premises designed and adapted to allow for the accommodation of students at all education levels within the eThekweni Municipality. The operation of Student Accommodation shall require a certificate issued in terms of the Section 5(1) Accommodation Establishments By-Law, 2018 and shall be compliant with the By-Law. The establishment shall, to the extent applicable as determined by the Head Land Use Management, comply with the Nuisances and Behaviour in Public Places By-Law, 2015. The design of student accommodation shall be consistent with the minimum norms and standards and shall be in line with the gazetted Policy on the Minimum Standards and Norms for Student Housing at Public Universities. In considering an application for a Student Residence, the Municipality shall take into consideration the following:

- (i) the scale of the operation in relation to the character of the area;
- (ii) the suitability of the premises concerned for the proposed use;
- (iii) the availability of on-site parking for motor vehicles;
- (iv) be located within close proximity of a public transport route;
- (v) evidence that it is serving an educational facility;
- (vi) the impact of the development on the traffic, infrastructure, and noise mitigation measures;
- (vii) compliance of the design with the minimum norms and standards;
- (viii) the contents of the management plan, safety and security measures and property maintenance;
- (ix) any, other matters which would, in its opinion, interfere with the amenities of the neighbourhood.

Student Accommodation Establishment: means a premises used for the accommodation of students who are registered with an approved educational facility. The operation of a Student Accommodation Establishment shall be permitted from a Dwelling House or Multiple Unit Development. A Student Accommodation Establishment shall consist of not more than twelve (12) students in six (6) bedrooms in the case of a Dwelling House and eight (8) students in four (4) bedrooms in the case of a Dwelling Unit within a Multiple Unit Development. Should the number of bedrooms and or students accommodated on-site exceed that as prescribed above the establishment shall be classified as a Student Residence.

Tavern: means a premises adapted for the on-site consumption of liquor. It may include the consumption of non-alcoholic beverages and the preparation and consumption of food, but shall not include the sale of the aforesaid items for consumption off the premises. Such use must have been legalised by means of a Liquor License, issued in terms of the KwaZulu-Natal Liquor Licensing Act, 2010, or any other subsequent applicable legislation. Note: A shebeen is an illegal tavern.

Traditional Community means a Traditional Community recognised as such in terms of Section 2 of the Traditional Leadership and Governance Framework Amendment Act, Act No. 41 of 2003.

Traditional Council means a Council established in terms of Section 3 of the Traditional Leadership and Governance Framework Amendment Act, Act No. 41 of 2003.

Tuck Shop/Spaza Shop: means a portion of a Dwelling House used for the sale of day to day convenience goods where goods are sold through a window, door way or hatchway but does not include a walk in Shop.

Umuzi (singular form) –a type of homestead; some Umuzi have only one group of traditional dwellings while most have a mixture of traditional and urban type units; as the sizes of the homes vary it is difficult to specify their size; the primary use of an Umuzi is residential but it also includes gardens, stock enclosures, burial grounds, household garbage pits.

Wind Farm: refers to a land use whereby multiple wind turbines are installed for the purposes of farming energy for resale.

Wind Turbine: refers to an installation that uses the kinetic energy of the wind to generate electricity.

Zone: means an area shown on the map by distinctive coloring, hatching, or edging, or in some other distinctive manner for the purpose of indicating the restrictions imposed by this Scheme on the erection and use of buildings or structures, or the use of land.

LIST OF LAND USE DEFINITIONS

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| <ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Arts & Crafts Workshop • Betting Depot • Boarding House • Builders Yard • Bus and Taxi Depot • Carwash • Cemetery / Crematorium • Chalet Development • Container Depot • Conservation Area • Convention Centre • Correctional Facility • Crèche • Direct Access Service Centre • Display Area • Dwelling House • Educational Establishment • Escort Agency • Flat • Flea Market • Fuelling & Service Station • Funeral Parlor | <ul style="list-style-type: none"> • Garden Nursery • Government / Municipal • Health & Beauty Clinic • Health Studio • Hotel • Industry – Extractive • Industry – General • Industry – Light • Industry – Noxious • Institution • Landfill • Laundry • Mobile Home Park & Camping Ground • Mortuary • Motor Garage • Motor Display Area • Motor Vehicle Test Centre • Motor Workshop • Multiple Unit Development • Museum • Nature Reserve • Night Club • Office • Office – Medical • Parkade • Per Grooming Parlor • Place of Public Entertainment | <ul style="list-style-type: none"> • Place of Public Worship • Private Open Space • Recycling Centre • Reform School • Refuse Disposal • Restaurant / Fast Food Outlet • Retirement Centre • Riding Stables • Scrap Yard • Shop • Special Building • Student Residence • Telecommunications Infrastructure • Transport Depot • Transport Use • Truck Stop • Veterinary Clinic • Warehouse • Zoological Garden |
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LAND USE DEFINITIONS

Action Sports Bar: means a premises used for the sale of alcohol and/or food for consumption on the premises and may include live entertainment, or entertainment generated by television transmission, or by way of mechanical or electrical contrivances, instruments, apparatus or devices which are designed or used for the purpose of playing of any game or for the purpose of recreation or amusement, and the operation of which involves the payment of any valuable consideration, either by the insertion of a coin, token coin or disc therein or in an appliance attached thereto or in any other manner, or billiard saloon, or snooker room.

Adult Premises: means a building or part thereof used for the sale, hiring, display, or viewing of material an adult nature.

Agricultural Activity: means any agricultural activity that refers to either the intensive production in any form whatsoever, of poultry, game birds, livestock, aquatic animals, vegetables, timber production, fruit, or allied products, and includes any preparation or processing and/or sale of commodities related to agricultural activity and ancillary uses thereto and may include an abattoir.

Agricultural Land: means Arable, meadow, or pastureland, market gardens, poultry farm, garden nursery, and allied activity that may include amongst others, a greenhouse or hydroponics, horticulture, permaculture, orchards, and land used for the purpose of breeding, keeping or sale of domestic animals, aves, poultry, bees or aquatic animals, ancillary residential buildings and any buildings connected therewith.

Airport: means any defined area of land or water intended to be used either wholly or in part for the arrival, departure or surface movement of aircraft and includes any buildings, structures and equipment in any such area used in connection with the airport or its administration and includes air rights.

Arts and Crafts Workshop: means a premises wherein the primary purpose is the production of arts and crafts, and may include the selling of such goods. The process carried on and the machinery installed is such that they do not cause nuisance to other properties or are detrimental to the amenities of the surroundings.

Betting Depot: means a premises used for the purpose of a Bookmaker's premises or a Totalisator agency.

Boarding House: means a building or part thereof in which long stay lodging is provided to five or more persons by the owner or operator who resides on the premises but excludes Student Accommodation.

Builders Yard: means a premises used for the storage or sale of building material and equipment.

Bus and Taxi Depot: means a premises used for the transfer of persons from one vehicle to another for hire or reward, including management and the parking of such vehicles associated with this use and excludes a Transport Depot.

Car Wash: means a premises fitted with equipment for the purpose of washing motor vehicles for gain, and may include a valet service.

Cemetery/Crematorium: means a premises designed for the inhumation of corpses and or where the deceased are burned to ash and includes facilities for associated religious and administrative functions.

Chalet Development: means a grouping of a number of Chalets on an Erf; a Chalet meaning an attached/detached habitable building used for holiday accommodation.

Conservation Area: means an area of land and or water within which the conservation, due to the environmental sensitivity of the biodiversity present on, under and above the land surface or water body, of the scenic beauty, indigenous flora and fauna, other naturally occurring material, water courses, topographical features and places of interest; is of primary importance.

Container Depot: means a premises for the handling and storage of large cargo-carrying containers destined to be loaded on to a container ship, truck, or rail carriage.

Convention Centre: means a premises for the conducting of conferences, seminars, gatherings, indoor recreation, exhibitions and such other uses which are ancillary to or reasonably necessary for the use of the building as a Convention Centre.

Correctional Facility: means a premises used for the confinement of people accused or convicted of a crime.

Crèche: means a premises or part thereof used for the care of seven (7) or more infants or young children in the absence of their parents or guardians during the day.

Direct Access Service Centre: means a premises with direct access to a Provincial or National Road, used or designed for a Fuelling and Service Station and may include Restaurant / Fast Food Outlet and a Truck Stop with overnight facilities.

Display Area: means land set aside for the display and sale of machinery, articles and products that could not normally be displayed within a building.

Dwelling House: means a building, with inter-leading rooms, constructed on an Erf, and used or adapted to be used as a residence for the accommodation of one household or family and shall only include one kitchen, but may include an Outbuilding, Domestic Staff Accommodation and an Ancillary Unit. This definition shall include an Umuzi.

Educational Establishment: means a premises used as a place of instruction and may include uses ancillary thereto inclusive of Student Accommodation.

Escort Agency: means a building or part thereof used for the making of the services of an escort, whether male or female, available to any other person.

Flat: means a building or buildings with 2 or more storeys comprising of self contained Dwelling Units, each having a separate entrance onto a corridor or walkway and forming part of one or more storeys.

Flea Market: means an occasional or periodic market where groups of individual sellers offer goods and services for sale to the public.

Fuelling And Service Station: means a premises used or designed for the sale of petroleum, oil and other fuels and lubricants and accessories used in connection with motor vehicles, and includes an office and storeroom for use in connection therewith, together with facilities for the servicing of motor vehicles and may also include a Convenience Shop not exceeding 200m² and caretaker's accommodation.

Funeral Parlour: means a premises used for or intended to be used for the preparation and temporary storage of corpses, for burial or cremation and may include uses ancillary thereto, but excludes a Mortuary.

Garden Nursery: means a premises used for the purpose of growing, displaying and selling of plants and items incidental thereto, and includes the erection of buildings and structures ordinarily used therewith.

Government / Municipal: means a premises used by or on behalf of the Government or Municipality for the purpose of carrying out of government or municipal functions.

Health and Beauty Clinic: means a premises used for cosmetic and holistic treatment for men and women.

Health Studio: means premises used for the physical development and fitness of individuals for reward or pleasure.

Hotel: means a facility offering transient lodging accommodation to the general public and providing additional services such as restaurants, meeting rooms, entertainment and recreational facilities.

Industry – Extractive: means an industry which involves the extraction, quarrying, or removal of sand, gravel, clay, hard rock, stone or similar material from the land, and includes the treatment and storage of those materials, or the manufacture of products from those materials on, or adjacent to, the land from which the materials are extracted.

Industry – General: means a premises used for the accommodation of all forms of industry except noxious industry.

Industry – Light: means an industry which can be carried out without causing nuisance to other properties or to the general public or without detriment of other use zones.

Industry – Noxious: means any industry or trade that by reason of fumes, gases, vapors, dust, smell, noise, vibration, or other causes, is deemed by the Municipality to be likely to become dangerous or harmful to the health, welfare, and amenity of the general public.

Institution: means a, premises used use as a public or private institute including the administration thereof and a building designed for use as a hospital, home for the aged or for mentally or physically disabled people, nursing home, clinic, orphanage, crisis center, and includes other land-uses considered to be ordinarily ancillary thereto.

Landfill: means a disposal site where solid waste such as paper, glass and metal are buried between layers of dirt and other materials in such a way so as to reduce contamination of the surrounding land.

Laundry: means a laundry service or self-service which may include the ironing, drying or pressing of clothing and textiles.

Mobile Home Park And Camping Ground: means land provided with adequate ablution and sanitary facilities with or without a communal kitchen, constructed with permanent materials arranged for the accommodation of mobile homes and, at the discretion of the Municipality, which are used primarily for temporary holiday dwelling units and tents, and provided also with permanent water points, approved refuse receptacles, and containing within the curtilage a sufficient open space for recreational purposes, and may include accommodation for a caretaker or manager.

Mortuary: means a premises where corpses are stored, exposed for identification and autopsies are performed but excludes a Funeral Parlour.

Motor Garage: means a premises used for the major servicing and repair of vehicles such as the overhauling and testing of engines; the rebuilding and testing of engines; panel beating and spray painting. The following ancillary uses may also be included: display and sale of vehicles; washing, and cleaning of vehicles; and, the sale of motor spares and accessories.

Motor Display Area: means a premises used for the display, sale and/or hire of vehicles and may include the sale and replacement of motor vehicle components and servicing of motor vehicles but excludes a Motor Garage.

Motor Vehicle Test Centre: a premises used for the testing of vehicles for compliance with the Certificate of Roadworthiness.

Motor Workshop: a premises used for the general repair and servicing of light motor vehicles, including auto-electrical repairs, the fitting and sale of fitted motor spares and accessories, auto valet services, storage, and may also include an office, storeroom and display and sale of vehicles, or of towing broken down motor vehicles but excludes a Motor Garage.

Multiple Unit Development: means a group of two (2) or more attached/detached Dwelling Units (excluding a second Dwelling House), together with such Outbuildings as are ordinarily associated thereto, each Dwelling Unit having direct access to private open area and access to common land, the whole development having been designed as a harmonious entity. No Ancillary Unit/s shall be permitted in a Multiple Unit Development. This definition shall include Imizi.

Museum: means a premises in which objects illustrating art, history, science, and culture are displayed, and may include a workshop for the repair and restoration of these objects.

Nature Reserve: means land declared to supplement the system of national parks in the Republic of South Africa; protect areas with significant natural features, species, habits or biotic communities; protect a particular site of scientific, cultural, historic, or archeological interest; provide for its long-term protection and the maintenance of its biodiversity; provide for a sustainable flow of natural products and services to meet community needs; enable a variety of traditional consumptive uses; or, provide for nature-based recreation and tourism opportunities.

Night Club: means a premises used wherein music is played and dancing occurs, and may include events and fashion shows and the sale of beverages and food for consumption within the premises.

Office: means a premises used for the administration of any business whether public or private.

Office – Medical: means a premises primarily engaged in the provision of health services, and may include laboratories associated therewith, but which does not provide overnight care or serve as a base for an ambulance service.

Parkade: means a premises used for the parking of motor vehicles reward.

Pet Grooming Parlour: means a premises used for the grooming and overnight boarding of household pets for commercial gain.

Place of Public Entertainment: means a premises used for public entertainment and includes a theatre, cinema, music hall, concert hall, amusement arcade, skating rink, race track, sports arena, commercial exhibition, hall, billiard room, gaming, bingo hall and fun fair but does not include a Night Club.

Place of Public Worship: means a premises used for public devotion and may include uses ancillary thereto.

Private Open Space: means a premises used as a sports ground, playing field, or other open space of a school, club, firm, or private person.

Recycling Centre: means an area of land, with or without buildings, which the Municipality may at its discretion require to be screened, upon which used materials are separated and processed for shipment and for eventual re-use in new products.

Reform School: means a school for the reception, care education and training of children sent thereto under the Criminal Procedure act or transferred thereto under the Child Care Act.

Refuse Disposal: means a premises used for the disposal of garden refuse.

Restaurant / Fast Food Outlet: means a business premises used for the selling or supplying of meals or refreshments for consumption on or off the premises.

Retirement Centre: means a residential development intended for the accommodation or settlement substantially of persons upon their retirement, and which facilities may be provided for a frail care centre and place of communal activity. The centre may include office buildings, medical consulting rooms, laundry, shops and restaurants, which in each case shall be restricted as required by the Municipality, and be for the sole use of occupants and guests.

Riding Stables: means a premises or undertaking for the leasing of horses and/or riding instruction against payment, and includes the care and stabling of such horses.

Scrap Yard: means a premises used for the dismantling, stacking, sorting, storing, preparation of, and resale of scrap materials.

Shop: means a premises used for retail or wholesale trade or business wherein the primary purpose is the selling of goods and services.

Special Building: Any other type of building or use not specifically defined in this set of definitions.

Student Residence: means a certified premises used for the accommodation of students at high densities. This can vary from large blocks of rooms similar to residence halls, or residential blocks or flats that house only students. This includes a housing facility leased directly with a landlord or indirectly through an accredited leasing agent.

Telecommunications Infrastructure: means any structure designed and used for the accommodation of equipment used in the transmitting or receiving of electronic communications signals and includes a telecommunications mast, but excludes any television/radio receiving equipment with a diameter of 1.5 metres or less.

Transport Depot: means a premises used by freight vehicles as a holding / truck staging area and or for the transfer of goods from one vehicle to another, including management, the parking of such vehicles and the storage of goods associated with this use and excludes a Truck Stop and a Bus and Taxi Depot.

Transport Use: means a premises for the operation of a public service for the transportation of goods (including liquids and gases) or passengers, as the case maybe, by rails, air, road, sea or pipeline, including the use of such premises as a harbor communication network, warehouse, container park, workshop, office or for the purposes of security services connected with the foregoing.

Truck Stop: means a premises used as a stop-over facility for commercial vehicles. A Truck Shop may include facilities for the parking, maintenance repair and cleaning of commercial vehicles, the dispensing of fuel or other petroleum products and sale of accessories or equipment for trucks and similar commercial vehicles. A truck stop may also include overnight accommodation and Restaurant / Fast Food Outlet facilities for the use of truck crews.

Veterinary Clinic: means premises where animals are provided with medical care and the boarding of animals is limited to short-term care resulting from medical treatment and may include an ancillary grooming parlor and a retail outlet restricted to the sale of veterinary and animal maintenance products.

Warehouse: means a premises used primarily for the storage of goods.

Zoological Garden: means a premises where flora and fauna are exhibited for public education and enjoyment and may include other associated ancillary facilities.

SECTION 3: SPACE ABOUT BUILDINGS

3.1 BUILDING LINES:

- 3.1.1 Except where otherwise stated all erven shall be subject to a 7.5 metre building line.
- 3.1.2 Within a Multiple Unit Development site, building line requirements do not apply to Dwelling Unit curtilages, except along the road facing boundary of the Multiple Unit Development site.
- 3.1.3 Where a building line is laid down no building other than boundary/retaining walls, fences (this excludes wire mesh fences) pergolas or architectural and garden features not exceeding 3.0m in height shall be erected between the building line and the street line. The construction of boundary/retaining walls and fences (this excludes wire mesh fences) in excess of three metres as seen from the affected neighbors' property shall be permitted subject to clause 3.1.6 below.
- 3.1.4 The Municipality may permit in any zone any building to be erected closer to any boundary than the distance specified in this clause if on account of the siting of existing buildings, shape, size, levels, topography, environmentally sensitive areas, servitudes, the enforcement of this clause will, in the opinion of the Municipality, render the development of the Erf unreasonably difficult, subject to clause 3.1.6 below. In considering such application the Municipality shall have due regard to any possible detrimental effects on adjoining properties and may impose conditions when considering the application. In the case of Boundary/Retaining Walls exceeding 3.0 metres in height the Municipality may consider safety and security reasons and the need to retain embankments.
- 3.1.5 The Municipality, upon application to it, may grant its approval for the relaxation of any building line if it is satisfied that such relaxation will ultimately enhance the appearance of the street and contribute to the public amenity.
- 3.1.6 The Municipality may approve a relaxation if it is satisfied that no interference with the amenities of the neighborhood, existing, or as contemplated by this Scheme, will result; provided that the applicant has provided proof of notification or written consent of the registered owner/s of the affected properties, and such other properties as the Municipality may direct, Where an adjoining owner or affected owner has been notified and objects to an application, valid reasons for objecting to such application must be furnished to the Municipality. Failure to submit any response to the notification within the stipulated period will be deemed as consent.
- 3.1.7 Cognisance shall be taken in all cases of the building line restriction imposed in terms of the National and or Provincial Roads Authority and in such circumstances the building restriction line may not be relaxed by the Municipality without the approval of the National and or Provincial Roads Authority.
- 3.1.8 Where road widening is proposed or where any road servitude exists, the building line restrictions is to take into account any such proposed road widening or road servitude, meaning the building line restriction shall be measured from the inner edge of the proposed road widening or road servitude.
- 3.1.9 Notwithstanding the provisions of the above clauses in the case of swimming pools, the building line shall be one (1) metre; provided that where a pool is to be constructed so that any portion of it is within the building line, such pool shall be screened to the satisfaction of the Municipality

- 3.1.10 Where the roof overhang exceeds 1.0 metres and extends over the building line an application for relaxation shall be required.
- 3.1.11 In cases where the location of service installations or structures for the accumulation of refuse beyond the building line, is a requirement of the municipality, no relaxation application is required.
- 3.1.12 In cases where rain water harvesting tanks (not exceeding 5 000 liters in volume) is located beyond the building line, no relaxation application is required.
- 3.1.13 In cases where a guard house not exceeding nine square meters in extent is located beyond the building line, no relaxation application is required.
- 3.1.14 **La Lucia District:** Whenever any erf abuts Main Road 398, such erf shall have a 15.0 metre building line measured from the street reserve boundary, save and except for Erf 1064 to Portion 2 of Erf 1859 which shall be subject to a 7.5 metre building line.

3.2. **SIDE AND REAR SPACE**

- 3.2.1 Except where otherwise stated no building shall be erected nearer than 2.0 meters to any side and rear boundary.
- 3.2.2 Within a Multiple Unit Development site, side and rear space requirements do not apply to Dwelling Unit curtilages except along the side and rear boundaries of the Multiple Unit Development site.
- 3.2.3 Where a side or rear space is laid down no building other than boundary/retaining walls, fences (this excludes wire mesh fences) pergolas or architectural and garden features shall be erected between the side or rear space and the boundary not exceeding 3.0m in height. The construction of boundary/retaining walls and fences in excess of three metres as seen from the affected neighbors' property may be permitted subject to clause 3.2.5 below.
- 3.2.4 The Municipality may permit in any zone any building to be erected closer to any boundary than the distance specified if on account of the siting of existing buildings, shape, size, levels, topography, environmentally sensitive areas, servitudes, the enforcement of this clause will, in the opinion of the Municipality, render the development of the Erf unreasonably difficult, subject to clause 3.2.5 below. In considering such application Municipality shall have due regard to any possible detrimental effects on adjoining properties and may impose conditions when considering the application. In the case of Boundary/Retaining Walls exceeding 3.0 metres in height the Municipality may consider safety and security reasons and the need to retain embankments.
- 3.2.5 The Municipality may approve a relaxation, if it is satisfied that no interference with the amenities of the neighborhood, existing, or as contemplated by this scheme, will result; provided that the applicant has provided proof of notification or written consent of the registered owner of the affected property, and such other properties as the Municipality may direct, Where an adjoining owner or affected owner has been notified and objects to an application, valid reasons for objecting to such application must be furnished to the Municipality. Failure to submit any response to the notification within the stipulated period will be deemed as consent.

- 3.2.6 Where two or more adjacent properties are joined by means of a notarial deed in restraint of free alienation, the side and rear space requirements applicable to the common boundaries between such properties as set out above shall automatically lapse. This does not absolve any developer from taking into account particular conditions of title applicable to the relevant boundaries.
- 3.2.7 No building shall be erected nearer than 8 metres to the boundary of a Transport Zone without the prior authorization of the relevant National or Provincial controlling authority.
- 3.2.8 Where the roof overhang exceeds 1.0 metres and extends over the side and rear space an application for relaxation shall be required.
- 3.2.9 In cases where the location of service installations beyond the side or rear space, is a requirement of the Municipality, no relaxation application is required.
- 3.2.10 In cases where rain water harvesting tanks (not exceeding 5 000 liters in volume) is located beyond the side and rear space, no relaxation application is required.
- 3.2.11 Where a Township is to be established for residential purposes either wholly or partly financed by the State or where the development is initiated by the Municipality an aggregate of 1.5 meters may apply to the side and rear spaces.

SECTION 4: ERF CONTROL

4.1. MINIMUM SUBDIVISION

4.1.1 Unless where otherwise stated no new subdivision in the zones referred to in the left hand column of the Table 1 below shall have an area less than that specified in the right hand column of the said table.

TABLE 1: MINIMUM SUBDIVISION

MINIMUM SUBDIVISION: Page 1 of 4	
ZONE	SUBDIVISION
Activity	To the discretion of the Municipality
Administration	To the discretion of the Municipality
Business Centre 1	One Hectare
Business Centre 2	6 000 m ²
Business Centre 3	5 000 m ²
Business Centre 4	4 000 m ²
Business Centre 5	6 000 m ²
Business Park	To the discretion of the Municipality
Cemetery / Crematorium	Not Applicable
Commercial and Commercial One	500 m ²
Commercial Office	9 000 m ²
Community Conservation	To the discretion of the Municipality
Community Facility	2 000 m ²
Conservation	To the discretion of the Municipality
Education	To the discretion of the Municipality
Extractive Industry	To the discretion of the Municipality
Fuelling and Service Station	1 800 m ²
General Commercial	Umhlanga District: 6 000 m ² All Other Districts: 500 m ² for commercial use only and 2 000 m ² for composite commercial and residential use
General Industry	1 800 m ²

MINIMUM SUBDIVISION: Page 2 of 4

ZONE	SUBDIVISION
General Residential 1	6 000 m ²
General Residential 2	2 000 m ²
General Residential 3	La Lucia District: 4 000 m² All Other Districts: 2 000 m²
General Residential 4	2 000 m ²
General Residential 5	6 000 m ²
General Residential 6	Tongaat District: 1 000 m² All Other Districts: 4 000 m²
General Residential 7	Tongaat District: 1 000 m² La Lucia District: 4 000 m² All Other Districts: 1 800 m²
General Residential 8	La Lucia District: 6 000 m² All Other Districts: 1 400 m²
General Residential 9	4 000 m ²
Golf Course Estate	To the discretion of the Municipality
Hawaan Forest Estate	1 000 m ²
Institution	4 000 m ²
Intermediate Commercial	1 200 m ²
Intermediate Residential	800 m ²
Izinga Ridge Estate	850 m ²
Light Industry	900 m ²
Limited Commercial	500 m ²
Medium Density Residential 1	4 000 m ²
Medium Density Residential 2	4 000 m ²
Medium Density Residential 3	4 000 m ²
Medium Density Residential 4	4 000 m ²
Medium Density Residential 5	4 000 m ²
Medium Density Residential 6	1 800 m ²
Medium Density Residential 7	4 000 m ²

MINIMUM SUBDIVISION: Page 3 of 4

ZONE	SUBDIVISION
Mixed Use	One Hectare
Mixed Use 1	One Hectare
Office Park 1	Glen Anil District: 1 800 m² All Other Districts: To the discretion of the Municipality
Office Park 2	To the discretion of the Municipality
Office Park 3	To the discretion of the Municipality
Office Park 4	To the discretion of the Municipality
Office Park 5	To the discretion of the Municipality
Office Park 6	To the discretion of the Municipality
Office Park 7	To the discretion of the Municipality
Office Park 8	To the discretion of the Municipality
Public Housing 1	To the discretion of the Municipality
Public Housing 2	To the discretion of the Municipality
Private Open Space	To the discretion of the Municipality
Research Station	To the discretion of the Municipality
Residential and Residential 1	670 m ²
Residential High Density	To the discretion of the Municipality
Residential Small Holding	One Hectare
Retirement Centre	Two Hectares
Rural Residential	Two Hectares
Service Industry	900 m ²
Special Residential 180	180 m ²
Special Residential 250	250 m ²
Special Residential 350	350 m ²
Special Residential 450	450 m ²
Special Residential 650	650 m ²
Special Residential 900	900 m ²
Special Residential 1 000	1 000 m ²

MINIMUM SUBDIVISION: Page 4 of 4

ZONE	SUBDIVISION
Special Residential 1 250	1 250 m ²
Special Zone 1	To the discretion of the Municipality
Special Zone 2: Kindlewood Estate	As Per Precinct Plans / To the discretion of the Municipality
Special Zone 3: Ilala Ridge	As Per Precinct Plans / To the discretion of the Municipality
Special Zone 4: Conflict Prevention Centre	To the discretion of the Municipality
Special Zone 5: Sibaya	As Per Precinct Plans / To the discretion of the Municipality
Special Zone 6: Ngcebleka Emhlanga	As Per Precinct Plans / To the discretion of the Municipality
Special Zone 7: Ridgeside Office Park	As Per Precinct Plans / To the discretion of the Municipality
Special Zone 8: Ridgeside Residential	As Per Precinct Plans / To the discretion of the Municipality
Special Zone 9: Ridgeside Mixed Use	As Per Precinct Plans / To the discretion of the Municipality
Special Zone 10	To the discretion of the Municipality
Special Zone 11: Umhlanga Ridge Town Centre	As Per Precinct Plans / To the discretion of the Municipality
Special Zone 12: Theme Park / Entertainment Complex	To the discretion of the Municipality
Special Zone 13: Umhlanga Hospital	To the discretion of the Municipality
Special Zone 14: Tongaat	To the discretion of the Municipality
Special Zone 15: Lungisisa Indlela Village	To the discretion of the Municipality
Special Zone 16: The Pearls – Umhlanga	6 000 m ²
Special Zone 17: Cornubia Industrial & Business Centre	As Per Precinct Plans / To the discretion of the Municipality
Special Zone 18: Mount Moreland and Riet River	450 m ² but see Development Facilitation Table
Special Zone 19: Cornubia Town Centre	As Per Precinct Plans / To the discretion of the Municipality
Special Zone 20: Cornubia Residential & Mixed Use	As Per Precinct Plans / To the discretion of the Municipality
Transition Office	1 000 m ²
Transport	Not Applicable
Undetermined	2 000 m ²
Worship	Redcliffe District: 300 m² All Other Districts: 1 800 m²

- 4.1.2 In Special Residential zones the number of Dwelling Units which may be obtained for the purpose of a Multiple Unit Development shall be calculated by dividing the erf area of the property concerned by the minimum Erf area as specified in the table above and Development and Facilitation Table. If the resulting fraction is 0.5 or greater, then the number of Dwelling Units maybe rounded up to the next whole number.
- 4.1.3 In any other zone where Multiple Unit Development is permitted and where the resulting fraction is 0.5 or greater, then the number of Dwelling Units maybe rounded up to the next whole number.
- 4.1.4 The provisions of this Section shall not preclude the establishment of dwelling unit curtilages in a Multiple Unit Development from being created and registered as subdivisions provided that:
- (i) The maximum number of residential subdivisions shall be in accordance with the density provisions for the applicable zone and as provided for above.
 - (ii) The owners of the subdivisions shall become members of a duly constituted Home Owners Association, registered as a company with the Companies and Intellectual Property Commission (CIPC) and subscribe to its Memorandum of Incorporation and Rules.
 - (iii) The common land in a Multiple Unit Development, reserved for roads, open space and or community facilities and the like, including for the housing of infrastructure, shall be owned and managed by the Home Owners Association.
 - (v) The 10% reduction of the minimum erf size does not apply to Clause 4.1.4. (i), (ii) and (iii) above.
- 4.1.5 The provisions of this Section shall not preclude the establishment of industrial subdivisions of a lesser size within a comprehensive industrial park using building modules as the basis of the curtilages and provided that a Site Owners Association be formed, membership of which shall be mandatory to all site curtilage owners within a particular development
- 4.1.6 In Special Residential zones, a Second Dwelling may be erected on an Erf provided that the site in question is double the minimum erf size. Where a site is developed with a Second Dwelling an Ancillary Unit maybe permitted for each Dwelling House. The Municipality may permit a Second Dwelling where the Erf is less than the minimum prescribed area provided that any such tolerance shall not exceed 10 % of the minimum erf size for a single erf.
- 4.1.7 The Municipality may permit a 10% reduction of the minimum erf size, once ONLY, for a single erf in any township.
- 4.1.8 The Municipality may increase the minimum Erf sizes specified where, in the opinion of the Municipality, the method used for disposal of sewer warrants such increase or such Erf is considered physically difficult to develop.
- 4.1.9 The area of the pan handle in a pan handle erf is included in the erf area.
- 4.1.10 The depth of an erf in relation to the frontage shall not exceed a ratio of 4:1 unless where otherwise approved by the Municipality. An erf of irregular shape shall in normal circumstances be capable of containing within its boundaries a rectangle not exceeding the said ratio of 4:1 which shall have an area not less than 50 % of the minimum prescribed area.

- 4.1.11 Where the area of an erf situated at the corner of two streets is reduced by the splaying of the street corner where such splay is required as a condition of approval of a subdivision of such erf, the area of the erf for the purpose of erf control shall exclude the area of the splay.
- 4.1.12 If by the execution or proposed execution of public works a part of an erf will be materially separated from the rest of the erf any part of such erf may be subdivided provided that the portion of such erf created by the subdivision is not less than 75% of the minimum subdivision area.
- 4.1.13 Where a Township is to be established for residential purposes either wholly or partly financed by the State, the Municipality may authorise a reduction in the minimum prescribed erf size for any erven provided that such erven is served by a waterborne sewage disposal system or acceptable alternative system to the satisfaction of the Municipality.
- 4.1.14 Where an existing erf is severed by a road, road servitude or similar to effectively form more than one erf and where it is practically feasible to develop on such severed portion, and provided further that arrangements for the disposal of sewage may be made to the satisfaction of the Municipality, then such portion may be subdivided off.

4.2 MINIMUM FRONTAGE REQUIREMENTS

4.2.1 Unless where otherwise stated no new subdivision of land in the Zones referred to in the left hand column of Table 2 below shall have a Frontage of less than that specified in the right hand column of the said table.

TABLE 2: MINIMUM FRONTAGE REQUIREMENTS

MINIMUM FRONTAGE: Page 1 of 4	
ZONE	FRONTAGE
Activity	18 metres
Administration	To the discretion of the Municipality
Business Centre 1	18 metres
Business Centre 2	18 metres
Business Centre 3	18 metres
Business Centre 4	18 metres
Business Centre 5	18 metres
Business Park	18 metres
Commercial and Commercial One	15 metres for commercial use only and 21 meters for composite commercial and residential uses
Commercial Office	21 metres
Community Conservation and Community Facility	To the discretion of the Municipality
Conservation	To the discretion of the Municipality
Education	To the discretion of the Municipality
Extractive Industry	21 metres
Fuelling and Service Station	36 metres
General Commercial	15 metres for commercial use only and 21 metres for composite commercial and residential use
General Industry	21 metres
General Residential 1	18 metres
General Residential 2	18 metres
General Residential 3	18 metres
General Residential 4	18 metres

MINIMUM FRONTAGE: Page 2 of 4

ZONE	FRONTAGE
General Residential 5	18 metres
General Residential 6	18 meters
General Residential 7	18 metres
General Residential 8	18 metres
General Residential 9	18 metres
Golf Course Estate	18 metres
Hawaan Forest Estate	18 metres
Institution	18 metres
Intermediate Commercial	18 metres
Intermediate Residential	18 metres
Izinga Ridge Estate	18 metres
Light Industry	18 metres
Limited Commercial	15 meters
Medium Density Residential 1	18 metres
Medium Density Residential 2	18 metres
Medium Density Residential 3	18 metres
Medium Density Residential 4	18 metres
Medium Density Residential 5	18 metres
Medium Density Residential 6	18 metres
Medium Density Residential 7	18 metres
Mixed Use	18 metres
Mixed Use 1	18 metres
Office Park 1	18 metres
Office Park 2	18 metres
Office Park 3	18 metres
Office Park 4	18 metres
Office Park 5	18 metres

MINIMUM FRONTAGE: Page 3 of 4

ZONE	FRONTAGE
Office Park 6	18 metres
Office Park 7	18 metres
Office Park 8	18 metres
Private Open Space	18 metres
Public Housing 1	To the discretion of the Municipality
Public Housing 2	To the discretion of the Municipality
Research Station	18 metres
Residential	18 metres
Residential 1	18 metres
Residential High Density	To the discretion of the Municipality
Residential Small Holding	18 metres
Retirement Centre	18 metres
Rural Residential	18 metres
Service Industry	18 metres
Special Residential 180	9 metres
Special Residential 250	9 metres
Special Residential 350	9 metres
Special Residential 450	9 metres
Special Residential 650	15 metres
Special Residential 900	18 metres
Special Residential 1 000	18 metres
Special Residential 1 250	18 metres
Special Zone 1	18 metres
Special Zone 2: Kindlewood Estate	As per Precinct Plans
Special Zone 3: Ilala Ridge	As Per Precinct Plans
Special Zone 4: Conflict Prevention Centre	To the discretion of the Municipality
Special Zone 5: Sibaya	As Per Precinct Plans

MINIMUM FRONTAGE: Page 4 of 4

ZONE	FRONTAGE
Special Zone 6: Ngcebleka Emhlanga	As Per Precinct Plans
Special Zone 7: Ridgeside Office Park	As Per Precinct Plans
Special Zone 8: Ridgeside Residential	As Per Precinct Plans
Special Zone 9: Ridgeside Mixed Use	As Per Precinct Plans
Special Zone 10	To the discretion of the Municipality
Special Zone 11: Umhlanga Ridge Town Centre	As Per Precinct Plans
Special Zone 12: Theme Park / Entertainment Complex	To the discretion of the Municipality
Special Zone 13: Umhlanga Hospital	21 metres
Special Zone 14: Tongaat	To the discretion of the Municipality
Special Zone 15: Lungisisa Indlela Village	18 metres
Special Zone 16: The Pearls – Umhlanga	18 metres
Special Zone 17: Cornubia Industrial & Business Estate	As Per Precinct Plans
Special Zone 18: Mount Moreland and Riet River	15 metres but see Development Facilitation Table
Special Zone 19: Cornubia Town Centre	As Per Precinct Plans
Special Zone 20: Cornubia Residential & Mix Use	As Per Precinct Plans
Transition Office	18 metres
Transport	Not Applicable
Undetermined	18 metres
Worship	18 metres

- 4.2.2 Except where otherwise stated or where written exemption is obtained from the Municipality, the minimum frontage for all other erven shall be 18 metres and the access width for panhandle erven shall be a minimum of 3.0 metres throughout its length, which shall not exceed 65 metres. Where a subdivision is of an irregular shape or occurs in a cul-de-sac or similar type of street layout, the frontage on the street may, with the authority of the Municipality, be less than 18 metres provided that the proportion of the erf is in conformity with the erf as set out above and provided further that the frontage on the street is not less than 9 metres.
- 4.2.3 The access width for pan handle erven in any General Residential, Industrial, Commercial and Office Zones shall be a minimum of 9 metres throughout its length which shall not exceed 65 metres.
- 4.2.4 Where a Township is to be established for residential purposes either wholly or partly financed by the State, the Municipality may authorise a reduction of the minimum prescribed frontage requirements.

5.1. FLOOR AREA

5.1.1 In calculating Floor Area of any development, the following shall be Excluded:

- (i) any basement used exclusively for the parking of motor vehicles and service installations;
- (ii) private garages, carports and covered parking;
- (iii) in the case of Fuelling and Service Stations, the areas covered by canopies,
- (v) staircases, lift shafts, lift motor rooms and service installations;
- (iv) corridors that are open to the elements on at least one side;
- (vi) port cocheres,
- (vii) balconies, patios, verandahs, porches, and similar type of structures those that are roofed but open to the elements on at least one side.

5.2 COVERAGE

5.2.1 In calculating the Coverage of any development, the following shall be Excluded:

- (i) permeable carports;
- (ii) pergolas;
- (iii) slatted timber decks;
- (iv) swimming pools;
- (v) tennis courts; and
- (vi) roof overhangs not exceeding 1.0 metres, should roof overhangs exceed 1.0 metres then the full extent of the roof overhang shall be included in Coverage.

5.2.2 Floor Area and Coverage

- 5.2.2.1 Notwithstanding the requirements in respect of Floor Area and Coverage, the Municipality may by Consent authorise the erection of a building of a greater Floor Area and or Coverage.
- 5.2.2.2 Such increase is limited to a maximum of ten percent (10 %) over that which is the permissible in the Development Facilitation Table of the zone in question, provided it is satisfied that such increase will not result in any significant detriment to the amenities of the area.
- 5.2.2.3 Furthermore, that the general intent of the Floor Area and Coverage restrictions imposed within the particular zone is not being deliberately circumvented by such application.

5.3 HEIGHT

- 5.3.1 Notwithstanding the requirements in respect of Height, the Municipality may by Consent authorise the erection of a building of a greater Height by one (1) storey only, if it is satisfied that such greater Height will not result in any significant detriment to the amenities of the area.
- 5.3.2 Provided that such greater Height is reasonable having regard to the topography and or the uniqueness of the site.
- 5.3.3 Furthermore that the general intent of the Height restriction imposed within the particular zone is not being deliberately circumvented by such application.

SECTION 6: RESERVATION TABLE

USE FOR WHICH LAND IS RESERVED	COLOUR NOTATION	ADDITIONAL CONTROLS
Amenity Reserve 1 Amenity Reserve 2	Dark Green Dark Green	1. See Clause 6.3 (a) 2. See Clause 6.3 (b)
Beach Amenity Reserve 1 Beach Amenity Reserve 2	Green horizontal lines Green horizontal lines	1. See Clause 6.1 (a) 2. See Clause 6.1 (b)
Cemetery	Green cross-hatch	1. Land reserved for burial purposes and ancillary buildings.
Conservation Reserve 1 Conservation Reserve 2	Red cross-hatch with Yellow-Green background	1. See Clause 6.2 (a) 2. See Clause 6.2 (b)
Electricity Sub-Station	Grey	1. Land reserved for an Electricity Sub-Station.
Existing Road	White	1. Land reserved for roads.
New streets & widening of existing streets	Red	1. To be acquired as and when necessary.
Public Car Park, Public Loading	Red Border with 'PCP' inserted	1. To be developed by the Municipality or privately.
Public Open Space	Green	1. This land is preserved as open space for the use and enjoyment of the Public, once such area is under Municipal ownership. 2. Public Open Space: An open space or reserve owned by the Municipality which the public has a right to use and enjoy and may include buildings associated thereto. This includes Works as described in the Local Authorities Ordinance No. 25 of 1974, Sections 208 and 264, Sections (14-20) and 27 are permitted and may include public parks and gardens, recreational grounds, zoological gardens and similar such uses.
River Reserve	Blue jagged lines	1. Reserve to protect the amenity of the water course & to minimize pollution & erosion. 2. Removal of soil and stones not permitted without the authority of the Municipality. 3. The Municipality shall be permitted to install underground services.
Sewage Disposal Works	Orange vertical lines	1. Land reserved for Sewage Disposal Works.
Water Works	Grey with 'WW' inserted	1. Reserved for water supply Authority
Public Housing	Orange and Yellow cross hatch	1. See Clause 6.5

UMHLANGA DISTRICT: BEACH AMENITY RESERVATION

ERF No.	EXTENT AND POSITION OF RESERVATION
44	Entire Subdivision
45	Entire Subdivision
46	All foreshore land situated south-east of the pipeline servitude
47	All foreshore land situated south-east of the pipeline servitude
48	All foreshore land situated south-east of the pipeline servitude
49	All foreshore land situated south-east of the pipeline servitude
50	All foreshore land situated south-east of the pipeline servitude
51	All foreshore land situated south-east of the pipeline servitude
52	All foreshore land situated south-east of the pipeline servitude
89	Entire Subdivision
417	All foreshore land situated south-east of the pipeline servitude
419	All foreshore land situated south-east of the pipeline servitude
420	All foreshore land situated south-east of the pipeline servitude
421	All foreshore land situated south-east of the pipeline servitude
422	All foreshore land situated south-east of the pipeline servitude
423	Entire Subdivision
1080	All foreshore land situated south-east of the pipeline servitude
429	All foreshore land situated south-east of the pipeline servitude
533	All foreshore land situated south-east of the former foreshore boundary
1086	All foreshore land situated south-east of the south-eastern boundary of the former road reserve
541	All foreshore land situated south-east of the sewage pipeline servitude
543	All foreshore land situated south-east of a line joining the north-eastern corner of erf 460 and the point of intersection of the sewerage pipeline servitude and the north-eastern boundary of erf 543
546	All foreshore land situated south-east of the south-eastern boundary of the former road reserve
554	All foreshore land situated south-east of a line joining the north-eastern corner of erf 1088 and the south-eastern corner of erf 438
556	All foreshore land situated south-east of a line joining the north-eastern corner of erf 1088 and the south-eastern corner of erf 438
558	All foreshore land situated south-east of a line joining the north-western corner of erf 423 and the south-eastern corner of erf 1088
623	All foreshore land situated south-east of the sewage pipeline servitude
1099	All foreshore land situated south-east of the sewage pipeline servitude
628	All foreshore land situated south-east of the south-eastern boundary of the former road reserve
629	All foreshore land situated south-east of the south-eastern boundary of the former road reserve

UMHLANGA DISTRICT: BEACH AMENITY RESERVATION

ERF No.	EXTENT AND POSITION OF RESERVATION
631	All foreshore land situated south-east of the former foreshore boundary
635	All foreshore land situated south-east of the sewage pipeline
637	All foreshore land situated south-east of the sewage pipeline
643	All foreshore land situated south-east of the sewage pipeline
647	All foreshore land situated south-east of the south-eastern boundary of the former road reserve
1087	All foreshore land situated south-east of the south-eastern boundary of the former road reserve
674	All foreshore land situated south-east of the south-eastern boundary of the former road reserve
641	Entire Subdivision 03.12.87

UMHLANGA DISTRICT: CONSERVATION RESERVE RESERVATION

ERF No.	EXTENT AND POSITION OF RESERVATION
90	The area lettered jklm on Plan No. UB 87
91	The area lettered hjmn on Plan No. UB 87
92	The area lettered fgnpq on Plan No. UB 87
93	The area lettered efqrs on Plan No. UB 87
94	The area lettered dest on Plan No. UB 87 17.08.87
95	The area lettered cdtu on Plan No. UB 87
96	The area lettered bcuv on Plan No. UB 87
97	The area lettered abvw on Plan No. UB 87
2	<p>Hawaan Forest Conservation Reserve Refer to plan no. 2273/1a/South & North; Erf 2 being 30,09ha in extent.</p> <p>The owner of the Hawaan Forest Conservation Reserve shall manage and conserve the Hawaan Forest in terms of a Conservation Trust (called the Hawaan Forest Conservation Trust) to be formed to the satisfaction of the Municipality, the Department of Agriculture and Environmental Affairs, Ezemvelo KZN Wildlife and the Wildlife and Environment Society of the Republic of South Africa.</p> <p>The general public shall be granted access to the Forest under control of the Trust.</p> <p>Such Conservation Trust is to exist in perpetuity.</p>

6.1 (a) **Umhlanga District - Beach Amenity Reserve 1:**

- (i) The Grantor shall give, grant and create in favour of the Municipality in perpetuity for the use and access to the said area by the public for beach amenity purposes a servitude conferring upon the Municipality the right to allow the public use and access for beach amenity purposes over: - **(describe the property and give its extent)**

Such servitude however to be conferred subject to the following terms and conditions:

- (a) **Definition:** In this Deed, the word "Grantor" shall mean the owner of the Remainder ofor its successors in title.
- (b) In the event of the said property ceasing to be used for beach amenities then and in such event this servitude may be cancelled at the instance of the Grantor.
- (c) Save and except for such vehicular traffic as may be required Circumstances of emergency, and save for such vehicular traffic as may be required by the Municipality to carry out necessary Municipal Services, no vehicular traffic of any kind shall be allowed upon the property concerned.
- (d) Save for the construction and maintenance of a boulevard for pedestrians, no road shall be built upon the property concerned.
- (e) No trading of any kind shall be carried on upon the property concerned save and except with the consent of the Municipality, for the hire of beach umbrellas, deck chairs, beach beds and surf-o-planes, the sale at suitable kiosks approved by the Municipality, of refreshments for off- consumption, tobacco in any form and matches and the carrying on of a cafeteria business from premises approved by the Municipality.
(29.06.1992)
- (f) No building of any kind shall be erected on the property concerned with the exception of buildings for use by Lifesavers in the exercise of their lifesaving functions, including a Lifesavers' Clubhouse complex, a supervisor's office, storerooms, garaging for vehicles and boats, a cafeteria, kiosks for the purpose set out in Condition (e) above, public change rooms and toilets, public shelters, public seats, steps, and retaining walls provided however, that any such building as may be erected upon the said property shall not exceed 2 storeys in height provided that architectural features may exceed such height restriction and that each storey shall not exceed (3) metres in height. Any such building as may be erected upon the said property shall be sited in such place as may be approved by the Municipality provided however that before constructing any such building the Municipality shall first obtain the consent of the Grantor to the siting of the said building and provided further that the Grantor may, if the siting of the said building causes undue hardship to the grantor, refuse to agree to the proposed siting of the building and provided further that in the event of the Municipality and the Grantor being unable to come to agreement as to the siting of any such building shall be submitted to arbitration, such arbitration to be governed by the Arbitration Laws of South Africa then in force.
(29.06.1992)
- (g) The property shall at no time be used as a Mobile Home Park nor shall tent dwellers be allowed to dwell on the property.
- (ii) "Grantor" means the owner of any portion of any Lot which falls in the Beach Amenity Reserve at the time that the Municipality makes written request for the grant of the said servitude.
- (iii) The cost of the servitude shall be borne by the Municipality.

6.1 (b) **La Lucia District - Beach Amenity Reserve 2:**

- (i) This land is reserved to protect the quality of the natural environment but may be used by the public for passive recreation.
- (ii) No improvement or work shall be permitted with the exception of public shelters, public seats, steps and retaining walls.
- (iii) Notwithstanding (ii) above no vegetation shall be removed, trimmed, cut or interfered with, without the written authority of the Municipality.
- (iv) All other uses are prohibited.

6.2 (a) **Umhlanga District - Conservation Reserve 1:**

- (i) The owner shall give, grant and create in favour of the Municipality in perpetuity a servitude for conservation purposes conferring upon the said Council the right to allow the public use and access to the Servitude Area for recreational purposes, over:

(describe the property and give its extent)

- (ii) Subject to the following terms and conditions:
 - (a) THAT the Municipality shall have the right to set the servitude area apart for use and access to the said area by the public for recreational purposes.
 - (b) THAT the Owner shall not remove, cut, trim or interfere with the natural vegetation on the servitude nor shall the Owner interfere with or remove the soil and/or sand on the servitude area nor perform any act which will destroy the natural environment within the servitude area.
 - (c) THAT no vehicular traffic of any kind shall be allowed upon the servitude area concerned save and except for such vehicular traffic as may be required due to circumstances of emergency or which may be required by the Municipality to carry out necessary municipal services.
 - (d) THAT no road shall be built upon the servitude area concerned save for construction and maintenance of a boulevard for pedestrians.
 - (e) THAT no trading of any kind shall be carried out upon the servitude area.
 - (f) THAT no buildings or structure shall be erected on the servitude area save as elsewhere provided herein.
 - (g) THAT the Municipality or any other Body legally authorized to supply potable water or electricity for the benefit of the property or of the inhabitants of the area, shall without compensation, have to right to erect, lay and maintain water mains, pipe lines or electricity lines of cables along or under the servitude area together with all manholes, anchors or other works as may be necessary and shall at all times have the right to enter and bring upon the property and the servitude area such servants, workmen, contractors, vehicles, machinery, tools or materials as may be necessary or desirable for the exercise of the rights granted under this servitude.

- (h) THAT the Municipality shall have the right to construct and maintain over, in or under the ground of the servitude area such drains, sewerage pipes lines and sewerage pump-house and pumps as in the opinion of the Municipality may be necessary or desirable together with the right to inspect, dig up, clean, maintain or renew any portion of such works all of which shall be constructed in such manner and of such materials as the Municipality may decide and the Municipality shall be entitled to enter and bring upon the property and servitude area workmen, materials and machinery for the purpose of performing any such work.
- (iii) "Owner" means the owner of any portion of any Lot which falls in the conservation reserve area at the time that the Municipality makes written request for grant of the said Servitude.
- (v) The cost of the Servitude shall be borne by the Municipality.

6.2 (b) Redcliffe District - Conservation Reserve 2:

- (i) This is a natural area of land within which the conservation of the scenic beauty, indigenous flora and fauna, watercourses and other topographical features, place of historic or scientific interest and the like is of primary importance.
- (ii) No indigenous flora, fauna or naturally occurring material shall be disturbed or removed except where picnic areas and footpaths through the vegetation have been specifically demarcated.
- (iii) Any work of any kind which is undertaken shall be in accordance with a layout plan which shall be a duly adopted provision of the Scheme.

6.3 (a) Tongaat District (Beach) - Amenity Reserve 1:

- (i) This land is reserved to protect the quality of the natural environment but may with the owner's consent, be used for passive recreation.
- (ii) Subject to paragraph (iii) below a Shop, Public Car Park, Lifesavers in the exercise of their lifesaving functions, including a Lifesavers' Clubhouse complex, a supervisor's office, provision for emergency vehicles storerooms, garaging for vehicles and boats, public change rooms and toilets, public shelters, public seats, steps, and retaining walls provided however, that any such building as may be erected upon the said property shall not exceed 2 storeys in height provided that architectural features may exceed such height restriction are permitted and a Restaurant / Fast food Outlet may be permitted by Special Consent of the Municipality.
- (iii) The design and siting of any building, structure or land use shall take into account any existing indigenous vegetation and no such vegetation shall be removed without the authority of the Municipality.
- (v) All other uses area prohibited.

6.3 (b) **Canelands District - Amenity Reserve 2:**

- (i) This land is reserved to protect the quality of the natural environment but may be used by the Public for passive recreation.
- (ii) Subject to clause (iii) below a Shop (restricted to a maximum area of 150 m² and the sale of non-alcoholic beverages, food, confectionery, tobacco and similar commodities) car vehicular parking and public conveniences are permitted by Special Consent.
- (iii) The design, siting of any building, structure or land use shall take into account existing indigenous vegetation and no such vegetation shall be removed without the authority of the Municipality.

6.4

USE FOR WHICH LAND IS RESERVED	COLOUR NOTATION	ADDITIONAL CONTROLS
Environmental Conservation Reserve	Dark Green with White Hatch	<p>Scheme Intention:</p> <p>Publically owned land dedicated to the conservation and management of natural areas of land and/or water for the ecosystem goods and services that the areas provide and the biodiversity which they support.</p> <p>1. Within an Environmental Conservation Reserve, unless with the prior written authorization from the Municipality in consultation with the Deputy Head: Environmental Planning and Climate Protection and within the principles encompassed within the Scheme intention for this Reservation;</p> <p>1.1 No earthworks, sand winning, mining, development of any structure, including but not restricted to buildings, fencing, swimming pools, wastewater, and storm water infrastructure (including evapo-transpiration areas for on-site sanitation), roads, tracks, driveways, walking or cycling trails, or dams, shall be permitted;</p> <p>1.2 No landscaping or planting of any vegetation, unless it is a requirement for the rehabilitation of the environment in terms of a management plan agreed to with the Municipality;</p> <p>1.3 No harvesting, collecting, cutting, hunting or otherwise damaging of indigenous flora or fauna and soil and water resources, shall be permitted;</p> <p>1.4 No vehicles, motorized or non-motorized, other than on established roads, driveways or tracks, shall be permitted.</p> <p>1.5 No pets or other domestic animals shall be permitted.</p> <p>1.6 No use of the land, which may be detrimental to the intentions of this Reservation, shall be permitted.</p>

PUBLIC HOUSING RESERVATION		
USE FOR WHICH LAND IS RESERVED	COLOUR NOTATION	ADDITIONAL CONTROLS
Public Housing	Orange and Yellow cross hatch	<ol style="list-style-type: none"> 1. The purpose of this reservation is solely to allow all spheres of Government to deliver housing, within the Municipality's jurisdiction. 2. The maximum density permitted is 250du/ha. 3. The Dwelling House / Dwelling Unit shall not be less than 40m² in extent. 4. Every Dwelling House / Dwelling Unit shall enjoy the right to contribute to the local economy without impacting on the next. In this regard opportunities for Home Business, Tuck Shop / Spaza Shop, Bed and Breakfast Establishments shall apply. All such ventures may be permitted by consent of the Municipality. 5. Social facilities shall be provided in accordance with the National Housing Code 2009 together with the Municipality's own Space Planner. Additional facilities maybe called for where required. 6. The development is subject to all other relevant / remaining legislation. 7. Special attention must be given to environmental issues of recycling, planting, use of solar panels, orientation of buildings etc. 8. There is no parking requirement for the residential component. <p><u>PROCEDURE</u></p> <ol style="list-style-type: none"> 1. All successful applicants will prepare a layout for the Municipality's consideration. 2. The application will be circulated to all service providers within and external to the Municipality for comment. 3. This will shape a final layout. At this stage the internal task team will recommend to the Joint Advisory Committee (or any other subsequent committee) for a decision regarding the layout. 4. Building plans may then be submitted for the Municipality's consideration. 5. The internal task team will monitor the performance of the reservation and the delivery of housing and may revise this reservation at any point through a statutory process.

SECTION 7: DEVELOPMENT FACILITATION TABLE

LIST OF ZONES

<ul style="list-style-type: none"> • Activity • Administration • Business Centre 1 • Business Centre 2 • Business Centre 3 • Business Centre 4 • Business Centre 5 • Business Park • Bus and Taxi Depot • Cemetery / Crematorium • Commercial • Commercial Office • Community Conservation • Community Facility • Conservation • Education • Extractive Industry • Fuelling and Service Station • General Commercial • General Industry • General Residential 1 • General Residential 2 • General Residential 3 • General Residential 4 • General Residential 5 • General Residential 6 • General Residential 7 • General Residential 8 • General Residential 9 • Golf Course Estate • Havaan Forest Estate • Institution 	<ul style="list-style-type: none"> • Intermediate Residential • Intermediate Residential 1 • Intermediate Residential 2 • Izinga Ridge Estate • Land Use Management Holding Area • Light Industry • Limited Commercial • Medium Density Residential 1 • Medium Density Residential 2 • Medium Density Residential 3 • Medium Density Residential 4 • Medium Density Residential 5 • Medium Density Residential 6 • Medium Density Residential 7 • Mixed Use • Mixed Use 1 • Nature Reserve • Office Park 1 • Office Park 2 • Office Park 3 • Office Park 4 • Office Park 5 • Office Park 6 • Office Park 7 • Office Park 8 • Private Open Space • Public Housing 1 • Public Housing 2 • Research Station • Residential • Residential 1 • Residential High Density • Residential Small Holding • Retirement Centre 	<ul style="list-style-type: none"> • Rural Residential • Service Industry • Special Residential 180 • Special Residential 250 • Special Residential 350 • Special Residential 450 • Special Residential 650 • Special Residential 900 • Special Residential 1 000 • Special Residential 1250 • Special Zone 1 • Special Zone 2: Kindlewood Estate • Special Zone 3: Ilala Ridge • Special Zone 4: Conflict Prevention Centre • Special Zone 5: Sibaya • Special Zone 6: Ngcebeleka Emhlanga • Special Zone 7: Ridgeside Office Park • Special Zone 8: Ridgeside Residential • Special Zone 9: Ridgeside Mixed Use • Special Zone 10 • Special Zone 11: Umhlanga Ridge Town Centre • Special Zone 12: Theme Park / Entertainment Complex • Special Zone 13: Umhlanga Hospital • Special Zone 14: Tongaat • Special Zone 15: Lungisisa Indlela Village • Special Zone 16: The Pearls – Umhlanga • Special Zone 17: Cornubia Industrial & Business Estate • Special Zone 18: Mount Moreland & Riet River • Special Zone 19: CornubiaTown Centre • Special Zone 20: Cornubia Residential & Mixed Use • Tourist • Traditional Authority Area • Transition Office • Transport • Transport Depot • Undetermined • Worship
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ZONE: ACTIVITY

SCHEME INTENTION: To provide, preserve, use land or buildings that accommodate a wide range of office, warehouse and service activities, including storage and distribution, in such way that the uses contribute towards the creation of a harmonious, well balanced environment of the highest aesthetic, landscaping and urban design quality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Purple with Grey cross-hatch

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality. Open areas not required for parking and vehicular circulation shall be landscaped.
2. **A Dwelling House maybe permitted for the use of a caretaker, manager, or security personnel.**
3. **An increase in Height to 8 storeys where special circumstances exist by Special Consent.**
4. Whetstone Business Park, Erf 147 Mount Moreland is subject to the following:
 - 4.1 No individual shall exceed a Floor Area Ratio of 0.93.
 - 4.2 **A Transport Depot shall be a freely permitted land use on Portion 11 (of 1) as shown on Precinct Plan WBP/PP/3 dated 29 October 2019.**
 - 4.3 **Development of this site in terms of roads provision and transportation shall be to the satisfaction of the Head: eThekweni Transport Authority.**
 - 4.4 Precinct Plan WBP/PP/3 dated 29 October 2019 shall be applicable, and any amendments to Precinct Plan shall be as provided for in terms of Section 1 Clause 1.27

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	3.0 m	Not Applicable	To the discretion of the Municipality	5*	80 %	4.0

ZONE: ADMINISTRATION

SCHEME INTENTION: To provide, preserve, use land or buildings for Public Administration normally undertaken by National, Provincial and Local Government. Public buildings such as Library, Art Gallery, Museum and Information Centers. Authority uses such as Police Stations, Correctional Facility and Fire Protection.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Orange

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

ADDITIONAL CONTROLS

1. All landscaping shall to the discretion of the Municipality.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		UNITS PER HECTARE	MINIMUM ERF SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	2.0 m	TO THE DISCRETION OF THE MUNICIPALITY				

ZONE: BUS AND TAXI DEPOT

SCHEME INTENTION: means a premises used for the transfer persons from one vehicle to another vehicle for hire or reward, including management and the parking of such vehicles associated with this use and excludes a Transport Depot.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Grey with black hatch

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	3.0 m	Not Applicable	To the satisfaction of the municipality	3	50 %	0.5

ZONE: BUSINESS CENTRE 1

SCHEME INTENTION: The purpose of the Zone will be to accommodate a wide range of recreational, residential, entertainment, shopping and business or economically related activities in such a way that the site contributes the creation of a harmonious well balanced Business Centre of the highest aesthetic, landscaping and urban design quality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Blue with 'BC1' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
5.0 m	5.0 m	Not Applicable	One Hectare	5	42 %	0.75

ZONE: BUSINESS CENTRE 2

SCHEME INTENTION: The purpose of the Zone will be to accommodate a wide range of recreational, entertainment, shopping and business or economically related activities in such a way that the site contributes the creation of a harmonious well balanced Business Centre of the highest aesthetic, landscaping and urban design quality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Blue with BC 2 inserted

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> • Conservation Area • Flat • Fuelling and Service Station* • Government / Municipal • Health & Beauty Clinic • Health Studio • Hotel • Laundry • Motor Display Area • Office • Office – Medical • Restaurant / Fast Food Outlet • Shop 	<ul style="list-style-type: none"> • Arts and Crafts Workshop • Car Wash • Crèche • Dwelling House • Educational Establishment • Special Building • Student Residence • Telecommunications Infrastructure 	<table border="1"> <tr> <td> <ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Betting Depot • Boarding House • Builder's Yard • Bus and Taxi Depot • Cemetery / Crematorium • Chalet Development • Container Depot • Convention Centre • Correctional Facility • Direct Access Service Centre • Display Area • Escort Agency • Flea Market • Funeral Parlour • Garden Nursery • Industry - Extractive • Industry – General • Industry – Light • Industry – Noxious • Institution • Landfill </td> <td> <ul style="list-style-type: none"> • Mobile Home Park & Camping Ground • Mortuary • Motor Garage • Motor Vehicle Test Centre • Motor Workshop • Multiple Unit Development • Museum • Nature Reserve • Night Club • Parkade • Pet Grooming Parlour • Place of Public Entertainment • Place of Public of Worship • Private Open Space • Recycling Centre • Reform School • Refuse Disposal • Retirement Centre • Riding Stables • Scrap Yard • Transport Depot • Transport Use • Truck Stop • Veterinary Clinic • Warehouse • Zoological Garden </td> </tr> </table>	<ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Betting Depot • Boarding House • Builder's Yard • Bus and Taxi Depot • Cemetery / Crematorium • Chalet Development • Container Depot • Convention Centre • Correctional Facility • Direct Access Service Centre • Display Area • Escort Agency • Flea Market • Funeral Parlour • Garden Nursery • Industry - Extractive • Industry – General • Industry – Light • Industry – Noxious • Institution • Landfill 	<ul style="list-style-type: none"> • Mobile Home Park & Camping Ground • Mortuary • Motor Garage • Motor Vehicle Test Centre • Motor Workshop • Multiple Unit Development • Museum • Nature Reserve • Night Club • Parkade • Pet Grooming Parlour • Place of Public Entertainment • Place of Public of Worship • Private Open Space • Recycling Centre • Reform School • Refuse Disposal • Retirement Centre • Riding Stables • Scrap Yard • Transport Depot • Transport Use • Truck Stop • Veterinary Clinic • Warehouse • Zoological Garden
<ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Betting Depot • Boarding House • Builder's Yard • Bus and Taxi Depot • Cemetery / Crematorium • Chalet Development • Container Depot • Convention Centre • Correctional Facility • Direct Access Service Centre • Display Area • Escort Agency • Flea Market • Funeral Parlour • Garden Nursery • Industry - Extractive • Industry – General • Industry – Light • Industry – Noxious • Institution • Landfill 	<ul style="list-style-type: none"> • Mobile Home Park & Camping Ground • Mortuary • Motor Garage • Motor Vehicle Test Centre • Motor Workshop • Multiple Unit Development • Museum • Nature Reserve • Night Club • Parkade • Pet Grooming Parlour • Place of Public Entertainment • Place of Public of Worship • Private Open Space • Recycling Centre • Reform School • Refuse Disposal • Retirement Centre • Riding Stables • Scrap Yard • Transport Depot • Transport Use • Truck Stop • Veterinary Clinic • Warehouse • Zoological Garden 			

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **The Floor Area for a Fuelling and Service Station shall not exceed 1 000 m² in extent.**
3. Accommodation for a caretaker / security personnel not exceeding 100m² maybe be permitted.
4. **Umhlanga District: Portion 756 of Lot 31 No. 1560, 329 Umhlanga Rocks Drive, shall be limited to a maximum height of 12 storeys.**

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	7.5 m	Not Applicable	6 000 m ²	6*	50 %	1.5

ZONE: BUSINESS CENTRE 3

PAGE 1 OF 2

SCHEME INTENTION: The purpose of the Zone will be to accommodate a wide range of recreational, entertainment, shopping and business or economically related activities in such a way that the site contributes the creation of a harmonious well balanced Business Centre of the highest aesthetic, landscaping and urban design quality.

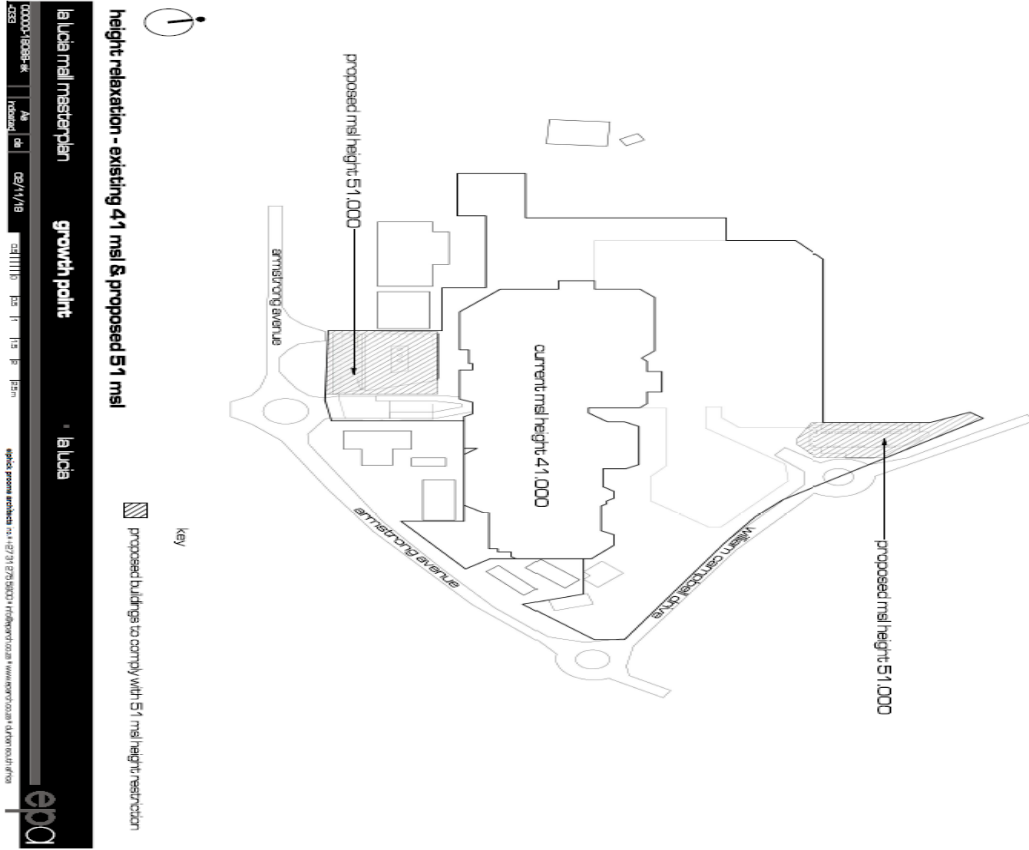
MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Blue with 'BC 3' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.



DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE SPACE					
7.5 m	Not Applicable	Not Applicable	5 000 m ²	51 meters above mean sea level on 2 portions on drawing no 0000-18088-SK-033 and 41 metres above mean sea level on the balance of the site	75 %	0.9

ZONE: BUSINESS CENTRE 4

SCHEME INTENTION: The purpose of the Zone will be to accommodate a wide range of recreational, residential, shopping and business or economically related activities in such a way that the site contributes the creation of a harmonious well balanced Business Centre of the highest aesthetic, landscaping and urban design quality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Blue with 'BC 4' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. Umdloti District Portion 1192 (of 275) of Cotton Lands No. 1575 shall not be sub-divided and is subject to the following:
 - 2.1 Maximum FAR for residential use: 0.51 and Maximum FAR for non-residential use: 0.32
 - 2.2 Maximum Coverage for residential use: 24.2 % and Maximum Coverage for non-residential use: 23.8%.
 - 2.3 Maximum Height for residential use: 6 storeys and Maximum Height for non-residential use or mixed use buildings: 3 storeys.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE AND REAR SPACE					
7.5 m	4.5 m	Not Applicable	4 000 m ²	3-6	48 %	0.83
See Additional Controls*						

ZONE: BUSINESS CENTRE 5

SCHEME INTENTION: The purpose of the Zone will be to accommodate a wide range of recreational, residential, shopping and business or economically related activities in such a way that the site contributes the creation of a harmonious well balanced Business Centre of the highest aesthetic, landscaping and urban design quality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Blue with 'BC 5' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality. Open areas not required for parking and traffic circulation shall be landscaped.
2. **Where a building is used simultaneously for residential and commercial purposes: each floor shall be set aside and used for one or the other purpose but not for both, provided that the residential use may be permitted at ground floor level where the design of a building is such that the residential use is not contiguous with the street. Provision shall be made on-site, to the satisfaction of the Municipality for garden and play area, which must be kept free of parking areas and driveways and which may be waived in the instance of recreational space being provided in the surrounds of the site.**
3. **In the case where a building is developed solely for commercial purposes accommodation for a caretaker or security personnel may be permitted.**

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
5.0 m	5.0 m	Not Applicable	6 000 m ²	4	55 %	1.0

ZONE: BUSINESS PARK

PAGE 1 OF 2

SCHEME INTENTION: To provide, preserve, use land or buildings that accommodate a wide range of office, warehouse and service activities, including storage and distribution, in such way that the uses contribute towards the creation of a harmonious, well balanced environment of the highest aesthetic, landscaping and urban design quality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Purple with 'BP' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. Storage of materials of any sort shall be confined to buildings erected for that purpose or in areas approved by the Municipality which are satisfactorily screened from view from the N2 and MR94.
3. Development of each site shall be accordance with detailed development and landscaping plans that meet with the approval of the Municipality.
4. A Property Owners Association shall be formed and every site owner and occupier shall belong to, ascribe to the objects of, abide and be bound by the requirements of this Association.
5. Open areas not required for parking and circulation shall be landscaped.
6. Building line 7,5m except in the case of Main Road 94 where it shall be 15m and National Route 2 where it shall be 20m, with the provision that any or all of these restrictions may be relaxed with the consent of the relevant authority.

ZONE: BUSINESS PARK

PAGE 2 OF 2

7. Parking shall be provided in the following ratios:

- Shops: 6 bays\100m² of shop floor area, Offices\Commercial: 4 bays\100m² of office floor area and all other uses: 1 bay per 100m² of floor area.

8. Loading areas shall be provided to the Municipality's satisfaction.

9. The categories of shops which are to be admitted into the zone area as follows :

- Low order convenience goods and service shops catering for the immediate day-to-day needs of the people working within the area provided that the total floor area of any Shop should not exceed 300 m².
- Shops which are incompatible with vast majority of the types of shops normally found in commercial zones (for example builder's supplies dealers, sanitary-ware, tiles, firms dealing in wire, gates and fences, timber-merchants, firms dealing in agricultural implements, etc.).
- Shops that retail produce or directly associated products of the industrial concerns to which they relate. Provide such shops are subservient to the main use.

10. A caretaker's flat not exceeding 200m² shall be permitted on each site.

11. A parkway reserve shall be registered in favor of the Property Owner's Association on all sites abutting the N2. The reserve is to be suitably landscaped and administrated and shall not have ground slopes in excess of a gradient of 18% (1:6).

12. Light Industrial uses are permitted with the exception of builder's yards and allied trades.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
See Additional Controls	Not Applicable	Not Applicable	To the discretion of the Municipality	3	0.5 %	0.5

ZONE: CEMETERY / CREMATORIUM

SCHEME INTENTION: To provide, preserve, use land or buildings for Cemetery and or Crematorium purposes and uses ordinarily ancillary thereto.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Fir Green fill with Solar Yellow diagonal cross hatch and black border

PRIMARY	SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> • Cemetery / Crematorium • Conservation Area • Dwelling House • Funeral Parlour • Government / Municipal • Place of Public of Worship 	<ul style="list-style-type: none"> • Mortuary • Telecommunications Infrastructure 	<ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Arts and Crafts Workshop • Betting Depot • Boarding House • Builder's Yard • Bus and Taxi Depot • Car Wash • 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 • Garden Nursery • Health & Beauty Clinic • Health Studio • Hotel • Industry - Extractive • Industry – General • Industry – Light • Industry – Noxious • Institution • Landfill

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. One Dwelling House maybe permitted for a manager or caretaker.
3. A Place of Worship is permitted as an ancillary use to a Cemetery and or Crematorium.
4. A Mortuary maybe permitted by Special Consent as an ancillary use to a Cemetery and or a Crematorium.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	5.0 m	Not Applicable				

ZONE: COMMERCIAL

SCHEME INTENTION: To provide, preserve, use land or buildings to accommodate a wide range of recreational, entertainment, residential, shopping and business or economically related activities in such a way that the site contributes the creation of a harmonious well balanced Commercial Centre of the highest aesthetic, landscaping and urban design quality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Medium Blue

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. In a Commercial zone residential use may be permitted at ground floor level where the design of a building is such that the residential use is not contiguous with the street.
3. Provision shall made on-site to the satisfaction of the Municipality for a garden and play area which must be kept free of parking space and driveways and which may be waived in the instance of recreational space being provided in the surrounds of the Erf.
4. Where an Erf is used is used solely for commercial purposes accommodation for a caretaker may be provided to a maximum of 100 m² in extent.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE				
7.5 m	2.0 m	500 m ²	3	75 %	1.0

ZONE: COMMERCIAL OFFICE

SCHEME INTENTION: The purpose of the Zone will be to accommodate a wide range of recreational, shopping and business or economically related activities in such a way that the site contributes the creation of a harmonious well balanced Commercial Office of the highest aesthetic, landscaping and urban design quality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Blue cross-hatch

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
Not Applicable	2.0 m	Not Applicable	9 000 m ²	5	80 %	1.0

ZONE: COMMUNITY CONSERVATION

SCHEME INTENTION: This primary purpose of this zone is to protect and conserve environmentally sensitive land.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Grassland Green with 'CC' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. The purpose of the zone shall be to create a park-like atmosphere to act as the visual focal point and as a reservoir of indigenous vegetation.
3. No activity within the zone shall detract from the abovementioned ethos or cause nuisance to the occupiers of other properties with the zone or to the general public by reason of noise, vibration, visual appearance, smell, fumes, dust, grit, undue traffic of pedestrian generation or any other causes.
4. A Property Owners Association (comprising owners of adjacent contiguous properties) shall be formed and every site owner and occupier shall belong to the objects of, and abide and be bound by the requirements of this Association. Development applications shall be accompanied by a development plan acceptable to Municipality clearly showing all elevations and such other information as required.
5. The external treatment of all buildings shall be of the highest architectural standard and to the approval of the Property Owners Association.
6. **A Dwelling House not exceeding 200m² maybe permitted for a caretaker.**

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	5.0 m	Not Applicable	To the discretion of the Municipality	2	15 %	0.15

ZONE: COMMUNITY FACILITY

SCHEME INTENTION: To provide, preserve, use land or buildings for civic and social requirements of the community in such a way that contributes to the creation of a harmonious and well balanced environment.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Orange cross hatch

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

ADDITIONAL CONTROLS

1. All landscaping shall to the discretion of the Municipality.
2. A Dwelling House may be permitted to accommodate a caretaker, manager or security personnel.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	2.0 m	Not Applicable	2000 m ²	3	75 %	2.0

ZONE: CONSERVATION

PAGE 1 OF 2

SCHEME INTENTION: A Conservation Zone is land (other than publicly owned land) dedicated to the conservation and management of natural areas of land and/or water for the ecosystem services that the areas provide, the biodiversity that they support, and/or their landscape, historic or scientific interest values.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Pale Green

PRIMARY	SPECIAL CONSENT	PRECLUDED
• Conservation Area	• Nature-Based Recreation and Tourism	• All other land uses not specified as a primary or special consent

ADDITIONAL CONTROLS**GENERAL:**

1. Within a Conservation Zone, unless with the prior written approval from the Municipality after consultation with the Deputy Head: Environmental Planning and Climate Protection and within the principles encompassed within the Scheme Intention for this Zone-
 - 1.1 No earthworks, development sand winning, mining or the erection of any structure, including but not restricted to buildings, fencing, swimming pools, wastewater and storm water infrastructure (including evapo-transpiration areas for on-site sanitation), roads, tracks, driveways, walking or cycling trails, or dams, shall be permitted.
 - 1.2 No landscaping or planting of any vegetation shall be permitted, unless it is a requirement for the rehabilitation of the environment in terms of a management plan agreed with the Municipality.
 - 1.3 No harvesting, collecting, cutting, hunting or otherwise damaging of indigenous flora or fauna and soil and water resources, shall be permitted, unless it is a requirement for the rehabilitation of the environment in terms of a management plan agreed with the Municipality.
 - 1.4 No vehicles, motorized or non-motorized, other than on established roads, driveways or tracks, shall be permitted.
 - 1.5 No domesticated animals shall be permitted where these are judged by the Deputy Head: Environmental Planning and Climate Protection to be having a significant environmental impact, e.g., but not limited to, they are causing harm to ecosystems through hunting, selective grazing or overgrazing or by causing soil erosion.
 - 1.6 No use of the land which may, by virtue of the activities of that use, be detrimental to the intentions of this Zone, shall be permitted.
2. Within a zone which flanks a Conservation Zone that forms part of the same parent erf, the area of the Conservation Zone portion may, by Special Consent, be taken into account in calculating the total potential permitted in terms of floor area, coverage, height, and density, on that portion zoned for developmental use and not for conservation purposes, provided that:
 - 2.1 this does not, in the view of the Municipality, impact significantly on the environmental attributes the Conservation Zone aims to protect, compromise the overall development or interfere with the amenities of the area, existing or as contemplated by the Scheme, and
 - 2.2 a 25-metre non-building buffer to the Conservation Zone portion shall be observed where such clustering occurs, provided further that the requirements of exclusions from developable area, such as land which is:-
 - (i) oversteep,
 - (ii) geo-technically unstable,
 - (iii) subject to flooding,
 - (iv) inaccessible,
 - (v) affected by servitudes,

or any other exclusions as determined by the Municipality, shall, other than with respect to environmentally sensitive areas, apply in determining the theoretical potential over the entire site.

ZONE: CONSERVATION

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3. The Municipality may, at its sole discretion and in consultation with the Deputy Head: Environmental Planning and Climate Protection, exempt an applicant from applying for the Consent where: -
- 3.1 a 25-metre non-building buffer requirement is sought to be relaxed or dispensed with;
 - 3.2 the transference of floor area, coverage, height and/or unit potential from a conservation zoned portion to a residential zoned portion of an erf is sought;
 - 3.3 a smaller erf size than the designated zone minimum erf size is sought in the non-conservation zone portion and may be permitted under certain circumstances pertaining to that zone
- provided that the prior written consent of the registered owners of each adjoining and opposite properties to the site and such other properties as the Municipality, in consultation with the Deputy Head: Environmental Planning and Climate Protection, may direct, has first been obtained.
4. The uses related to Nature-Based Recreation and Tourism shall be at the discretion of the Municipality in consultation with the Deputy Head: Environmental Planning and Climate Protection provided that such uses shall honour the intent of this zone, provided further that they may include hides, viewing platforms and media centres used to enlighten the public of the attributes and benefits of the Conservation Zone.
5. For Purposes Of This Zone:
- Nature-based Recreation and Tourism** means recreation and tourism that is based on the natural attractions of the area, e.g. bird watching, hiking, trail running, and photography, which does not conflict with the primary land use viz. nature conservation. This activity may contribute to the conservation of the environment and improve the well-being of the local community."

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
At the discretion of the Municipality		Not Applicable		1 storey except in the case of hides and viewing platforms.	12,5% for sites less than 1600m ² in extent and 200 m ² for sites 1600 m ² or greater in extent	Not Applicable

ZONE: EDUCATION

SCHEME INTENTION: To provide, preserve, use land or buildings for a full range of educational facilities either Public or Private. Institutional facilities that to the discretion of Municipality does not affect amenity of the area. Recreational facilities ancillary to the Educational Establishment. Accommodation of students, educators and other staff of the Educational Establishment.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Red border with Light Green background

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

ADDITIONAL CONTROLS

1. All landscaping shall to the discretion of the Municipality.
2. **Student Residence*** is permitted when ancillary to an Educational Establishment.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	3.0 m	TO THE DISCRETION OF THE MUNICIPALITY				

ZONE: EXTRACTIVE INDUSRTY

SCHEME INTENTION: The purpose of the Zone will be to accommodate a range of industrial processes such as mining, winning or quarrying of raw materials from the ground, including gravel, sand and stone and includes buildings connected with such operations and crushing plant.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Purple cross-hatch

PRIMARY	PRECLUDED		
<ul style="list-style-type: none"> • Builder's Yard • Conservation Area • Dwelling House* • Industry - Extractive • Private Open Space 	<ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Arts and Crafts Workshop • Betting Depot • Boarding House • Bus and Taxi Depot • 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 	<ul style="list-style-type: none"> • Funeral Parlour • Garden Nursery • Government / Municipal • Health & Beauty Clinic • Health Studio • Hotel • Industry – General • Industry – Light • Industry – Noxious • Institution • Landfill • Laundry • Mobile Home Park & Camping Ground • Mortuary • Motor Garage • Motor Display Area • Motor Vehicle Test Centre • Motor Workshop • Multiple Unit Development • Museum • Nature Reserve • Night Club 	<ul style="list-style-type: none"> • Office • Office – Medical • Parkade • Pet Grooming Parlour • Place of Public Entertainment • Place of Public of Worship • Recycling Centre • Reform School • Refuse Disposal • Restaurant / Fast Food Outlet • Retirement Centre • Riding Stables • Scrap Yard • Shop • Student Residence • Transport Depot • Transport Use • Truck Stop • Veterinary Clinic • Warehouse • Zoological Garden
SPECIAL CONSENT			
<ul style="list-style-type: none"> • Special Building • Telecommunications Infrastructure 			

ADDITIONAL CONTROLS

1. All landscaping shall to the discretion of the Municipality.
2. **A Dwelling House is permitted for the exclusive use of the owner, manager, foreman or security personal.**
3. **A Dwelling House shall have a Floor Area Ratio of 0.4, Coverage of 40% and Height of 2 storeys.**

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	3.0 m	Not Applicable	TO THE DISCRETION OF THE MUNICIPALITY			

ZONE: FUELLING AND SERVICE STATION

SCHEME INTENTION: To provide, preserve, use land or buildings for a Fuelling and Service Station which shall be sited and designed so as to satisfy the Municipality that traffic entering and leaving the Erf will not adversely affect movement of pedestrians or vehicles on any public road or place.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Red vertical lines with Light Blue background

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

ADDITIONAL CONTROLS

1. All landscaping shall to the discretion of the Municipality.
2. **For the Development Standards of a Fuelling and Service Station refer to Section 9 of this Scheme.**
3. **Restaurant / Fast Food Outlet and Shop are permitted when ancillary to a Fuelling and Service Station and not to exceed a combined floor area 400 m² in extent.**

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	2.0 m	Not Applicable	1800m ²	2	60%	0.4

ZONE: GENERAL COMMERCIAL

SCHEME INTENTION: To provide, preserve, use land or buildings for intense commercial and or business activities.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Dark Blue

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **Flat and Hotel: Residential use is not permitted on the ground floor.**
3. **Umlanga District:** Erf 552 shall be limited a maximum permitted Floor Area Ratio of 2.4 however the residential component shall be restricted to 1.8
4. In a Commercial zone residential use may be permitted at ground floor level where the design of a building is such that the residential use is not contiguous with the street.

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
All Other Districts	Street Line	2.0 m	Not Applicable	2000m ²	8	80%	2.0
Umlanga*	Street Line	2.0 m	Not Applicable	6 000 m ²	No Limit	75%	1.5 - however the residential component shall have a Floor Area Ratio 0.85

ZONE: GENERAL INDUSTRY

SCHEME INTENTION: To provide, preserve, use land or buildings for a full range of industrial uses where the emphasis is on bulk and heavy industry and where due cognizance must be taken of environmental impacts.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Dark Purple

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **Not more than one Dwelling House for a manager, foreman or caretaker to be permitted on each industrial site.**

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
All Other Districts	7.5 m	2.0 m	Not Applicable	1800 m ²	No Limit	70%	1.0
Mount Edgecombe	7.5 m	2.0 m	Not Applicable	1800 m ²	8	80%	2.0

ZONE: GENERAL RESIDENTIAL 1

PAGE 1 OF 2

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density of residential accommodation, a range of ancillary uses which service the day to day needs of a residential community.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Dark Brown

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **Where an Erf is developed exclusively for a Dwelling House the Side and Rear Spaces shall be 3.0 metres.**
3. **Restaurant / Fast Food Outlet permitted on the ground floor in a Flat only by Special Consent.**
4. **Shop permitted on the ground floor in a Flat only by Special Consent.**
5. The maximum Coverage maybe increased by not more than 10% solely for the purpose of providing covered parking.
6. **Umdloti District:**
- 6.1 **No building shall exceed a height of 6 storeys above natural ground level provided that no building shall protrude higher than 2 storeys above highest natural ground level.**

ZONE : GENERAL RESIDENTIAL 1

PAGE 2 OF 2

7. Umhlanga District:

7.1 Erf 3113 – Oyster Box Hotel: Coverage is limited to a maximum of 33.8 %.

7.2 Erf 1096 – Coverage is limited to 46 % and Floor Area Ratio of 2.2.

7.3 Erf 3464 – Beverly Hills Hotel: Coverage is limited to 35% and Floor Area Ratio of 1.2

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FAR
	BUILDING LINE	SIDE & REAR SPACE					
Umhlanga & La Lucia*	7.5 m	4.5 m	Not Applicable	6 000 m ²	No Limit	30 %	0.9
All Other Districts*	7.5 m	4.5 m	Not Applicable	6 000 m ²	6	30 %	0.7

ZONE: GENERAL RESIDENTIAL 2

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density of residential accommodation, a range of ancillary uses which service the day to day needs of a residential community and limited commercial activity that is not detrimental to the residential amenity of this zone.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black dots with Light Brown background

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **Where an Erf is developed exclusively for a Dwelling House the Side and Rear Spaces shall be 3.0 metres.**
3. **Restaurant / Fast Food Outlet permitted on the ground floor in a Flat only by Special Consent.**
4. **Shop permitted on the ground floor in a Flat only by Special Consent.**
5. The maximum site Coverage maybe increased by not more than 10% solely for the purpose of providing covered parking.
6. **Umdloti District:** • **No building shall exceed a height of 6 storeys above natural ground level provided that no building shall protrude higher than 2 storeys above the highest natural ground level.**

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUB DIVISION	HGT	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
All Other Districts	7.5 m	4.5 m	Not Applicable	2 000 m ²	6	30 %	0.75
Umdloti*	7.5 m	4.5 m	Not Applicable	2 000 m ²	6	30 %	0.65
Tongaat	7.5 m	4.5 m	Not Applicable	2 000 m ²	6	40 %	Up to 1 000 m ² = 0.45 Greater than 1 000 m ² to 2 000 m ² = 0.9 Greater than 2 000 m ² to 3 000 m ² = 1.0 Greater than 3 000 m ² = 1.1

ZONE: GENERAL RESIDENTIAL 3

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density of residential accommodation, a range of ancillary uses which service the day to day needs of a residential community and limited commercial activity that is not detrimental to the residential amenity of this zone.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Brown vertical lines

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **Where an Erf is developed exclusively for a Dwelling House the Side and Rear Spaces shall be 3.0 metres.**
3. **Restaurant / Fast Food Outlet permitted on the ground floor in a Flat only by Special Consent.**
4. **Shop permitted on the ground floor in a Flat only by Special Consent.**
5. The maximum site Coverage maybe increased by not more than 10% solely for the purpose of providing covered parking.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT	COVERAGE	FAR
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	4.5 m	Not Applicable	2 000 m ²	4	30 %	0.65

ZONE: GENERAL RESIDENTIAL 4

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density of residential accommodation, a range of ancillary uses which service the day to day needs of a residential community and limited commercial activity that is not detrimental to the residential amenity of this zone.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Dark Brown border with Light Brown background

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **Where an Erf is developed exclusively for a Dwelling House the Side and Rear Spaces shall be 3.0 metres.**
3. **Restaurant / Fast Food Outlet permitted on the ground floor in a Flat only by Special Consent.**
4. **Shop permitted on the ground floor in a Flat only by Special Consent.**
5. The site Coverage maybe increased by not more than 10% solely for the purpose of providing covered parking.

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUB DIVISION	HGT	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
All Other Districts	7.5 m	4.5 m	Not Applicable	2 000 m ²	3	30 %	0.5
Tongaat	7.5 m	4.5 m	Not Applicable	2 000 m ²	3	40 %	Up to 1 000 m ² = 0.45 Greater than 1 000 m ² to 2 000 m ² = 0.9 Greater than 2 000 m ² to 3 000 m ² = 1.0 Greater than 3 000 m ² = 1.1

ZONE: GENERAL RESIDENTIAL 5

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density of residential accommodation, a range of ancillary uses which service the day to day needs of a residential community and limited commercial activity that is not detrimental to the residential amenity of this zone.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Brown cross-hatch

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. Where an Erf is developed exclusively for a Dwelling House the Side and Rear Spaces shall be 3.0 metres.
3. Restaurant / Fast Food Outlet permitted on the ground floor in a Flat only by Special Consent.
4. Shop permitted on the ground floor in a Flat only by Special Consent.
5. The maximum site Coverage maybe increased by not more than 10% solely for the purpose of providing covered parking.
6. Tongaat District: Height maybe increased to 4 storeys by Special Consent.

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
All Other Districts	7.5 m	4.5 m	Not Applicable	6 000 m ²	3	40 %	0.4
Tongaat*	7.5 m	4.5 m	Not Applicable	6 000 m ²	3	50 %	1.5

ZONE: GENERAL RESIDENTIAL 6

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density of residential accommodation, a range of ancillary uses which service the day to day needs of a residential community and limited commercial activity that is not detrimental to the residential amenity of this zone.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Dark Brown horizontal lines

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. Where an Erf is developed exclusively for a Dwelling House the Side and Rear Spaces shall be 3.0 metres.
3. Restaurant / Fast Food Outlet permitted on the ground floor in a Flat only by Special Consent.
4. Shop permitted on the ground floor in a Flat only by Special Consent.
5. The maximum site Coverage maybe increased by not more than 10% solely for the purpose of providing covered parking.
6. La Lucia District: Erf 1860 Height is restricted to two storeys and development restricted to 18 Dwelling Units as per Appeal No: 32 dated 13 August 2013.

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUB DIVISION	HGT	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
All Other Districts	7.5 m	4.5 m	Not Applicable	4 000 m ²	3	50 %	0.5
La Lucia*	7.5 m	4.5 m	Not Applicable	4 000 m ²	3	50 %	0.55
Tongaat	7.5 m	4.5 m	Not Applicable	1 000 m ²	3	40 %	Up to 1 000 m ² = 0.45 Greater than 1 000 m ² to 2 000 m ² = 0.55 Greater than 2 000 m ² to 3 000 m ² = 0.65 Greater than 3 000 m ² = 0.75

ZONE: GENERAL RESIDENTIAL 7

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density of residential accommodation, a range of ancillary uses which service the day to day needs of a residential community and limited commercial activity that is not detrimental to the residential amenity of this zone.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Light Brown border with Dark Brown background

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **Where an Erf is developed exclusively for a Dwelling House the Side and Rear Spaces shall be 3.0 metres.**
3. **Restaurant / Fast Food Outlet permitted on the ground floor in a Flat only by Special Consent.**
4. **Shop permitted on the ground floor in a Flat only by Special Consent.**
5. The maximum Coverage maybe increased by not more than 10% solely for the purpose of providing covered parking.

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUB DIVISION	HGT	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
All Other Districts	7.5 m	4.5 m	N/A	1 800 m ²	2	35 %	0.35
La Lucia	7.5 m	4.5 m	N/A	4 000 m ²	2	30 %	0.5
Verulam	7.5 m	4.5 m	N/A	1 000 m ²	2	30 %	0.35
Tongaat	7.5 m	4.5 m	N/A	1 000 m ²	2	40 %	Up to 1 000 m ² = 0.45 Greater than 1 000 m ² to 2 000 m ² = 0.55 Greater than 2 000 m ² to 3 000 m ² = 0.65 Greater than 3 000 m ² = 0.75

ZONE: GENERAL RESIDENTIAL 8

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density of residential accommodation, a range of ancillary uses which service the day to day needs of a residential community and limited commercial activity that is not detrimental to the residential amenity of this zone.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Light Brown cross-hatch

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **Where an Erf is developed exclusively for a Dwelling House the Side and Rear Spaces shall be 3.0 metres.**
3. **Restaurant / Fast Food Outlet permitted on the ground floor in a Flat only by Special Consent.**
4. **Shop permitted on the ground floor in a Flat only by Special Consent.**
5. The maximum Coverage maybe increased by not more than 10% solely for the purpose of providing covered parking.
6. **District: Umhlanga: Erf 3131 has a Floor Area Ratio of 0.65, Height of 4 storeys and a Coverage of 30 %.**

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
All Other Districts*	7.5 m	4.5 m	Not Applicable	1 400 m ²	3	40 %	0.35
La Lucia	7.5 m	4.5 m	Not Applicable	6 000 m ²	3	30 %	0.65

ZONE: GENERAL RESIDENTIAL 9

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density of residential accommodation, a range of ancillary uses which service the day to day needs of a residential community and limited commercial activity that is not detrimental to the residential amenity of this zone.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black dots

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **Where an Erf is developed exclusively for a Dwelling House the Side and Rear Spaces shall be 3.0 metres.**
3. **Restaurant / Fast Food Outlet permitted on the ground floor in a Flat only by Special Consent.**
4. **Shop permitted on the ground floor in a Flat only by Special Consent.**
5. The maximum Coverage maybe increased by not more than 10% solely for the purpose of providing covered parking.
6. **The overall development is limited to a maximum of 23 Dwelling Units.**

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	4.5 m	See Additional Controls	4 000 m ²	2	50 %	0.55

ZONE: GOLF COURSE ESTATE

SCHEME INTENTION: To provide, preserve, use land or buildings for residential, recreational and limited commercial uses that is not detrimental to the establishment of a Golf Course Estate.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Ochre Pink

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. Administration Offices are permitted and shall be restricted to the running of the Estate.
3. Development within the Golf course Estate Zone is to be in accordance with an approved Development Plan, which may be amended from time to time in a manner deemed appropriate by the Municipality depending on the nature of the amendment. Any such amendment must be approved by the Property Owners Association and the Municipality.
4. All development including new building/s and alterations to any existing building, within the Golf Course Estate, must be in accordance with the requirements of the relevant Property Owners Association and the Municipality. No building work may commence on any Erf without the endorsement on the necessary building plans of the relevant Property Owners Association and the approval of the Municipality.
5. Mount Edgecombe District: Density is restricted to 5 Dwelling Unit per hectare for MECCE 1 & 2 and 10 Dwelling Units per hectare for Mount Edgecombe South, Rem of 143.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	3.0 m	5*	To the discretion of the Municipality	3	35 %	0.35

ZONE: HAWAAN FOREST ESTATE

SCHEME INTENTION: To provide, preserve, use land or buildings for residential use, the protection of the quality and character of a residential neighborhood and the well-being of its residents in a residential estate.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Blue dots with Yellow background

PRIMARY	PRECLUDED		
<ul style="list-style-type: none"> • Conservation Area • Dwelling House 	<ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Arts and Crafts Workshop • Betting Depot • Boarding House • Builder's Yard • Bus and Taxi Depot • 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 	<ul style="list-style-type: none"> • Fuelling and Service Station • Funeral Parlour • Garden Nursery • Government / Municipal • Health & Beauty Clinic • Health Studio • Hotel • Industry - Extractive • Industry – General • Industry – Light • Industry – Noxious • Institution • Landfill • Laundry • Mobile Home Park & Camping Ground • Mortuary • Motor Garage • Motor Display Area • Motor Vehicle Test Centre • Motor Workshop • Multiple Unit Development • Museum • Nature Reserve 	<ul style="list-style-type: none"> • Night Club • Office • Office – Medical • Parkade • Pet Grooming Parlour • Place of Public Entertainment • Place of Public of Worship • Recycling Centre • Reform School • Refuse Disposal • Restaurant / Fast Food Outlet • Retirement Centre • Riding Stables • Scrap Yard • Shop • Student Residence • Transport Depot • Transport Use • Truck Stop • Veterinary Clinic • Warehouse • Zoological Garden
SPECIAL CONSENT			
<ul style="list-style-type: none"> • Private Open Space • Special Building • Telecommunications Infrastructure 			

ADDITIONAL CONTROLS

1. One maisonette may be permitted on any erf. The subdivision of maisonettes into 2 mini-subs less than 1 000 m² shall be permitted at the discretion of the Property Owners Association and the Municipality. For purposes of this zone a Maisonette: means a 1 or 2 storey building consisting of 2 Dwelling Units with separate entrances. Development shall be in accordance with Plan No. 2273/1a/South & North, date of adoption 13/11/2003.
2. Approval of the Property Owners Association and the Municipality shall be required for any new development and alterations to existing buildings including landscaping plans. The landscaping plan shall propose only the use of vegetation predominantly indigenous to the Hawaan Forest Estate and Associated natural ecosystems and with no landscaping in the buffer zone. In the event the parties cannot agree on the provisions of the landscaping plan, then such plans shall be referred to a suitably qualified mediator for determination, which determination shall be binding on the parties. In the event the parties cannot agree on a suitable mediator, the South African Landscaping Institute shall appoint a mediator.
3. The height restriction of 2 storeys shall not apply to the entrance feature or architectural features provided that such height in excess of 7.6 metres above the highest natural ground level shall be approved by and at to satisfaction of the Municipality.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS			DWELLING UNITS PER HECTARE	MINIMUM SUB DIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE SPACE	REAR SPACE					
5.0 m	3.0 m	5.0 m	Not Applicable	1 000 m ²	2 / 7.6 metres above the highest natural ground level, whichever is the lesser*	33.3 %	0.35

ZONE: INSTITUTION

SCHEME INTENTION: To provide, preserve, use land or buildings for: Institutions such as hospitals, nursing homes, sanatorium, clinic, convalescent home, orphanage, retirement centre, or other buildings used as a public or private institution.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Orange cross-hatch

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> • Conservation Area • Dwelling House* • Educational Establishment • Government / Municipal • Institution* • Office – Medical • Private Open Space • Retirement Centre • Veterinary Clinic 	<ul style="list-style-type: none"> • Cemetery / Crematorium • Crèche • Place of Public of Worship • Reform School • Special Building • Telecommunications Infrastructure 	<ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Arts and Crafts Workshop • Betting Depot • Boarding House • Builder's Yard • Bus and Taxi Depot • Car Wash • Chalet Development • Container Depot • Convention Centre • Correctional Facility • Direct Access Service Centre • Display Area • 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 	<ul style="list-style-type: none"> • Industry – Noxious • Landfill • Laundry • Mobile Home Park & Camping Ground • Mortuary • Motor Garage • Motor Display Area • Motor Vehicle Test Centre • Motor Workshop • Multiple Unit Development • Museum • Nature Reserve • Night Club • Office • Parkade • Pet Grooming Parlour • Place of Public Entertainment • Recycling Centre • Refuse Disposal • Restaurant / Fast Food Outlet • Riding Stables • Scrap Yard • Shop • Student Residence • Transport Depot • Transport Use • Truck Stop • Warehouse • Zoological Garden

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **A Dwelling House may be permitted to accommodate a caretaker, manager, or security personnel.**
3. **Where an erf is developed for a Hospital or Clinic the following Development Parameters apply:**
 - (a) Coverage = 70 %
 - (b) Floor Area Ratio = 1.0, and
 - (c) Height = 6 storeys.
4. **District Umhlanga: Portion 1 of Erf 2343 shall be restricted to a Floor Area Ratio of 0.4, Coverage of 30 % and parking 0.72 bays / bed.**

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	4.5 m	Not Applicable	4 000 m ²	3	50 %	0.5
SEE ADDITIONAL CONTROLS						

ZONE: INTERMEDIATE RESIDENTIAL

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density of residential accommodation, ancillary uses which service the day to day needs of a residential community that is not detrimental to the residential amenity of this zone.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Brown border with Yellow background

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	4.5 m	20	800 m ²	3	30 %	0.9

ZONE: INTERMEDIATE RESIDENTIAL 1

SCHEME INTENTION: To provide, preserve, use land or buildings for a range of residential uses and ancillary uses. Protection of the quality and character of residential neighbourhood and the well-being of its residents limiting multiple uses of buildings to minimize adverse impact on the residential environment.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Orange with yellow vertical lines

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
FRONT	SIDE AND REAR					
7.5 m	3.0 m	40	1 800 m ²	2	40 %	0.8

ZONE: INTERMEDIATE RESIDENTIAL 2

SCHEME INTENTION: To provide, preserve, use land or buildings for a range of residential uses and ancillary uses. Protection of the quality and character of residential neighbourhood and the well-being of its residents limiting multiple uses of buildings to minimize adverse impact on the residential environment.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Orange with yellow horizontal lines

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
FRONT	SIDE AND REAR					
7.5 m	3.0 m	80	1 800 m ²	3	40 %	1.2

ZONE: IZINGA RIDGE ESTATE

SCHEME INTENTION: To provide, preserve, use land or buildings for single residential use in a form of a Dwelling House. Protection of the quality and character of residential neighborhood and the well-being of its residents

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Green border with Dark Yellow background

PRIMARY	PRECLUDED		
<ul style="list-style-type: none"> • Conservation Area • Dwelling House • Private Open Space 	<ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Arts and Crafts Workshop • Betting Depot • Boarding House • Builder's Yard • Bus and Taxi Depot • 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 	<ul style="list-style-type: none"> • Fuelling and Service Station • Funeral Parlour • Garden Nursery • Government / Municipal • Health & Beauty Clinic • Health Studio • Hotel • Industry - Extractive • Industry – General • Industry – Light • Industry – Noxious • Institution • Landfill • Laundry • Mobile Home Park & Camping Ground • Mortuary • Motor Garage • Motor Display Area • Motor Vehicle Test Centre • Motor Workshop • Multiple Unit Development • Museum • Nature Reserve 	<ul style="list-style-type: none"> • Night Club • Office • Office – Medical • Parkade • Pet Grooming Parlour • Place of Public Entertainment • Place of Public of Worship • Recycling Centre • Reform School • Refuse Disposal • Restaurant / Fast Food Outlet • Retirement Centre • Riding Stables • Scrap Yard • Shop • Student Residence • Transport Depot • Transport Use • Truck Stop • Veterinary Clinic • Warehouse • Zoological Garden
SPECIAL CONSENT			
<ul style="list-style-type: none"> • Special Building • Telecommunications Infrastructure 			

ADDITIONAL CONTROLS

1. Minimum erf size = 850 m². One Maisonette may be permitted on Erven over 1 000 m² in extent. . For purposes of this zone a Maisonette: means a building consisting of 2 dwelling units with separate entrances
2. Approval of the relevant Property Owners Association and Municipality shall be required for any new development and alterations to existing buildings.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	3.0 m	Not Applicable	850 m ²	3 / 7.6 metres above the highest natural ground level, whichever is the lesser	35 %	0.35

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.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Olive green and mauve bands

PRIMARY: • Agricultural Land • Conservation Area • Dwelling House • Government / Municipal

SPECIAL CONSENT

- Action Sports Bar
- Adult Premises
- Agricultural Activity
- Airport
- Arts and Crafts Workshop
- Betting Depot
- Boarding House
- Builder's Yard
- Bus and Taxi Depot
- 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
- Institution
- Landfill

- Laundry
- Mobile Home Park & 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 of Worship

- Private Open Space
- Recycling Centre
- Reform School
- Refuse Disposal
- Restaurant / Fast Food Outlet
- Retirement Centre
- Riding Stables
- Scrap Yard
- Shop
- Special Building
- Telecommunications Infrastructure
- Transport Depot
- Transport Use
- Truck Stop
- Veterinary Clinic
- Warehouse
- Zoological Garden

PRECLUDED: • Student Residence

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 SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
See additional controls otherwise, to be determined on site	See additional controls otherwise, to be determined on site	To be determined on application	Not Applicable	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

ZONE: LIGHT INDUSTRY

SCHEME INTENTION: To provide, preserve, use land or buildings for Low Impact mix of industrial activities and services and maybe an interface to high impact industrial areas or as independent entities.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Purple

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. A Dwelling House may be permitted to accommodate a caretaker, manager, or security personnel.

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
Tongaat	7.5 m	2.0 m	Not Applicable	900 m ²	No Limit	70 %	1.0
All Other Districts	7.5 m	2.0 m	Not Applicable	900 m ²	2	80 %	1.0

ZONE: LIMITED COMMERCIAL

SCHEME INTENTION: To provide, preserve, use land or buildings for a wide range of recreational, entertainment, residential, shopping and business or economically related activities in such a way that the site contributes the creation of a harmonious well balanced Commercial Centre of the highest aesthetic, landscaping and urban design quality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Light Blue

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. In a Commercial zone residential use may be permitted at ground floor level where the design of a building is such that the residential use is not contiguous with the street.
3. **Where an erf is used solely for commercial purposes accommodation for a Caretaker may be provided to a maximum of 100 m² in extent.**

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
All Other Districts	4.5 m	2.0 m	Not Applicable	500 m ²	3	50 %	0.5
Umhlanga	4.5 m	2.0 m	Not Applicable	500 m ²	1	50%	0.5

ZONE: MEDIUM DENSITY RESIDENTIAL 1

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density of residential accommodation, ancillary uses which service the day to day needs of a residential community that is not detrimental to the residential amenity of this zone.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Rose quartz with 'MRD1' inserted

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> • Conservation Area • Dwelling House • Laundry • Multiple Unit Development* 	<ul style="list-style-type: none"> • Boarding House • Chalet Development • Mobile Home Park & Camping Ground • Private Open Space • Retirement Centre • Special Building • Telecommunications Infrastructure 	<ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Arts and Crafts Workshop • Betting Depot • Builder's Yard • Bus and Taxi Depot • Car Wash • Cemetery / Crematorium • 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 • Government / Municipal • Health & Beauty Clinic • Health Studio • Hotel • Industry - Extractive • Industry – General • Industry – Light 	<ul style="list-style-type: none"> • Industry – Noxious • Institution • Landfill • Mortuary • Motor Garage • Motor Display Area • Motor Vehicle Test Centre • Motor Workshop • Museum • Nature Reserve • Night Club • Office • Office – Medical • Parkade • Pet Grooming Parlour • Place of Public Entertainment • Place of Public of Worship • Recycling Centre • Reform School • Refuse Disposal • Restaurant / Fast Food Outlet • Riding Stables • Scrap Yard • Shop • Student Residence • Transport Depot • Transport Use • Truck Stop • Veterinary Clinic • Warehouse • Zoological Garden

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **All Other Districts: Density shall be limited to 25 Dwelling Units per hectare.**
3. **Umhlanga District: Erven 388 and the Remainder of Erf 389 now Erf 1112, Weaver Crescent, the following Development Parameters apply: Min Erf size: 2 500 m². Maximum of 46 Dwelling Units shall be permitted. Floor Area Ratio: 0.30 and Coverage: 30 %.**
4. **La Lucia District: No subdivision is permitted on Portion 88 (of 61) of the Farm La Lucia No. 14634, Shelbourne Avenue. Maximum of 54 Dwelling Units shall be permitted.**

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HGT	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
All Other Districts*	7.5 m	3.0 m	25	4 000 m ²	2	40 %	0.4
Somerset Park & Sunningdale	2.0 m	2.0 m	25	4 000 m ²	3	50 %	0.45

ZONE: MEDIUM DENSITY RESIDENTIAL 2

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density of residential accommodation, ancillary uses which service the day to day needs of a residential community that is not detrimental to the residential amenity of this zone.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Rose quartz with 'MRD2' inserted

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> • Conservation Area • Dwelling House • Laundry • Multiple Unit Development* 	<ul style="list-style-type: none"> • Boarding House • Chalet Development • Mobile Home Park & Camping Ground • Private Open Space • Retirement Centre • Special Building • Telecommunications Infrastructure 	<table border="1"> <tr> <td> <ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Arts and Crafts Workshop • Betting Depot • Builder's Yard • Bus and Taxi Depot • Car Wash • Cemetery / Crematorium • Container Depot • Convention Centre • Correctional Facility • Crèche • Direct Access Service Centre • Display Area • Flat • Educational Establishment • Escort Agency • Flea Market • Fuelling and Service Station • Funeral Parlour • Garden Nursery • Government / Municipal • Health & Beauty Clinic • Health Studio • Hotel • Industry - Extractive • Industry – General • Industry – Light </td> <td> <ul style="list-style-type: none"> • Industry – Noxious • Institution • Landfill • Mortuary • Motor Garage • Motor Display Area • Motor Vehicle Test Centre • Motor Workshop • Museum • Nature Reserve • Night Club • Office • Office – Medical • Parkade • Pet Grooming Parlour • Place of Public Entertainment • Place of Public of Worship • Recycling Centre • Reform School • Refuse Disposal • Restaurant / Fast Food Outlet • Riding Stables • Scrap Yard • Shop • Student Residence • Transport Depot • Transport Use • Truck Stop • Veterinary Clinic • Warehouse • Zoological Garden </td> </tr> </table>	<ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Arts and Crafts Workshop • Betting Depot • Builder's Yard • Bus and Taxi Depot • Car Wash • Cemetery / Crematorium • Container Depot • Convention Centre • Correctional Facility • Crèche • Direct Access Service Centre • Display Area • Flat • Educational Establishment • Escort Agency • Flea Market • Fuelling and Service Station • Funeral Parlour • Garden Nursery • Government / Municipal • Health & Beauty Clinic • Health Studio • Hotel • Industry - Extractive • Industry – General • Industry – Light 	<ul style="list-style-type: none"> • Industry – Noxious • Institution • Landfill • Mortuary • Motor Garage • Motor Display Area • Motor Vehicle Test Centre • Motor Workshop • Museum • Nature Reserve • Night Club • Office • Office – Medical • Parkade • Pet Grooming Parlour • Place of Public Entertainment • Place of Public of Worship • Recycling Centre • Reform School • Refuse Disposal • Restaurant / Fast Food Outlet • Riding Stables • Scrap Yard • Shop • Student Residence • Transport Depot • Transport Use • Truck Stop • Veterinary Clinic • Warehouse • Zoological Garden
<ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Arts and Crafts Workshop • Betting Depot • Builder's Yard • Bus and Taxi Depot • Car Wash • Cemetery / Crematorium • Container Depot • Convention Centre • Correctional Facility • Crèche • Direct Access Service Centre • Display Area • Flat • Educational Establishment • Escort Agency • Flea Market • Fuelling and Service Station • Funeral Parlour • Garden Nursery • Government / Municipal • Health & Beauty Clinic • Health Studio • Hotel • Industry - Extractive • Industry – General • Industry – Light 	<ul style="list-style-type: none"> • Industry – Noxious • Institution • Landfill • Mortuary • Motor Garage • Motor Display Area • Motor Vehicle Test Centre • Motor Workshop • Museum • Nature Reserve • Night Club • Office • Office – Medical • Parkade • Pet Grooming Parlour • Place of Public Entertainment • Place of Public of Worship • Recycling Centre • Reform School • Refuse Disposal • Restaurant / Fast Food Outlet • Riding Stables • Scrap Yard • Shop • Student Residence • Transport Depot • Transport Use • Truck Stop • Veterinary Clinic • Warehouse • Zoological Garden 			

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. Density shall be limited to 20 Dwelling Units per hectare.
3. Redcliffe District: Erf 516 the following Development Parameters apply: Floor Area Ratio: 0.5, Coverage: 30 % and a maximum of 58 Dwelling Units shall be permitted.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	3.0 m	20*	4 000 m ²	2	40 %	0.35

ZONE: MEDIUM DENSITY RESIDENTIAL 3

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density of residential accommodation, ancillary uses which service the day to day needs of a residential community that is not detrimental to the residential amenity of this zone.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Rose quartz with 'MRD3' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **Density shall be limited to 15 Dwelling Units per hectare.**

La Lucia District:

3. **Development of Portion 64 of Lot La Lucia No. 14634 is to be in accordance with the Development Area Plan (referenced EV/DAP/9 June 2003).**
4. **The maximum number of Dwelling Units on Portion of Rem of Lot La Lucia No. 14634 shall be 100.**
5. **In respect of Portion of Rem of La Lucia No. 14634 and with the exception of Portions 1, 11, 40 and 41 as indicated on Plan TP 98-12-39 the minimum curtilage area shall be 850 m².**
6. **In the event of Portions 1, 11, 40 and or 41 being developed, the curtilage areas registered in freehold title, then the minimum curtilage area shall be 850 m².**

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUB DIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
All Other Districts*	7.5 m	3.0 m	15	4 000 m ²	2	40 %	0.35
La Lucia*	7.5 m	3.0 m	See Additional Controls*	4 000 m ²	3 / 7.6 metres above the highest natural ground level, whichever is the lesser	40 %	0.35

ZONE: MEDIUM DENSITY RESIDENTIAL 4

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density of residential accommodation, ancillary uses which service the day to day needs of a residential community that is not detrimental to the residential amenity of this zone.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Rose quartz with 'MRD4' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **Density shall be limited to 10 Dwelling Units per hectare.**

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUB DIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
All Other Districts*	7.5 m	3.0 m	10	4 000 m ²	2	40 %	0.35
La Lucia*	7.5 m	3.0 m	10	4 000 m ²	3 / 7.6 metres above the highest natural ground level, whichever is the lesser	40 %	0.35

ZONE: MEDIUM DENSITY RESIDENTIAL 5

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density of residential accommodation, ancillary uses which service the day to day needs of a residential community that is not detrimental to the residential amenity of this zone.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Rose quartz with 'MRD5' inserted

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> • Conservation Area • Dwelling House • Laundry • Multiple Unit Development 	<ul style="list-style-type: none"> • Boarding House • Chalet Development • Mobile Home Park & Camping Ground • Private Open Space • Retirement Centre • Special Building • Telecommunications Infrastructure 	<ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Arts and Crafts Workshop • Betting Depot • Builder's Yard • Bus and Taxi Depot • Car Wash • Cemetery / Crematorium • 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 • Government / Municipal • Health & Beauty Clinic • Health Studio • Hotel • Industry - Extractive • Industry – General • Industry – Light 	<ul style="list-style-type: none"> • Industry – Noxious • Institution • Landfill • Mortuary • Motor Garage • Motor Display Area • Motor Vehicle Test Centre • Motor Workshop • Museum • Nature Reserve • Night Club • Office • Office – Medical • Parkade • Pet Grooming Parlour • Place of Public Entertainment • Place of Public of Worship • Recycling Centre • Reform School • Refuse Disposal • Restaurant / Fast Food Outlet • Riding Stables • Scrap Yard • Shop • Student Residence • Transport Depot • Transport Use • Truck Stop • Veterinary Clinic • Warehouse • Zoological Garden

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **Density shall be limited to 10 Dwelling Units per hectare.**

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	3.0 m	10	4 000 m ²	3	45 %	0.35

ZONE: MEDIUM DENSITY RESIDENTIAL 6

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density of residential accommodation, ancillary uses which service the day to day needs of a residential community that is not detrimental to the residential amenity of this zone.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Rose quartz with 'MRD6' inserted

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> • Conservation Area • Dwelling House • Laundry • Multiple Unit Development* 	<ul style="list-style-type: none"> • Boarding House • Chalet Development • Mobile Home Park & Camping Ground • Private Open Space • Retirement Centre • Special Building • Telecommunications Infrastructure 	<ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Arts and Crafts Workshop • Betting Depot • Builder's Yard • Bus and Taxi Depot • Car Wash • Cemetery / Crematorium • 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 • Government / Municipal • Health & Beauty Clinic • Health Studio • Hotel • Industry - Extractive • Industry – General • Industry – Light 	<ul style="list-style-type: none"> • Industry – Noxious • Institution • Landfill • Mortuary • Motor Garage • Motor Display Area • Motor Vehicle Test Centre • Motor Workshop • Museum • Nature Reserve • Night Club • Office • Office – Medical • Parkade • Pet Grooming Parlour • Place of Public Entertainment • Place of Public of Worship • Recycling Centre • Reform School • Refuse Disposal • Restaurant / Fast Food Outlet • Riding Stables • Scrap Yard • Shop • Student Residence • Transport Depot • Transport Use • Truck Stop • Veterinary Clinic • Warehouse • Zoological Garden

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. Density shall be limited to **20 Dwelling Units per hectare.**

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUB DIVISION	HEIGHT	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
All Other Districts*	7.5 m	3.0 m	20	1 800 m ²	3	30 %	Not Applicable
Glen Anil*	7.5 m	3.0 m	20	1 800 m ²	2	30 %	Not Applicable

ZONE: MEDIUM DENSITY RESIDENTIAL 7

PAGE 1 OF 2

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density of residential accommodation, ancillary uses which service the day to day needs of a residential community that is not detrimental to the residential amenity of this zone.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Rose quartz with 'MRD7' inserted

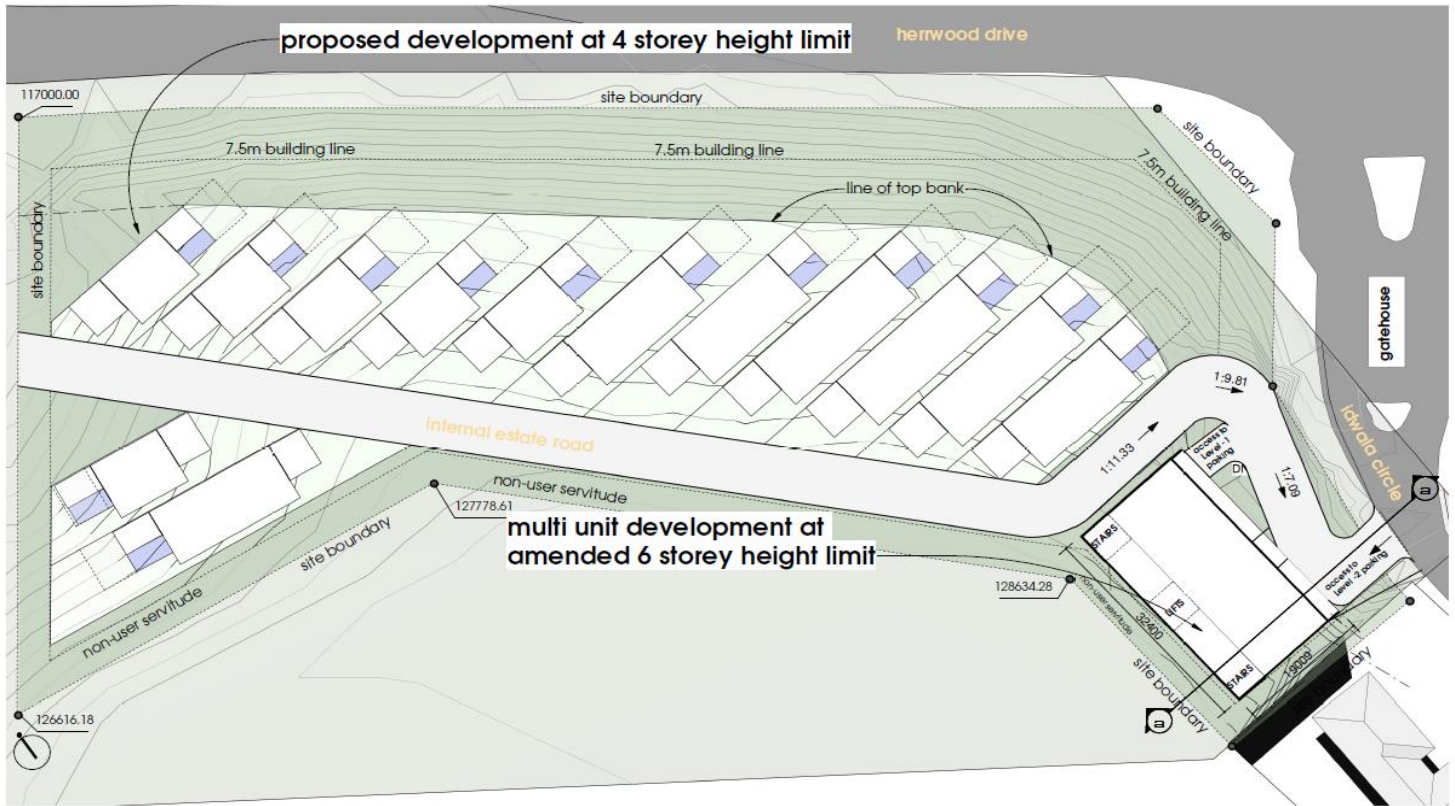
PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> • Conservation Area • Dwelling House • Laundry • Multiple Unit Development* 	<ul style="list-style-type: none"> • Boarding House • Chalet Development • Mobile Home Park & Camping Ground • Private Open Space • Retirement Centre • Special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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **Density shall be limited to 50 Dwelling Units per hectare.**
3. **Portion 3 (of 2) of Erf 3434 Umhlanga Rocks- "The permissible height shall be capped at 149.370 metres above mean sea level (roof apex) (Block A) to a maximum of 6 storeys in accordance with plan 17031SK-100-05."**

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. Density shall be limited to 50 Dwelling Units per hectare.
3. Portion 3 (of 2) of Erf 3434 Umhlanga Rocks- "The permissible Height shall be capped at 149.370 metres above mean sea level (roof apex) (Block A) to a maximum of 6 storeys in accordance with plan 17031SK-100-05" shown below.



site development plan

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proposed residential development | silver ridge holdings | izinga ridge

17031 sk-100-02 d 1:500 zrn 10.03.2023 0 10 20 30 40 50m

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DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	3.0 m	50	4 000 m ²	4	40 %	1.0
				See Additional Controls		

ZONE: MIXED USE

SCHEME INTENTION: The purpose of this zone will be to accommodate a wide range of recreational, entertainment, tourist, residential, shopping and business or commercially related activities, in such a way that the uses contribute towards the creation of a dynamic, harmonious and well balanced Zone of the highest aesthetic, landscaping and urban design quality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Red cross-hatch with Pink background

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality. Open areas not required for parking and traffic circulation shall be landscaped.
2. A Dwelling House for a Manager or Caretaker may be provided to a maximum of 100 m² in extent.
3. An increase in Height to 8 storeys by Special Consent.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	2.0 m	Not Applicable	2 000 m ²	5*	80 %	4.0

ZONE: MIXED USE 1

SCHEME INTENTION: The purpose of this zone will be to accommodate a wide range of recreational, entertainment, tourist, residential, shopping and business or commercially related activities, in such a way that the uses contribute towards the creation of a dynamic, harmonious and well balanced Zone of the highest aesthetic, landscaping and urban design quality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Red vertical lines with Pink background

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality. Open areas not required for parking and traffic circulation shall be landscaped.
2. **A Dwelling House for a Manager or Caretaker may be provided to a maximum of 100 m² in extent.**
3. **Verulam District:**
 - Remainder of Erf 554 is limited to a First Phase for a Fueling and Service Station and Convenience Store with a maximum floor area of 2 135 m² (10kl effluent flow).
 - Any further development on the of Remainder of Erf 554 beyond the First Phase will would require a Site Conceptual / Precinct Plan to be submitted to the Head of Development Planning, Environmental Planning and Climate Protection Management for an approval.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	4.5 m	Not Applicable	1 Hectare	5	70 %	1.1

NATURE RESERVE

PAGE 1 OF 2

SCHEME INTENTION:

To protect and conserve land, dedicated to the conservation and management of natural areas of land and/or water for the ecosystem goods and services that the areas provide and the biodiversity which they support, where the land is proclaimed, or where there is an intention to proclaim, as a Nature Reserve in terms of the relevant national environmental legislation. To consider the inclusion of land uses which are beneficial to the Nature Reserve and are in compliance with the approved Management Plan for each Nature Reserve.

The provisions of this land use zone do not detract from the provisions and requirements of any Management Plan associated to land zoned as a Nature Reserve. Reason: to ensure recognition of the restrictions and obligations of any Management Authority to fulfil its obligations in terms of environmental legislation.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Green

PRIMARY	SPECIAL CONSENT	PRECLUDED
Land uses which are directly aligned with the Management Plan specifically related to the Nature Reserve.*	Unless provided for in the Management Plan, land uses which complement the purpose of the Nature Reserve which may include residential, commercial, and educational.**	Uses not included as Primary and Special Consent

ADDITIONAL CONTROLS

Primary Land Uses: These are land uses included in the Management Plan which are deemed compatible with the intention of the Nature Reserve. They will enhance the environmental, economic and social purpose of the Nature Reserve. All Primary Land Uses are subject to alignment with the Zonation of the Management Plan and to the approval of the Municipality.

For the purposes of this Land Use Zone:

'Zonation' means a map and associated controls forming part of a Management Plan, indicating areas within a protected area, the use to which the land may be put, whether by indicating the natural occurrence of vegetation or areas of human disturbance accommodating appropriate and uses.'

"Management Plan" means a document required in terms of the National Environmental Management: Protected Areas Act of 2003 which describes the methods of environmental management of a protected area.

For the purposes of this Land Use Zone, residential, commercial and educational are defined as follows:

- **"Residential"** means a residential use conforming to the land use scheme definition of chalet development, dwelling house, multiple unit development and mobile home park and camping ground (excluding a mobile home park), which is specifically for ecotourism purposes; provided that in the case of a dwelling house, such use may be for the purposes of housing a Reserve Manager or caretaker on-site.
- **"Commercial"** means a shop and a restaurant which is specifically for ecotourism purposes and enhances the economic viability of the Nature Reserve as may be determined by the Management Plan zonation provisions.
- **"Educational"** means premises used as a place of instruction for the education of the public on matters relating to the environment or the Nature Reserve as may be determined by the Management Plan zonation provisions.

For the purposes of this Land Use Zone, Space About Buildings means that space free of all buildings or structures between the outer wall of such buildings or structures, and an area designated on the zonation map as being a natural zone. The positioning of all buildings and structures within the Nature Reserve shall be to the satisfaction of the Head: Development Planning, Environment and Management in consultation with the Deputy Head: Environmental Planning and Climate Protection and the Deputy Head: Parks, Recreation and Culture.

Within a Nature Reserve Zone, activities, structures or trails may be permitted where these are provided for in the zonation and/or the operational management forming part of the Management Plan, and provided further, where the prior written authorization from the Municipality in consultation with the Deputy Head: Environmental Planning and Climate Protection, has been obtained.

In the case of a Nature Reserve in the ownership of the eThekweni Municipality, a Memorandum of Understanding, outlining the management of the Nature Reserve and the method of exchange of scientific information necessary for the preparation of the annual State of Biodiversity Report, shall be entered into between the Deputy Head: Environmental Planning and Climate Protection and the Deputy Head: Parks, Recreation and Culture.

NATURE RESERVE

PAGE 2 OF 2

For the purposes of this Use Zone, and in particular to align with the interpretation of terms contained within the Management Plans for Nature Reserves, the following definitions shall apply:

“Ecotourism” means an interactive, participatory and enlightening travel and visitation experience to environments, both natural and cultural, that ensures the sustainable use, at an appropriate level, of environmental resources and, while producing viable economic opportunities for the tourism industry and host/local communities, makes the use of these resources through sound environmental management beneficial to all tourism role players.

“Nature-based Recreation and Tourism” means recreation and tourism that is based on the natural attractions of the area, e.g. bird watching, hiking, trail running, and photography, which does not conflict with the primary land use viz. nature conservation. This activity may contribute to the conservation of the environment and improve the well-being of the local community.

“Nature Reserve” means premises declared to supplement the system of national parks in South Africa; protect areas with significant natural features, species, habits or biotic communities; protect a particular site of scientific, cultural, historic, or archaeological interest; provide for its long-term protection and the maintenance of its biodiversity; provide for a sustainable flow of natural products and services to meet community needs; enable a variety of traditional consumptive uses; or, provide for nature-based recreation and tourism opportunities.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		MINIMUM SUBDIVISION	DWELLING UNITS PER HECTARE	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE AND REAR SPACE					
Refer to Additional Controls		Not Applicable	To be determined in consultation with the Deputy Head: Environmental Planning and Climate Protection			

ZONE: OFFICE PARK 1

SCHEME INTENTION: To provide, preserve, use land or buildings for Offices and ancillary uses.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Blue with 'OP1' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. A minimum of 25 % of the site is to be set aside, landscaped and maintained as a garden area which must be kept free from parking areas, hardened surfaces and driveways to the satisfaction of the Municipality.
3. **A Dwelling House may be permitted for a manager, caretaker or security personnel.**
4. **A Shop is restricted to the sale of goods directly related to the use on-site, not exceeding 100 m² in extent.**
5. **All Other Districts: La Lucia: Portion 87 (of 61) La Lucia shall have a Height of 2 storeys and Floor Area and Coverage of 0.4 and 40% respectively.**

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
All Other Districts*	7.5 m	5.0 m	Not Applicable	To the discretion of the Municipality	2	40 %	0.3
Glen Anil	7.5 m	5.0 m	Not Applicable	1 800 m ²	2	60 %	0.6

ZONE: OFFICE PARK 2

SCHEME INTENTION: To provide, preserve, use land or buildings for Offices and ancillary uses.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Blue with 'OP2' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. A minimum of 25 % of the site is to be set aside, landscaped and maintained as a garden area which must be kept free from parking areas, hardened surfaces and driveways to the satisfaction of the Municipality.
3. **A Dwelling House may be permitted for a manager, caretaker or security personnel.**
4. **A Shop is restricted to the sale of goods directly related to the use on-site, not exceeding 100 m² in extent.**

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	5.0 m	Not Applicable	To the discretion of the Municipality	3	50 %	0.5

ZONE: OFFICE PARK 3

SCHEME INTENTION: To provide, preserve, use land or buildings for Offices and ancillary uses.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Blue with 'OP3' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. A minimum of 25 % of the site is to be set aside, landscaped and maintained as a garden area which must be kept free from parking areas, hardened surfaces and driveways to the satisfaction of the Municipality.
3. **A Dwelling House may be permitted for a manager, caretaker or security personnel.**
4. **A Shop is restricted to the sale of goods directly related to the use on-site, not exceeding 100 m² in extent.**

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	5.0 m	Not Applicable	To the discretion of the Municipality	3	15 %	0.3

ZONE: OFFICE PARK 4

SCHEME INTENTION: To provide, preserve, use land or buildings for Offices and ancillary uses.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Blue with 'OP4' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. A minimum of 25 % of the site is to be set aside, landscaped and maintained as a garden area which must be kept free from parking areas, hardened surfaces and driveways to the satisfaction of the Municipality.
3. **A Dwelling House may be permitted for a manager, caretaker or security personnel.**
4. **A Shop is restricted to the sale of goods directly related to the use on-site, not exceeding 100 m² in extent.**

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	5.0 m	Not Applicable	To the discretion of the Municipality	2	30 %	0.45

ZONE: OFFICE PARK 5

SCHEME INTENTION: To provide, preserve, use land or buildings for Offices and ancillary uses.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Blue with 'OP5' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. A minimum of 25 % of the site is to be set aside, landscaped and maintained as a garden area which must be kept free from parking areas, hardened surfaces and driveways to the satisfaction of the Municipality.
3. **A Dwelling House may be permitted for a manager, caretaker or security personnel.**
4. **A Shop is restricted to the sale of goods directly related to the use on-site, not exceeding 100 m² in extent.**
5. **All Other Districts: Side and Rear Spaces are 5.0 metres plus 1.0 metre for every storey in excess of 3 storeys.**

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HGT	COVERAGE	FAR
	BUILDING LINE	SIDE & REAR SPACE					
Umhlanga	7.5 m & 15 m off Umhlanga Rocks Drive	7.5 m	Not Applicable	To the discretion of the Municipality	4	50 %	0.75
All Other Districts*	7.5 m	5.0 m	Not Applicable	To the discretion of the Municipality	4	50 %	0.5

ZONE: OFFICE PARK 6

SCHEME INTENTION: To provide, preserve, use land or buildings for Offices and ancillary uses.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Blue with 'OP6' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. A minimum of 25 % of the site is to be set aside, landscaped and maintained as a garden area which must be kept free from parking areas, hardened surfaces and driveways to the satisfaction of the Municipality.
3. **A Dwelling House may be permitted for a manager, caretaker or security personnel.**
4. **A Shop is restricted to the sale of goods directly related to the use on-site, not exceeding 100 m² in extent.**
5. **Side and Rear Spaces are 5.0 metres plus 1.0 metre for every storey in excess of 3 storeys.**

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	5.0 m but see additional controls	Not Applicable	To the discretion of the Municipality	6	50 %	0.55

ZONE: OFFICE PARK 7

SCHEME INTENTION: To provide, preserve, use land or buildings for Offices and ancillary uses.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Blue with 'OP7' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. A minimum of 25 % of the site is to be set aside, landscaped and maintained as a garden area which must be kept free from parking areas, hardened surfaces and driveways to the satisfaction of the Municipality.
3. **A Dwelling House may be permitted for a manager, caretaker or security personnel.**
4. **A Shop is restricted to the sale of goods directly related to the use on-site, not exceeding 100 m² in extent.**

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	7.5 m	Not Applicable	To the discretion of the Municipality	6	30 %	0.8

ZONE: OFFICE PARK 8

SCHEME INTENTION: To provide, preserve, use land or buildings for Offices and ancillary uses.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Blue with 'OP8' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. A minimum of 25 % of the site is to be set aside, landscaped and maintained as a garden area which must be kept free from parking areas, hardened surfaces and driveways to the satisfaction of the Municipality.
3. **A Dwelling House may be permitted for a manager, caretaker or security personnel.**
4. **A Shop is restricted to the sale of goods directly related to the use on-site, not exceeding 100 m² in extent.**
5. **Coverage: 20% for buildings provided that a parking basement, substantially below ground level, may cover 45% of the erf concerned.**

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m and 15m for properties adjacent to MR 94	5.0 m	Not Applicable	To the discretion of the Municipality	2	20 %*	0.3

ZONE: PRIVATE OPEN SPACE

SCHEME INTENTION: To provide, preserve, use land or buildings for provision of active and passive recreational areas on privately owned land.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Dark Green border with Light Green background

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> • Conservation Area • Dwelling House • Nature Reserve • Private Open Space 	<ul style="list-style-type: none"> • Agricultural Land • Garden Nursery • Health Studio • Place of Public Entertainment • Riding Stables • Special Building • Telecommunications Infrastructure • Zoological Garden 	<ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Agricultural Activity • Airport • Arts and Crafts Workshop • Betting Depot • Boarding House • Builder's Yard • Bus and Taxi Depot • 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 • Government / Municipal • Health & Beauty Clinic • Hotel • Industry - Extractive • Industry – General • Industry – Light • Industry – Noxious 	<ul style="list-style-type: none"> • Institution • Landfill • Laundry • Mobile Home Park & Camping Ground • Mortuary • Motor Garage • Motor Display Area • Motor Vehicle Test Centre • Motor Workshop • Multiple Unit Development • Museum • Night Club • Office • Office – Medical • Parkade • Pet Grooming Parlour • Place of Public of Worship • Recycling Centre • Reform School • Refuse Disposal • Restaurant / Fast Food Outlet • Retirement Centre • Scrap Yard • Shop • Student Residence • Transport Depot • Transport Use • Truck Stop • Veterinary Clinic • Warehouse

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	2.0 m	Not Applicable	To the discretion n of the Municipality	2	15%	0.15

ZONE: PUBLIC HOUSING 1

SCHEME INTENTION: To provide, preserve, use land or buildings for development of human settlements initiated by the Municipality, Provincial and National Government. The zone aims to create sustainable human settlements and promote resilient and liveable communities. Promote socio-economic development opportunities and ensure the protection of the natural environment. This Zone shall only apply to State Housing developments.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Yellow background (solar yellow) and black pattern (cherty limestone)

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

ADDITIONAL CONTROLS

1. The maximum Coverage maybe increased by not more than 10% solely for the purpose of providing covered parking.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS			DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE SPACE	REAR SPACE					
1.0 m	Not Applicable	1.0 m	Not Applicable	To the satisfaction of the municipality	2	75 %	1.5

ZONE: PUBLIC HOUSING 2

SCHEME INTENTION: To provide, preserve, use land or buildings for developments initiated by the Municipality or by Provincial and National Government. The zone aims to encourage higher densities, thereby creating sustainable human settlements and promote resilient and liveable communities. Promote socio-economic development opportunities and ensure the protection of the natural environment. This Zone shall only apply to Public Sector Housing developments.

MAP REFERENCE: NS / 05 /2012

COLOUR NOTATION: Brown background (light sienna) and black pattern (cherty limestone)

PRIMARY	SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> • Conservation Area • Dwelling House • Flat • Multiple Unit Development 	<ul style="list-style-type: none"> • Boarding House • Crèche • Educational Establishment • Health Studio • Institution • Laundry • Private Open Space • Restaurant / Fast Food Outlet* • Shop* • Special Building • Student Residence • Telecommunication Infrastructure 	<ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Arts and Crafts Workshop • Betting Depot • Builder's Yard • Bus and Taxi Depot • Car Wash • Cemetery / Crematorium • Chalet Development • Container Depot • Convention Centre • Correctional Facility • Direct Access Service Centre • Display Area • Escort Agency • Flea Market • Fuelling and Service Station • Funeral Parlour • Garden Nursery • Government / Municipal • Health & Beauty Clinic • Hotel • Industry - Extractive • Industry – General • Industry – Light • Industry – Noxious

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **Restaurant / Fast Food Outlet permitted on the ground floor in a Flat only by Special Consent.**
3. **Shop permitted on the ground floor in a Flat only by Special Consent.**
4. The maximum Coverage maybe increased by not more than 10% solely for the purpose of providing covered parking.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS			DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE SPACE	REAR SPACE					
5.0 m	3.0 m	3.0 m	Not Applicable	To the satisfaction of the Municipality	6	60 %	Not Applicable

ZONE: RESEARCH STATION

SCHEME INTENTION: To provide, preserve, use land or buildings for agricultural research.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Orange horizontal lines

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. No subdivision shall be permitted except Portion 2 of Erf 17 to accommodate the SASEX building only.
3. An Office is permitted on Portion 2 of Erf 17 (SASEX Building) either ancillary to the Agricultural use or for general office use

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
Mount Edgecombe	7.5 m	2.0 m	Not Applicable	To the discretion of the Municipality	2	12.5%	0.125

ZONE: RESIDENTIAL 1

SCHEME INTENTION: To provide, preserve, use land or buildings for residential uses.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Red horizontal lines with Yellow background

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **A Crèche is permitted by Special Consent from a Dwelling House only.**
3. **Where an erf developed for Multiple Unit Development density shall be limited to 30 Dwelling Units per hectare.**
4. For purposes of this zone a Maisonette is permitted. For purposes of this zone a Maisonette: means a building consisting of 2 Dwelling Units with separate entrances

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	3.0 m	30*	670 m ²	2	35 %	0.35

ZONE: RESIDENTIAL

SCHEME INTENTION: To provide, preserve, use land or buildings for residential uses.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Dark Yellow and Light Brown cross-hatch

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. A Crèche is permitted by Special Consent from a Dwelling House only.
3. Where an erf developed for Multiple Unit Development density shall be limited to 30 Dwelling Units per hectare.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	3.0 m	30*	670 m ²	2	60 %	Not Applicable

ZONE: RESIDENTIAL HIGH DENSITY

SCHEME INTENTION: This zone is designed to allow for the development of a variety of housing typologies to co-exist. It is a zone meant to promote and subscribe to the Municipality's densification strategy. The zone should ideally be located to support the Integrated Rapid Transport Network.

MAP REFERENCE: NS / 05 /2012

COLOUR NOTATION: Yellow and brown cross-hatch

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

ADDITIONAL CONTROLS

1. A Site Development Plan shall be submitted for the overall development. Such will be circulated to the various service providers within and external of the Municipality for comment. This will then determine the ultimate development potential and layout.
2. Any deviations will require a fresh Site Development Plan submission for the Municipality's consideration.
3. *Non-residential uses shall not exceed 20 % of the residential Floor Area of the development on site.*
4. The urban form will be largely dictated by the surrounding urban form of the surrounding formal zones that may vary in density and form.
5. Social facilities shall be provided in accordance with the National Housing Code, 2009, together with the Municipality's own Space Planner.
6. Density: (a) 100 Dwelling Units per hectare for residential use and 150 Dwelling Units per hectare for a Retirement Centre.

(b) Izinga Portion 1 and 2 of Erf 3458 Umhlanga Rocks shall be limited to 35 Dwelling Units per hectare.
7. A Formal Management Body which shall be responsible for the overall management of the development and operation of the site shall be established by the Primary Developer of the site.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	3.0 m	See Additional controls	Not Applicable	See Additional Controls	50 %	1.3 but See Additional Controls

ZONE: RESIDENTIAL SMALL HOLDING

SCHEME INTENTION: To provide, preserve, use land or buildings for Agricultural productivity, residential small holding and uses ancillary to agricultural activity are permitted at the discretion of the Municipality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Light Green

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

ADDITIONAL CONTROLS

1. All landscaping shall to the discretion of the Municipality.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	2.0 m	Not Applicable	One Hectare	2	12.5%	0.125

ZONE: RETIREMENT CENTRE

SCHEME INTENTION: To provide, preserve, use land or buildings for a Multiple Unit Development used for the accommodation or settlement substantially of persons upon their retirement, and which facilities shall be provided for a frail care centre and place of communal activity. The centre may include office buildings, medical consulting rooms, launderette, shops and restaurants, which in each case shall be restricted as required by the Municipality, and be for the sole use of occupants and guests

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Dark Brown border with Brown background with 'RC' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.

DEVELOPMENT PARAMETERS

DISTRICTS	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
Somerset Park & Sunningdale	7.5 m	3.0 m	25	2 Hectares	2	35 %	0.4
All Other Districts	7.5 m	3.0 m	15	2 Hectares	2	30 %	0.27

ZONE: RURAL RESIDENTIAL

SCHEME INTENTION: To provide, preserve, use land or buildings for residential areas with a predominantly rural character and generally but not limited to being outside the urban edge providing for activities that are in keeping with the rural character of the area.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Green and Yellow lines

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	2.0 m	Not Applicable	2 Hectares	2	12.5 %	0.125

ZONE: SERVICE INDUSTRY

SCHEME INTENTION: To provide, preserve, use land or buildings for Low Impact mix of industrial activities and services and can be an interface to high impact industrial areas or as independent entities.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Purple horizontal strips

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **A Dwelling House and Flat are permitted for the exclusive use of the owner, manager, foreman or security personal. A Dwelling House shall have a Floor Area Ratio of 0.4 a Coverage of 40% and Height of 2 storeys respectively.**

DEVELOPMENT PARAMETERS

DISTRICTS	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
Glen Anil	7.5 m	2.0 m	Not Applicable	900 m ²	3	60 %	0.6
All Other Districts	7.5 m	2.0 m	Not Applicable	900 m ²	2	60 %	0.6

ZONE: SPECIAL RESIDENTIAL 180

SCHEME INTENTION: To provide, preserve, use land or buildings for single residential use in a form of a dwelling house and ancillary uses. Protection of the quality and character of residential neighborhood and the well-being of its residents. Limiting multiple uses of buildings to minimize adverse impact on the residential environment. Business that complies with residential amenity such as Short-Term Accommodation Establishment and Home Business at the discretion of the Municipality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Yellow

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

ADDITIONAL CONTROLS

1. **Boarding House:** The building shall conform to the appearance and definition of a Dwelling House and is limited to a maximum of 10 boarders.
2. Flat and Multiple Unit Development: the number of Dwelling Units to be calculated as per clause 4.1.2

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
1.0 m	1.0 m	See Additional Controls	180 m ²	2	75 %	1.5

ZONE: SPECIAL RESIDENTIAL 250

SCHEME INTENTION: To provide, preserve, use land or buildings for single residential use in a form of a dwelling house and ancillary uses. Protection of the quality and character of residential neighborhood and the well-being of its residents. Limiting multiple uses of buildings to minimize adverse impact on the residential environment. Business that comply with residential amenity such as Short Term Accommodation Establishment and Home Business at the discretion of the Municipality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Citroen Yellow

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

ADDITIONAL CONTROLS

1. On Erven 250 m² or less in extent Coverage and Floor Area Ratio is 60 % and 0.6 respectively and for erven greater than 250 m² Coverage and Floor Area Ratio is 50 % and 0.5 respectively.
2. **Boarding House:** The building shall conform to the appearance and definition of a Dwelling House and is limited to a maximum of 10 boarders.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
2.0 m	1.5 m	Not Applicable	250 m ²	2	50 %	0.5
			See Additional Controls		See Additional Controls	

ZONE: SPECIAL RESIDENTIAL 350

SCHEME INTENTION: To provide, preserve, use land or buildings for single residential use in a form of a dwelling house and ancillary uses. Protection of the quality and character of residential neighborhood and the well-being of its residents. Limiting multiple uses of buildings to minimize adverse impact on the residential environment. Business that comply with residential amenity such as Short Term Accommodation Establishment and Home Business at the discretion of the Municipality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Dark Yellow

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

ADDITIONAL CONTROLS

1. Not Applicable.
2. **Boarding House:** The building shall conform to the appearance and definition of a Dwelling House and is limited to a maximum of 10 boarders.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
5.0 m	2.0 m	Not Applicable	350 m ²	2	40 %	0.6

ZONE: SPECIAL RESIDENTIAL 450

SCHEME INTENTION: To provide, preserve, use land or buildings for single residential use in a form of a dwelling house and ancillary uses. Protection of the quality and character of residential neighborhood and the well-being of its residents. Limiting multiple uses of buildings to minimize adverse impact on the residential environment. Business that comply with residential amenity such as Short Term Accommodation Establishment and Home Business at the discretion of the Municipality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Light Brown cross-hatch with Yellow background

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

ADDITIONAL CONTROLS

1. Not Applicable

2. **Boarding House:** The building shall conform to the appearance and definition of a Dwelling House and is limited to a maximum of 10 boarders.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	2.0 m	Not Applicable	450 m ²	2	50 %	0.75

ZONE: SPECIAL RESIDENTIAL 650

SCHEME INTENTION: To provide, preserve, use land or buildings for single residential use in a form of a dwelling house and ancillary uses. Protection of the quality and character of residential neighborhood and the well-being of its residents. Limiting multiple uses of buildings to minimize adverse impact on the residential environment. Business that comply with residential amenity such as Short Term Accommodation Establishment and Home Business at the discretion of the Municipality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Yellow

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

ADDITIONAL CONTROLS

1. **Somerset Park and Sunningdale District:** where any side and rear space is provided for in this Scheme no buildings shall be erected within such space and no portion of buildings shall be erected nearer to the erf side and rear boundary than the distance equal to one half of the Height of that portion of the building above natural ground level opposite the said portion of the building.
2. **On Erven 250 m² or less in extent the Coverage and Floor Area Ratio is 60 % and 0.6 respectively and for erven greater than 250 m² up to 650 m² the Coverage and Floor Area Ratio is 50 % and 0.5 respectively, with a Building Line of 4.5 m, Side and Rear Space of 2.0m**
3. **Boarding House:** The building shall conform to the appearance and definition of a Dwelling House and is limited to a maximum of 10 boarders.

DEVELOPMENT PARAMETERS

DISTRICT*	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MIN SUB DIVISION	HEIGHT IN STOREYS*	COVERAGE	FAR
	BUILDING LINE	SIDE & REAR SPACE					
All Other Districts	7.5 m	2.0 m	Not Applicable	650 m ²	2	30 %	0.3
Somerset Park & Sunningdale*	2.0 m	2.0 m	Not Applicable	650 m ²	3 / 7.6 m above the highest natural ground level whichever is the lesser	35 %	0.35
Umhlanga	4.5 m	2.0 m	Not Applicable	650 m ²	2	35 %	0.35
Verulam	7.5 m	2.0 m	Not Applicable	650 m ²	2	40 %	0.4
Tongaat	7.5 m	2.0 m	Not Applicable	650 m ²	2	40 %	0.6

ZONE: SPECIAL RESIDENTIAL 900

SCHEME INTENTION: To provide, preserve, use land or buildings for single residential use in a form of a dwelling house and ancillary uses. Protection of the quality and character of residential neighborhood and the well-being of its residents. Limiting multiple uses of buildings to minimize adverse impact on the residential environment. Business that comply with residential amenity such as Short Term Accommodation Establishment and Home Business at the discretion of the Municipality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black cross-hatch with Yellow background

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

ADDITIONAL CONTROLS

1. **Not Applicable**
2. **Boarding House:** The building shall conform to the appearance and definition of a Dwelling House and is limited to a maximum of 10 boarders.

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
Umhlanga	7.5 m	2.0 m	Not Applicable	900 m ²	2	40 %	0.35
All Other Districts	7.5 m	2.0 m	Not Applicable	900 m ²	2	30 %	0.3

ZONE: SPECIAL RESIDENTIAL 1 000

SCHEME INTENTION: To provide, preserve, use land or buildings for single residential use in a form of a dwelling house and ancillary uses. Protection of the quality and character of residential neighborhood and the well-being of its residents. Limiting multiple uses of buildings to minimize adverse impact on the residential environment. Business that comply with residential amenity such as Short Term Accommodation Establishment and Home Business at the discretion of the Municipality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Blue horizontal lines with Dark Yellow background

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

ADDITIONAL CONTROLS

1. **La Lucia District:** For purposes of this zone a **Maisonette:** means building consisting of 2 Dwelling Units with separate entrances. One maisonette may be erected on even 463 to 477 Oakleigh Avenue.
2. **All Other Districts: Umdloti District:** the side and rear spaces shall be 2.75 meters.
3. **Boarding House:** The building shall conform to the appearance and definition of a Dwelling House and is limited to a maximum of 10 boarders.

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		UNITS PER HECTARE	MINIMUM SUB DIVISION	HEIGHT IN STOREYS*	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
Umhlanga & La Lucia*	7.5 m	3.0 m	Not Applicable	1 000 m ²	3 / 7.6 metres above the highest natural ground level, whichever is the lesser	33.3 %	0.35
All Other Districts*	7.5 m	3.0 m	Not Applicable	1 000 m ²	2	25 %	0.30

ZONE: SPECIAL RESIDENTIAL 1250

SCHEME INTENTION: To provide, preserve, use land or buildings for single residential use in a form of a dwelling house and ancillary uses. Protection of the quality and character of residential neighborhood and the well-being of its residents. Limiting multiple uses of buildings to minimize adverse impact on the residential environment. Business that comply with residential amenity such as Short Term Accommodation Establishment and Home Business at the discretion of the Municipality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Light Brown vertical lines with Yellow background

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

ADDITIONAL CONTROLS

1. **La Lucia District:** For purposes of this zone a **Maisonette:** means building consisting of 2 Dwelling Units with separate entrances. One maisonette may be erected on the following:

1.1 erven 2421 to 2430 Churchill Avenue, Zietsman and Addison Close,

1.2 erven 2391 to 2393 Churchill Avenue,

1.3 and erven 2418 to 2420 Falbaire Avenue.

2. **Boarding House:** The building shall conform to the appearance and definition of a Dwelling House and is limited to a maximum of 10 boarders.

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MIN SUB DIVISION	HEIGHT IN STOREYS*	COVERAGE	FAR
	BUILDING LINE	SIDE & REAR SPACE					
Umhlanga & La Lucia*	7.5 m	3.0 m	Not Applicable	1250 m ²	3 / 7.6 metres above the highest natural ground level, whichever is the lesser	33.3 %	0.35
All Other Districts	7.5 m	3.0 m	Not Applicable	1250 m ²	2	30 %	0.3

ZONE: SPECIAL ZONE 1

SCHEME INTENTION: To provide, preserve, use land or buildings for a Hotel inclusive of ancillary uses.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black cross-hatch with 'SZ 1' inserted

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

ADDITIONAL CONTROLS

1. The Hotel shall be limited to a maximum of 198 rooms and each room shall not exceed 30m² including ablution facilities.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	4.5 m	Not Applicable	To the discretion of the Municipality	2	30 %	0.5

SPECIAL ZONE 2: KINDLEWOOD ESTATE

PAGE 1 OF 2

SCHEME INTENTION: To provide, preserve, use land or buildings for a range of residential accommodation. Protection of the quality and character of residential neighborhood and the well-being of its residents. Limiting multiple and commercial uses of buildings to minimize adverse impact on the residential environment.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black cross-hatch

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **An Office is permitted but restricted to the running of the Estate.**
3. **All development including new building/s and alterations to any existing building, within Special Zone 2: Kindlewood must be in accordance with the requirements of the relevant Property Owners Association and the Municipality.**
4. **No building work may commence on any Erf without the endorsement of the relevant Property Owners Association and the approval of the Municipality.**
5. For purposes of this zone a Maisonette: means a building consisting of 2 Dwelling Units with separate entrances.
6. An existing Precinct Plan or Plans may be amended as provided for in terms of Section 1: Clause 1.27

SPECIAL ZONE 2: KINDLEWOOD ESTATE

PAGE 2 OF 2

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		USE	DWELLING UNITS PER HECTARE	PARKING	HGT	COVERAGE	FAR
BUILDING LINE	SIDE & REAR SPACE						
Major Road: Mount Edgcombe Drive = 7.5 m and Minor Roads within the Kindlewood Estate: Front = 5.0 m Side & Rear = 3.0 m and N 2 = 10 m		Multiple Unit Development	As per Precinct Plan	2 bays per Dwelling Unit	2	35 %	0.35
		Single Residential	Dwelling House	2 bays per Dwelling House	2	35 %	0.35
		Maisonette	2 Dwelling Units	2 per Dwelling Unit	2	35 %	0.35
		Community Site	Not Applicable	To the discretion of the Management Association & Municipality	2	50 %	0.5
		Private Open Space	Not Applicable	Not Applicable	1	15 %	0.15
		Retirement Centre	As per Precinct Plan	1 bay for every 1 or 2 bedroom Dwelling Unit, 1.5 bays for every 3 bedroom Dwelling Unit and 0.5 bays per Dwelling Unit for visitors 1 bay for every 5 bedrooms in the frail care assisted living facility. 2 bays per 100 m ² of office area	2	35 %	0.35

SPECIAL ZONE 3: ILALA RIDGE

PAGE 1 OF 2

SCHEME INTENTION: To provide, preserve, use land or buildings that accommodate a wide range of housing options and a localized business node in a harmonious zone of the highest aesthetic, landscaping and urban density quality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black cross-hatch with 'SZ 3' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. Agricultural Land: shall be limited to land and buildings in association with a garden nursery and associated Tea Garden.
3. Flats:
 - 4 Storeys ** plus an additional loft room that is located solely within the roof ** (or as indicated in the Precinct Plan provided that it is no greater than this maximum and provided further that 4 Storeys shall only be permitted within the areas identified as High Density on the Development Framework Plan)
 - ** for the purposes of this zone, a Storey shall be maximum of 3.0 metres in height with the roof a maximum of 5.0 metres in height measured from the bottom of the fascia to the highest ridge point with the maximum pitch determined in the Precinct Plan.
4. Height shall be measured from either the highest point of the natural ground level on a site or from the level of Umhlanga Rocks Drive. The desired determinant shall be indicated on the Precinct Plans.
5. The General Purpose of the Zone shall be to accommodate a wide range of housing options and a localized business node in a harmonious zone of the highest aesthetic, landscaping and urban density quality.
6. Development shall be substantially in accordance with Development Framework Plan No. 2128/FP which shall be divided into a number of Precincts.
7. The Development Framework may be amended in a manner deemed suitable by the Municipality.

SPECIAL ZONE 3: ILALA RIDGE

PAGE 2 OF 2

8. Each Precinct shall have a Precinct Plan prepared for it and all development shall occur in strict accordance with the relevant Precinct Plan.
9. A Precinct Plan shall be comprised of one or more Erven and shall include, at least, site specific details on each of the following.
 - 10.1 Land Use, F.A.R. controls which may include a minimum level of development, Coverage controls which may include a minimum level of development, Height controls – which may vary on a site and which may include a minimum level of development, Maximum roof pitch, Preferred access points, Density intentions which may include a minimum level of development and may vary on an Erf, Building Lines and Side and Rear Space, Landscaping principles, Additional, site particular, architectural, urban design or planning controls.
11. Policy on areas demarcated as ‘Sensitive Development Areas’ as indicated on the Development Framework. The Precinct Plans shall be approved by the Municipality prior to any development occurring on any Erf.
12. An existing Precinct Plan may be amended with the approval of the Design Review Panel and the Municipality as provided for in terms of Section 1: Clause 1.27
13. Minimum Erf Area 1000m².
14. Building line, side and rear space provisions to be detailed on the Precinct Plans.
15. Open areas not required for parking and circulation shall be landscaped in accordance with the details in the Landscaping Plan.
16. Where provided for in a Precinct Plan, a loft room shall be permitted. Such loft room must be primarily within the roof and shall not be in excess of 50% of the total area of the roof.
17. Development of a Fuelling and Service Station and any commercial activities, shall be permitted on the site as designated in the Development Framework and shall be subject to a maximum of 3000m² GLA.
18. Development on any Erf designated for commercial purposes (including a Fuelling and Service Station) or for agricultural purposes must be in strict accordance with the Precinct Plan.
19. No direct site access shall be permitted off Umhlanga Rocks Drive.
20. Every Erf shall have a Site Development Plan and a Landscaping Plan prepared for it by the developer. Such plans shall be recommended for approval by Design Review Panel prior to submission of any Building Plans to the Municipality and prior to any construction taking place on the site.
21. Development of the site shall be in accordance with the Site Development Plan and Landscaping Plan.
22. The Municipality shall be responsible for the final approval of all Landscaping Plans and Building Plans provided that no plans are approved unless they have been recommended for approval, in writing, by the Design Review Panel.
23. A Property Owners Association shall be formed and every site owner and/or occupier shall belong to, ascribe to the objectives of, abide by and be bound by the requirements of this Association.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		UNITS PER HECTARE	MIN SUB DIVISION	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE AND REAR SAPCE					

AS PER PRECINCT PLANS

SPECIAL ZONE 4: CONFLICT PREVENTION CENTRE

PAGE 1 OF 2

SCHEME INTENTION: The General Purpose of the Zone shall be to accommodate a Conflict Prevention Centre including a range of conference / education and tourist related activities such as hotel, restaurant, conference centre, shop, arts and crafts, and other, limited scale, tourist related facilities, together with activities and facilities associated with an archaeological site, set in tranquil surroundings within sensitively designed buildings and structures.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black Cross hatch with 'SZ 4' inserted

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> • Action Sports Bar • Arts and Crafts Workshop • Conservation Area • Convention Centre • Crèche • Dwelling House • Educational Establishment • Flat • Flea Market • Garden Nursery • Government / Municipal • Health & Beauty Clinic • Health Studio • Hotel • Laundry • Office • Office – Medical • Place of Public Entertainment • Place of Public of Worship • Private Open Space • Restaurant / Fast Food Outlet • Shop 	<ul style="list-style-type: none"> • Betting Depot • Boarding House • Chalet Development • Multiple Unit Development • Night Club • Retirement Centre • Special Building • Student Residence • Telecommunications Infrastructure 	<table border="1"> <thead> <tr> <th align="center">PRECLUDED</th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Builder's Yard • Bus and Taxi Depot • Car Wash • Cemetery / Crematorium • Container Depot • Correctional Facility • Direct Access Service Centre • Display Area • Escort Agency • Fuelling and Service Station • Funeral Parlour • Industry - Extractive • Industry – General • Industry – Light • Industry – Noxious • Institution • Landfill • Mobile Home Park & Camping Ground • Mortuary • Motor Garage • Motor Display Area • Motor Vehicle Test Centre • Motor Workshop • Museum • Nature Reserve • Parkade • Pet Grooming Parlour • Recycling Centre • Reform School • Refuse Disposal • Riding Stables • Scrap Yard • Transport Depot • Transport Use • Truck Stop • Veterinary Clinic • Warehouse • Zoological Garden </td> </tr> </tbody> </table>	PRECLUDED	<ul style="list-style-type: none"> • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Builder's Yard • Bus and Taxi Depot • Car Wash • Cemetery / Crematorium • Container Depot • Correctional Facility • Direct Access Service Centre • Display Area • Escort Agency • Fuelling and Service Station • Funeral Parlour • Industry - Extractive • Industry – General • Industry – Light • Industry – Noxious • Institution • Landfill • Mobile Home Park & Camping Ground • Mortuary • Motor Garage • Motor Display Area • Motor Vehicle Test Centre • Motor Workshop • Museum • Nature Reserve • Parkade • Pet Grooming Parlour • Recycling Centre • Reform School • Refuse Disposal • Riding Stables • Scrap Yard • Transport Depot • Transport Use • Truck Stop • Veterinary Clinic • Warehouse • Zoological Garden
PRECLUDED				
<ul style="list-style-type: none"> • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Builder's Yard • Bus and Taxi Depot • Car Wash • Cemetery / Crematorium • Container Depot • Correctional Facility • Direct Access Service Centre • Display Area • Escort Agency • Fuelling and Service Station • Funeral Parlour • Industry - Extractive • Industry – General • Industry – Light • Industry – Noxious • Institution • Landfill • Mobile Home Park & Camping Ground • Mortuary • Motor Garage • Motor Display Area • Motor Vehicle Test Centre • Motor Workshop • Museum • Nature Reserve • Parkade • Pet Grooming Parlour • Recycling Centre • Reform School • Refuse Disposal • Riding Stables • Scrap Yard • Transport Depot • Transport Use • Truck Stop • Veterinary Clinic • Warehouse • Zoological Garden 				

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. A Site Development Plan, drawn to a scale 1:500 or such other scale as may be approved by the Municipality, shall be submitted to the Municipality prior to the submission of any building plans. No building may be erected on the site before such site development plan has been approved by the Municipality and the whole development on the Erf shall be in substantial accordance with the approved Site Development Plan: provided that the plan may from time to time be amended with the written approval of the Municipality. Such Site Development Plan shall show at least the following: The siting, elevations, height, floor areas, usage and coverage of all buildings and structures (including parking areas)
3. The applicant shall have the right to appeal to the Appeals Tribunal in the event of the Municipality not approving either the Site Development Plan or any subsequent proposed amendment thereto or in the event of the Municipality unduly delaying making a decision thereon.
4. Prior to commencement of development, whether in part or whole, an Environmental Impact Assessment (in terms of section 22 of the Environmental Conservation Act 73/1989, or any Regulation thereof) shall be submitted and approved by the relevant authority. An environmental management plan shall also be prepared for both the construction phases and operational phases and approved by the Municipality. Prior to the commencement of development whether in part or whole a landscaping development plan prepared by suitably qualified persons shall be lodged with the Municipality setting out the overall landscaping that is to be introduced and the principals in terms of which the development will be maintained and managed.

SPECIAL ZONE 4: CONFLICT PREVENTION CENTRE

PAGE 2 OF 2

5. Prior to the commencement of the development, whether in part or whole, a services infrastructural plan and report dealing with the geotechnical suitability, supply of water, electricity, sewage disposal, internal roads and storm-water control shall be prepared by 'a professional engineer' to the satisfaction of the Municipality/ Service Providers
6. Shopping floor area shall not exceed 1000m² of GLA. An Educational Establishment is permitted when ancillary to Tourism.
7. Residential usage shall be limited to hotel (and related) and staff accommodation established in relation to the Conflict Prevention Centre.
8. Public access, to the satisfaction of the Municipality, to be permitted to the archaeological site. The archaeological site to be controlled and managed in terms of the National Monuments Act or any other related Act of Ordinance
9. All responsibilities for the owner/developer as identified in the letters from the relevant Service Providers and submitted by Moreland Developments in April 1998 in the support of the application shall be observed by the owner/developer. In addition, all costs associated with the design and construction of the internal road infrastructure and storm-water reticulation shall be borne by the owner/developer.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE AND REAR SPACE					
Not Applicable	Not Applicable	Not Applicable	To the discretion of the Municipality	3	30 %	0.15

SPECIAL ZONE 5: SIBAYA

PAGE 1 OF 5

SCHEME INTENTION: To provide, preserve, use land or buildings to accommodate an intense, urban mixed use development in such a way that the uses contribute towards the creation of a dynamic, harmonious and well balanced environment that is integrated with and integral to the broader, surrounding sub-region.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black cross-hatch with 'SZ 5' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.

2. THE VISION

2.1 The overarching philosophy for the **SIBAYA PRECINCT** is the integration of urban development and natural environment in a manner that places Sibaya on a **Sustainable Development Path**. The approach seeks to move beyond merely a mutual respect between these urban and natural realms, toward actively encouraging a real integration of **Urban Development** and the **Natural Environment** whereby each element reinforces each other providing for an entirely new urban identity and way of life for future residents and visitors.

2.2 In aiming for the above, the approach of Sibaya is to establish distinct '**Hilltop Settlements**' which are concentrated on the ridges and hilltops thereby reinforcing the natural landscape which are then held by a generous '**Open Space Lattice**' comprising valley sides and systems. The spatial structure of a powerful urban hilltop system, played against an equally powerful open space structure represents the 'genius loci' of Sibaya.

2.3 The vision supports the idea of **Compact Urban Development** within the hilltop settlements which brings not only an urban vitality and intensity, offering greater choice and experience, but also enhances sustainability by reducing the spatial footprint of urban development.

ADDITIONAL CONTROLS

- 2.4 The approach therefore is premised on much needed departure from conventional 'placeless' suburban sprawl.
- 2.5 In addition to the above, forging a new spatial identity at Sibaya is also dependent on 'developing' a **Strong Natural Resource Base**. This would include providing for the rehabilitation of valley systems, ensuring their extension and connectivity, and generally bringing together the existing rich natural assets that define Sibaya, such as the River, Sea and Forest components as part of the open space system.
- 2.6 These natural components together with newer **Recreation and Leisure** insertions within these spaces define an important aspect of Sibaya which is, pursuing a unique residential lifestyle based on bringing together the best of both urban and natural environments.
- 2.7 This unique open space structure would also incorporated well crafted and developed **Urban Public Spaces** which would be found at the nucleus of each hilltop settlement. This would represent the places of highest urban intensity being supported by a diversity of uses and distinct higher intensity built forms. At an overall visual landscape level therefore each hilltop would contribute to the legibility of the overall precinct as unique settlement landmarks.
- 2.8 As part of pursuing a more **Sustainable Development Path** for Sibaya, several strategies would be employed in its development ranging from sustainable infrastructure and housing design, to lifestyle and management systems that contribute to sustainability.

3. DEVELOPMENT FRAMEWORK

- 3.1 This zone is based on a Broad Development Framework Plans for node 1, 5 and 6 and a Development Framework Plan for Node 5, as may be amended from time to time (within the parameters of this zone).
- 3.2 The Development Framework Plan provides the overall structure for the study area and includes only the main framework routes, open space and social facility requirements. This provides the overarching structure within which individual precinct plans based on the vision and objectives for Sibaya will be prepared and submitted for approval. Detail controls are to be provided, on a site by site and/or general basis, in the Precinct Plans as envisaged in (7) below;
- 3.3 Land use is defined as **Public / Private Open Space, Mixed Use 1, Transport, Conservation** or **Residential** as indicated in the Precinct Plan provided for in (7) below. This provides for a description of the desired activity patterns and broad distribution of activities only as the general permissible land-uses are contained in the Development Facilitation Table . A Generalised set of uses and description for each Land Use Zone will be depicted on the Framework Plan;
- 3.4 The activities permitted within each land use category will be determined according to firstly, the Development Facilitation Table and secondly as provided for in the Precinct Plan as provided for in (7) below;
- 3.5 Notwithstanding what the Scheme provides for, Height is defined in terms of a height envelope measured from the highest point of the site and will be defined on a site by site basis in the Precinct Plan as provided for in (7) below. The Development Framework Plan merely provides a general indication in storeys which will form the basis of calculating the height envelope;
- 3.6 A total maximum overall bulk floor area will be indicated on the Development Framework Plan whilst the Precinct Plans will indicate broad ranges of floor area ratios as provided for in (7) below;
- 3.7 An existing Precinct Plan or Plans may be amended as provided for in terms of Section 1: Clause 1.27

4. DEVELOPMENT RIGHTS

- 4.1 In terms of the Development Framework Plan for Special Zone: Sibaya Precinct as envisaged in (3.1) above, the total development rights (bulk floor area, as defined in the Town Planning Scheme) envisaged for Node 1 are 65 800 m² of commercial, 130 hotel rooms and 1140 residential units; and for Node 5 is 37 900m² for commercial, 490 hotel rooms and 1185 residential apartments; and for Node 6 is 25 000 m² of Commercial-Retail, 43 500 m² Commercial-Office and 1166 residential units.
- 4.2 The total envisaged development rights, as stipulated in (4.1) for Nodes 1 and 5 above, will be 'held' in a 'Rights Bank' and managed by both the Municipality and Property Owners Association and an accumulative analysis on a precinct by precinct basis will be depicted on each node; the total envisaged development rights for Node 6 will be released on a Phase by Phase basis as each Phase Precinct Plan is approved by the Municipality;
- 4.3 All development rights shall be allocated/distributed/transferred/used in accordance with the provisions of this zone and shall be 'extracted/drawn' for Nodes 1 and 5 from the "Rights Bank" as provided for in (4.4) below; and for Node 6 from / by each Phase Precinct Plan as approved by the Municipality;

ADDITIONAL CONTROLS

- 4.4 All development rights within Nodes 1 and 5 shall be allocated/distributed/transferred/used solely by the Primary Developer (Tongaat Hulett Development) or by another party with the written consent of the Primary Developer. Such written consent shall include a sale agreement;
- 4.4.1 All development rights within Node 6 shall be allocated / distributed / transferred solely in terms of the Precinct Plan/s approved by the Municipality.
- 4.5 Any additional development rights sought, over and above the amount stipulated in (4.1) above, shall be subject to a Scheme amendment;
- 4.6 In the event of the total development rights allocated to individual precincts within Sibaya, not being fully utilised, any remaining rights may be 'transferred' to another precinct within the overall Sibaya Development Project in a manner deemed appropriate by the Head: Development Planning and Management and will be additional rights for that specific Precinct/Special Zone;
- 4.7 The Municipality and the Property Owners Association shall maintain an accurate and up-to-date record of both the sale and use of development rights for Nodes 1 and 6 in a proper and accessible manner which shall be subject to annual audit by an independent body if deemed necessary by any of the parties.

5. ADDITIONAL CONTROLS

- 5.1 Mixed Use 1 refers broadly to, and permits, the following activities and uses and the activities generally related to these: retail, office, commercial, residential and tourist; Private / Public Open Space refers broadly to, and permits, the following activities and uses and the activities related to these: open space, recreation and limited commercial;
- 5.2 Residential refers broadly to, and permits, the following activities and uses and the activities related to these the following: Dwelling House, Multiple Unit Development, Maisonette, Flat, Hotel and the like;
- 5.3 Transport refers broadly to, and permits, the following activities and uses and the activities related to these the following: speciality people mover systems, associated stations, parking areas and the like;
- 5.4 Conservation refers broadly to protected areas of the open space system which would only permit limited forms of development such as uses and the activities related to nature trails, lookout areas, public amenities and the like;
- 5.5 Parking areas (covered and uncovered) shall not be included in FAR and coverage calculations;
- 5.6 Awnings, canopies, arbours, colonnades, balconies, or any other similar structure within the sidewalk area shall not be included in coverage and FAR calculations;
- 5.7 Building Line = nil unless where otherwise indicated on a Precinct Plan;
- 5.8 Side and Rear space = nil unless where otherwise indicated on a Precinct Plan;
- 5.9 Primary Building Envelope: Indicates the primary area of the site that should be occupied by building. Deviations of the primary building envelope are subject to motivation and design review process. The purpose of the Primary Building Envelope is to ensure that general building placement accords with the development of a supportive public and private open space network;
- 5.10 Building Interface Zone: Identifies a zone measuring 5m within the site boundary, usually along a primary street or public space interface, within which a maximum of 50% of this zone is to be occupied by building allowing for horizontal modulation along this façade. This may be undertaken as a single linear setback along this edge or a modulated facade. In addition, a range of building interface conditions are encouraged within this zone, such as, colonnaded edges, balconies; clip on elements such as shade devices, awnings and overhangs etc. Habitable space is also permitted within this zone. The main purpose of this zone is to ensure that the primary public edges are dynamic and varied from an architectural and building point of view;
- 5.11 Encroachment Zone: Indicates a 3m zone within the public domain that would allow for the concessioning of public space areas to accommodate for example outside eating areas, exhibitions areas and other activities of a temporary nature. The purpose of the Encroachment Zone is to ensure that the public domain is enlivened by a range of activities;
- 5.12 Double Volume Colonnade: Indicates the edge of site and building where a mandatory colonnaded response is required. Double Volume Colonnades, mainly within the urban squares, are to be not less than 5m wide and not less than 8m in height from adjoining ground level. The purpose of the Colonnaded Edge is to provide a covered zone for pedestrian and public use by offering areas of shade and may contain activities such as outside eating areas;

ADDITIONAL CONTROLS

- 5.13 Architectural Accentuation: Denotes a portion of building, such as a prominent corner, where specific architectural accentuation is required which may vary in form, including individual detailing and/or change in building form distinguishing the particularly portion of building, or through vertical accentuation by introducing tower elements or an increase in building height at the particular position. The primary purpose of this condition is to enhance the landmark quality and potential of particular buildings;
- 5.14 Gateway Portal: Denotes a portion of building where a portal entrance or 'portico' is required at ground level for through movement serving as a physical and visual gateway. This portal entrance should observe a minimum clearance of 5.5m which is intended primarily as a pedestrian route but on occasion may be required to include vehicles.
- 6. DEVELOPMENT**
- 6.1 A Property Owners Association shall be formed for each Node or a group of Nodes and every site owner and occupier shall belong to, ascribe to the objects of, abide by, and be bound by, the requirements of this Association;
- 6.2 The Property Owners Association shall appoint a Design Review Panel to manage and oversee the design and construction of the development. The Municipality shall be entitled to include at least 1 representative on the Design Review Panel should it so wish.
- 7. PRECINCT PLAN**
- 7.1 The Development Framework shall be divided into 1 or more Precincts. Each Precinct shall have a Precinct Plan prepared for it and approved by the Head: Development Planning and Management prior to construction commencing on any site within the particular Precinct;
- 7.2 A Precinct Plan shall include details on, inter alia, the following:-
- Land Use Controls;
 - Minimum FAR;
 - Maximum FAR;
 - Maximum Coverage;
 - Maximum Height Envelope;
 - Building Lines;
 - Build-To Lines and/or Building Restriction Areas;
 - Parking provisions;
 - Landscaping;
 - Site accesses;
 - Additional, site particular, Design and/or Planning Controls;
 - Informal Trading areas if applicable;
 - Bus/ Taxi Ranks if applicable;
 - Bus/ Taxi Lay byes if applicable;
 - Any other urban design control such as build-within-zones, encroachment zones etc.
- 7.3 The land use controls which are described for a site in a Precinct Plan shall not be in conflict with the Development Facilitation Table or with the broad definitions in 5.1 – 5.5 above;
- 7.4 Parking provisions, and requirements, within this zone shall be detailed in each of the Precinct Plans and shall be subject to the approval of the Municipality. Such provisions may include the allocation and reservation (in a manner approved by the Head: Development Planning and Management) of no more than 75% of the required number of parking bays (as determined in the Precinct Plan) for any site within a Precinct Plan, on any other site within the same block or Precinct as that particular site;
- 7.5 The parking provisions and requirements, as detailed in the Precinct Plans may be relaxed for any specific use or development only with the approval of the Head: Development Planning and Management;
- 7.6 An existing Precinct Plan or Plans may be amended as provided for in terms of Section 1: Clause 1.27
- 7.7 Every site within Nodes 1 and 5 shall have a Site Development Plan and Landscaping Plan prepared for it by the developer prior to the any construction on the site and development on the site shall be in accordance with such plans;
- 7.8 All Site Development and Landscaping Plans will be reviewed and endorsed by the Design Review Panel, prior to submission to the Municipality and prior to the submission of Building Plans to the Local Municipality;

SPECIAL ZONE 5: SIBAYA

PAGE 5 OF 5

ADDITIONAL CONTROLS

- 7.9 Open areas not required for parking and circulation shall be landscaped in accordance with the details in the Landscaping Plan;
- 7.10 The Municipality will be responsible for approving all Landscaping Plans (where required in 7.7 above) and Building Plans (where required in 7.7 above) with the provision that no Building Plan may be approved unless a Site Development Plan and a Landscaping Plan (where required in 7.7 above) have been reviewed and accepted, in writing, by the Design Review Panel and provided that the Building Plan has been recommended, in writing, for approval by the Design Review Panel. All building plan applications will comply with normal statutory processes as set out by the Municipality; any erf may be subdivided/consolidated without the need for a formal application to the Municipality.
- 8. DESIGN REVIEW PROCESS**
- 8.1 Further to the precinct plan as a design management tool, all individual development within the Sibaya Precinct will be subject to a design review process and individual developers will have to accord with the process as set out below. Individual design reviews will be held at each stage until mutual satisfactory agreement that the objectives and deliverables have been achieved for each stage.
- 8.2 The review process involves the following stages:
- Step One: Orientation;
 - Step Two: Concept;
 - Step Three: Sketch Design;
 - Step Four: Working Drawings.
- 8.3 The detail requirements for each stage are contained in the Architectural Guidelines document for Sibaya Nodes 1 and 5 and reference should be made to this for details; the detail requirements for each stage, for the development within Node 6, are contained in the Architectural Guidelines for Sibaya Node 6 and reference should be made to this for details;
- 8.4 Only architects registered with the South African Council of Architects for the Architectural Profession may submit designs on Sibaya. Please note that the Architect must be a fully registered architect; in terms of the Architects Act who shall be present at all the prescribed steps.
- 8.5 The Architect shall be the principal agent from concept to completion of the final building and issue of occupation certificate for any development within Nodes 1 and 5.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					

AS PER PRECINCT PLANS

SPECIAL ZONE 6: NGCEBELEKA EMHLANGA

PAGE 1 OF 6

SCHEME INTENTION: The purpose of this zone will be to accommodate within the context of surrounding developments and the coastal environment, a wide range of recreation, entertainment, residential, shopping and business or commercially related activities, in such a way that the uses contribute towards the regeneration of the Umhlanga Village and back-of-beach urban environment, thereby creating a dynamic, harmonious and integrated tourism centre of the highest aesthetic, landscaping and urban design quality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black cross-hatch with 'SZ 6' inserted

ADDITIONAL CONTROLS

1. Development Zones

This zone comprises two development zones; Development Zone A and Development Zone B for which the applicable development parameters are prescribed in paragraphs 2 and 3 below. The two development zones are identified on attached Drawing No. SZ 6.1 and are defined as:

Development Zone A: Measures 1,4957 ha in extent and comprises Portions 6 to 9 and Portion 11 of Erf 379 Umhlanga Rocks, which properties are to be tied by a notarial deed in restraint of free alienation and;

Development Zone B: Measures 5,2008 ha in extent and comprises Portions 15 and 16 of Erf 379 Umhlanga Rocks. Should Development Zone B be subdivided into separate portions the subdivision approval process must require an amendment to the Scheme to allocate the development rights and development parameters prescribed in clauses 2 and 3 below to each portion to be separately registered.

2. Development Rights

(a) The total developable floor area for the entire special zone is not to exceed 126 431m² excluding those areas referred to in clause 5(b) and which floor area is to be allocated between Development Zones A and B in accordance with the general categories of land usage as prescribed in paragraphs 2(b) and 2(c) below:

(b) Development Zone A

(i). Commercial land Uses (excluding offices)	4 800m ² of floor area maximum
(ii). Offices	4 700m ² of floor area maximum
(iii). Medical Offices	650m ² of floor area maximum
(iv). Residential (including hotel)	13 186m ² of floor area maximum

TOTAL 23 336 m² of floor area.

(c) Development Zone B

(i). Commercial land Uses	40 930m ² of floor area maximum
(ii). Residential (including Hotel)	62 165m ² of floor area

TOTAL 103 095m² of floor area.

SPECIAL ZONE 6: NGCEBELEKA EMHLANGA

PAGE 2 OF 6

3. Development Parameters

(a) Development Zone A

Portions 6 to 9 and portion 11 of erf 379 Umhlanga Rocks

F.A.R : Refer to Clause 2(b)

Coverage : 100%

Height : Refer to attached Ausmeier & Mountain Drawing No. 45UAP.DRG

(b) Development Zone B

Portion 14 of erf 379 Umhlanga Rocks

F.A.R : Refer to Clause 2(c)

Coverage : 100%

Height : Refer to attached Wall, Marriott, Paul & Borgen Drawing No. 5350D / HGT RESTR / M

Portion 16 of Erf 379 Umhlanga Rocks

F.A.R.: 165 m²

Coverage: 170 m²

Height: Refer to attached Wall Marriott Paul and Borgen Drawing No 5350/HGT/M dated March 2017

4. Land Use

DEVELOPMENT ZONE A

PRIMARY	SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> • Betting Depot • Conservation Area • Educational Establishment • Flat • Hotel • Laundry • Motor Display Area • Office • Office – Medical • Private open Space • Public Open space • Restaurant / Fast Food Outlet • Shop 	<ul style="list-style-type: none"> • Place of Public Entertainment • Special Building • Student Residence • Telecommunications Infrastructure 	<ul style="list-style-type: none"> • Buildings and land uses not included under primary or special consent.

SPECIAL ZONE 6: NGCEBELEKA EMHLANGA

PAGE 3 OF 6

DEVELOPMENT ZONE B

PRIMARY	SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> • Action Sports Bar • Arts and Crafts Workshop • Betting Depot • Boarding House • Car Wash • Conservation Area • Convention Centre • Creche • Display Area • Educational Establishment • Flat • Flea Market • Garden Nursery • Government / Municipal • Health & Beauty Clinic • Health Studio • Hotel • Institution • Laundry • Motor Display Area • Multiple Unit Development • Museum • Office • Office – Medical • Parkade • Pet Grooming Parlour • Place of Entertainment • Place of Public Worship • Private open Space • Restaurant / Fast Food Outlet • Retirement Centre • Shop • Transport Depot** • Veterinary Clinic 	<ul style="list-style-type: none"> • Special Building • Student Residence • Telecommunications Infrastructure 	<ul style="list-style-type: none"> • Buildings and land uses not included under primary or special consent.

5. Additional Development Controls Applicable to Development Zones A and B

- (a) **** Transport Depot restricted to public transport facilities only.**
- (b) All building areas used only for the purpose of public transport facilities, parking and loading, mechanical plant, public circulation, inclusive of escape routes and public ablution facilities, will not be included as floor area.
- (c) Awnings, canopies, arbours, colonnades, balconies or any other similar structure at ground floor level and within any area reserved for pedestrian sidewalks shall not be included as floor area or site coverage.
- (d) Building lines: 7,5m from Provincial Main Road 398 and Nil to all other roads unless otherwise prescribed on an approved building plan.
- (e) Side and rear spaces: Nil unless otherwise prescribed on an approved building plan.
- (f) Parking and loading: Provision shall be made for parking and loading facilities in accordance with the requirements of Section 8 of the scheme.
- (g) All other provisions of the scheme will apply unless specifically provided for to the contrary in this special zone.

SPECIAL ZONE 6: NGCEBELEKA EMHLANGA

PAGE 4 OF 6

LEGEND

- 34.5m HEIGHT RESTRICTION
- 37.0m HEIGHT RESTRICTION
- 49.6m HEIGHT RESTRICTION
- 51.5m HEIGHT RESTRICTION
- 52.8m HEIGHT RESTRICTION
- 54.8m HEIGHT RESTRICTION
- 58.0m HEIGHT RESTRICTION
- 124.0m HEIGHT RESTRICTION
- 131.0m HEIGHT RESTRICTION

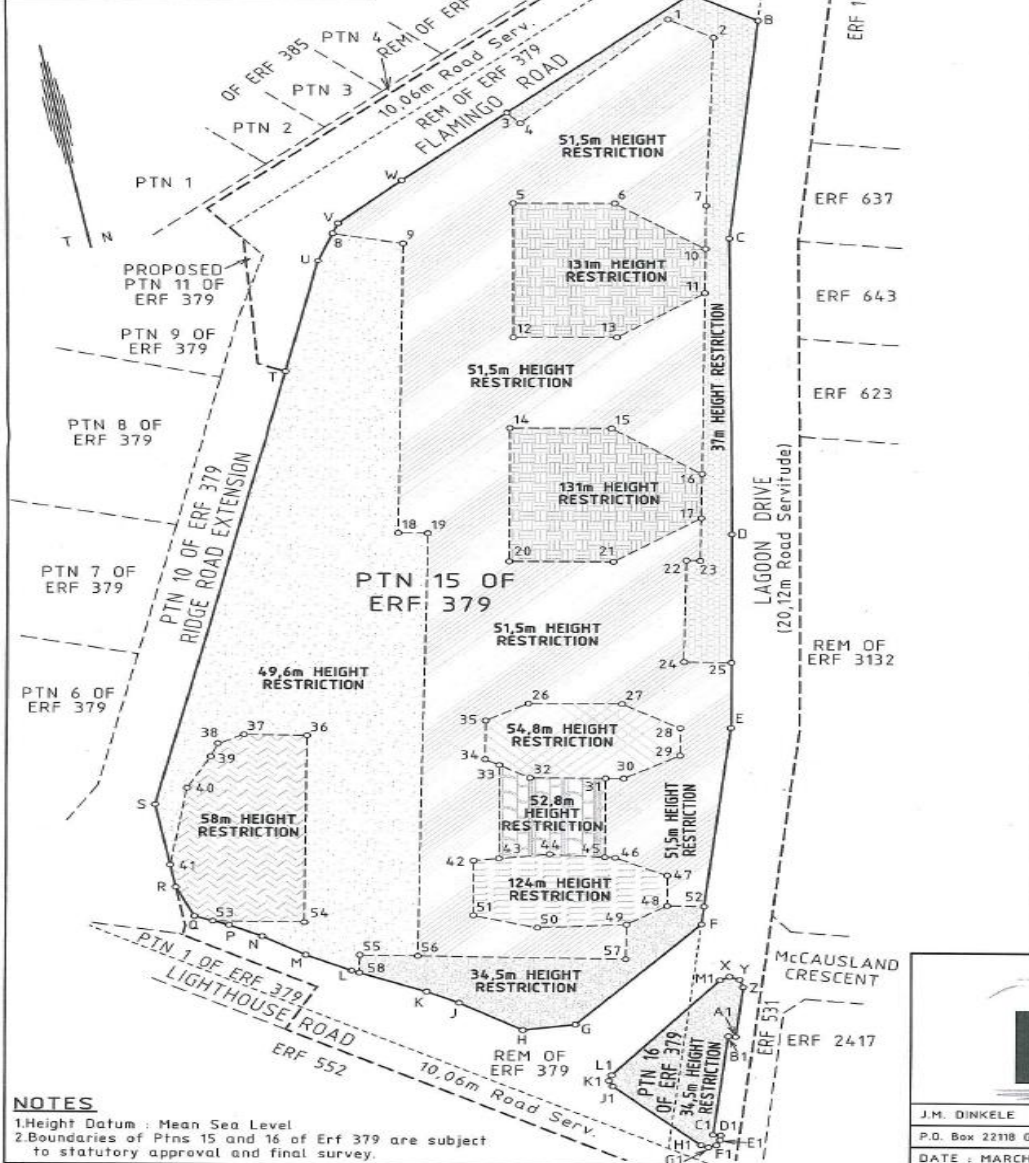
HEIGHT RESTRICTIONS FOR SPECIAL ZONE 6 : NGCEBELEKA eMHLANGA FOR DEVELOPMENT ZONE B COMPRISING PORTIONS 15 & 16 OF ERF 379 UMHLANGA ROCKS

SITUATE IN THE eTHEKWINI MUNICIPALITY : NORTH OPERATIONAL ENTITY
REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL

SCALE 1 : 1 500

CO-ORDINATES
System WG.31

Name	Y	X
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C	-8 386 .5	3443 .0
D	-8 330 .9	3620 .8
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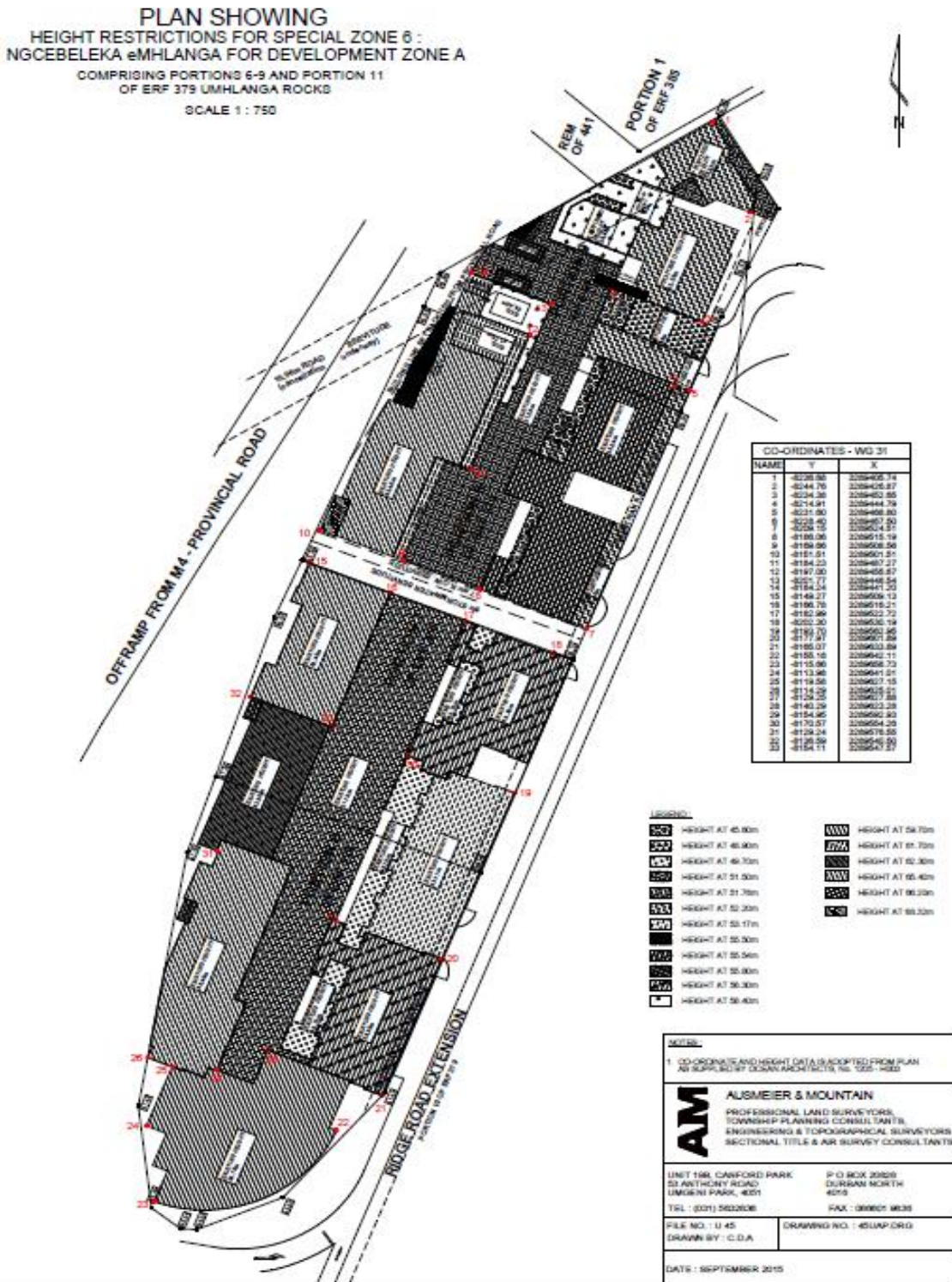
- NOTES**
- 1.Height Datum : Mean Sea Level
 - 2.Boundaries of Ptns 15 and 16 of Erf 379 are subject to statutory approval and final survey.

Wall Marriott Paul & Borgen
Professional Land Surveyors
EST. 1890

J.M. DINKELE Professional Land Surveyor - PLS 0160
P.O. Box 22118 Glenashley 4022 Tel. (031) 572 3251 www.wmpb.co.za
DATE : MARCH 2017 DRAWING No. 53500/HGT RESTR/M

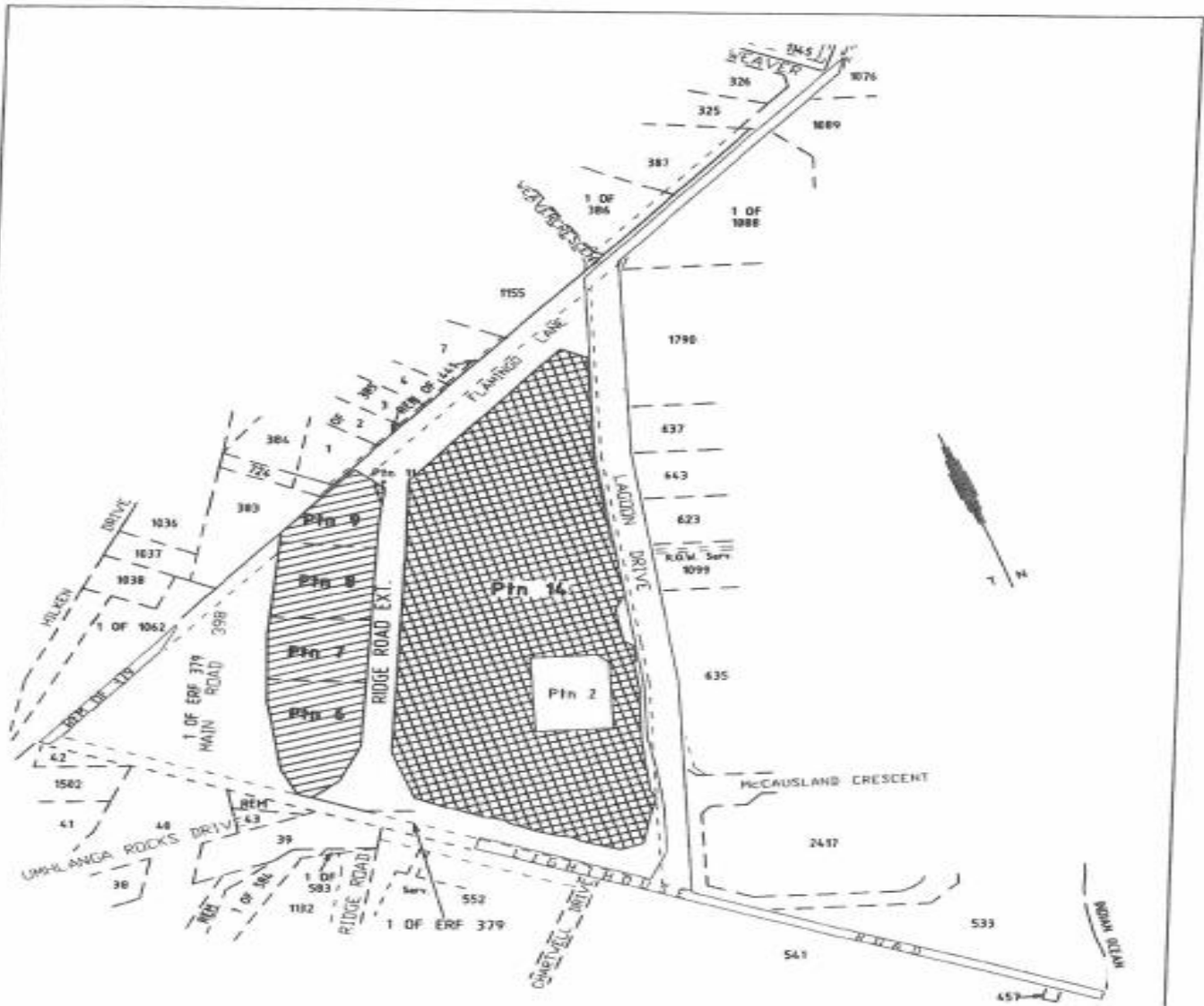
SPECIAL ZONE 6: NGCEBELEKA EMHLANGA

PAGE 5 OF 6



SPECIAL ZONE 6: NGCEBELEKA EMHLANGA

PAGE 6 OF 6



Drawing No. SZ 6.1

SPECIAL ZONE 6: NGCEBELEKA eMHLANGA DEVELOPMENT ZONES	
Ptn 6 of Erf 379 Ptn 7 of erf 379 Ptn 8 of erf 379 Ptn 9 of erf 379 Ptn 11 of erf 379 All of Umhlanga Rocks	Ptn 14 of Erf 379 DATE: August 2015

SPECIAL ZONE 7: RIDGESIDE OFFICE PARK

PAGE 1 OF 3

SCHEME INTENTION: This zone applies to the Ridgeside Office Park (ROP) Precinct. The purpose of this zone will be to accommodate an urban office park with limited commercial activities in such a way that the uses contribute towards the creation of a dynamic, harmonious and well balanced development that is part of the broader, surrounding sub-region.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black cross-hatch with 'SZ 7' inserted

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

ADDITIONAL CONTROLS

General

- (a) This zone applies to the Ridgeside Office Park (ROP) Precinct.
- (b) The purpose of this zone will be to accommodate an urban office park with limited commercial activities in such a way that the uses contribute towards the creation of a dynamic, harmonious and well balanced development that is part of the broader, surrounding sub-region.

Development Framework

- (c) This zone is based on a Development Framework Plan (ROP/DF/01) as may be amended from time to time (within the parameters of this zone). This Development Framework Plan provides an indication of the total maximum controls that are applicable to the development.
- (d) The Development Framework Plan is defined broadly in terms of land use, height and bulk floor area. These and other controls are to be detailed, on a site by site basis, in the Precinct Plans as envisaged in (aa) and (bb) below.
- (e) Land use is defined as Open Space/Recreation or Mixed Use 1 that permits, on any site, a mix of uses but noting that the ultimate, total mix will be subject to the mix as indicated in the Precinct Plan as provided for in (aa) and (bb) below.
- (f) The activities permitted within the Mixed Use land use will be determined according to firstly the zone and secondly as provided for in the Precinct Plan as provided for in (aa) and (bb) below.
- (g) Notwithstanding what the Scheme provides for, Height is defined in metres above sea level as opposed to Storeys and as indicated in the Precinct Plan as provided for in (aa) and (bb) below. The Development Framework Plan merely provides a general indication in storeys.

SPECIAL ZONE 7: RIDGESIDE OFFICE PARK

PAGE 2 OF 3

- (h) A total maximum overall bulk floor area will be indicated on the Development Framework Plan whilst the Precinct Plans will indicate the floor area ratios for each site as provided for in (aa) and (bb) below.
- (i) The Development Framework Plan's bulk floor area, land use, Height and/or any other aspect of the Plan may be amended, by way of the Special Consent of the Municipality, provided that the amendment is in accordance with the provisions of this zone, will not result in the bulk floor area specified in (l) below being exceeded (subject to clause (t) below) and provided that the Design Review Panel has provided its support in writing for such application.

Development Rights

- (j) In terms of the Development Framework Plan for ROP as envisaged in (d) above, the total development rights (bulk floor area, as defined in the Scheme) that are able to be developed are 100 000m².
- (k) The total envisaged development rights, as stipulated in (j) above, will be 'held' in a "Rights Bank" and managed by both the Municipality and Primary Developer.
- (l) All development rights shall be allocated/distributed/transferred/used in accordance with the provisions of this zone and shall be 'extracted/drawn' from the "Rights Bank" as provided for in (k) above.
- (m) All development rights within shall be allocated/distributed/transferred/used solely by the Primary Developer (Tongaat Hulett Developments) or by another party with the written consent of the Primary Developer. Such written consent shall include a sale agreement.
- (n) In the event of the total development rights for the ROP, as provided for in (j) above, not being fully utilised, any remaining rights may be 'transferred' to another Special Zone within the overall Ridgeside development by way of a Special Consent application to the Municipality and will be additional rights for that specific Precinct/Special Zone.
- (o) The development rights in (j) above may be increased as provided for in terms of Section 1: Clause 1.27
- (p) The Municipality and the Primary Developer shall maintain an accurate and up-to-date record of both the sale and use of development rights in a proper and accessible manner which shall be subject to annual audit by an independent body if deemed necessary by any of the parties.

Additional Controls

- (q) Mixed Use 1 refers broadly to the following activities and uses and the activities generally related to these: retail, office, commercial and residential
- (r) Open Space/Recreation refers broadly to, and permits, the following activities and uses and the activities related to these: open space, recreation and limited retail.
- (s) Parking areas (covered and uncovered) shall not be included in FAR and Coverage calculations.
- (t) Awnings, canopies, arbours, colonnades, balconies, or any other similar structure within the sidewalk area shall not be included in coverage and FAR calculations.
- (u) Building Line = nil unless otherwise indicated on a Precinct Plan.
- (v) Side and Rear space = nil unless otherwise indicated on a Precinct Plan.
- (w) A caretaker's flat not exceeding 200m² shall be permitted on any site.
- (x) Any other residential development will be permitted on any site subject to such use being a maximum of 20% of the total floor area of the development of the site.

Development

- (y) A Property Owner's Association shall be formed and every site owner and occupier shall belong to, ascribe to the objects of, abide by, and be bound by, the requirements of this Association.

SPECIAL ZONE 7: RIDGESIDE OFFICE PARK

PAGE 3 OF 3

(z) The Property Owner's Association shall appoint a Design Review Panel to manage and oversee the design and construction of the development. The Local Municipality shall be entitled to include at least 1 representative on the Design Review Panel should it so wish.

Precinct Plans

(aa) Each Development Framework shall be divided into 1 or more Precincts. Each Precinct shall have a Precinct Plan prepared for it and approved by the Head: Development Planning and Management prior to construction commencing on any site within the particular Precinct.

(bb) A Precinct Plan shall include, at least, site specific details on each of the following:-

- (i) Land Use Controls
- (ii) Maximum FAR, Coverage and Height in msl.
- (iii) Building Lines and/or Building Restriction Areas
- (iv) Parking provisions
- (v) Landscaping and Site accesses
- (vi) Additional, site particular, Design and/or Planning Controls
- (vii) Informal Trading areas if applicable
- (viii) Bus/Taxi Ranks and Bus/Taxi Lay byes if applicable

(cc) The land use controls which are described for a site in a Precinct Plan shall not be in conflict with this zone or with the broad definitions in (q) and (r) above.

(dd) Parking provisions, and requirements, within this zone shall be detailed in each of the Precinct Plans and shall be subject to the approval of the Local Municipality. Such provisions may include the allocation and reservation (in a manner approved by the Head : Development Planning and Management) of no more than 75% of the required number of parking bays (as determined in the Precinct Plan) for any site within a Precinct Plan, on any other site within the same block or Precinct as that particular site.

(ee) The parking provisions and requirements, as detailed in the Precinct Plans may be relaxed for any specific use or development only with the approval of the Head: Development Planning and Management.

(ff) An existing Precinct Plan or Plans may be amended as provided for in terms of Section 1: Clause 1.27 provided that the desired amendment is not in conflict with the provisions of this zone.

Site Development, Landscaping and Building Plans

(ff) Every site shall have a Site Development Plan and Landscaping Plan prepared for it by the developer prior to the any construction on the site and development on the site shall be in accordance with such Plans.

(hh) All Site Development and Landscaping Plans will be reviewed by the Design Review Panel prior to submission to the Authority and prior to the submission of Building Plans to the Municipality. Any erf may-be subdivided/consolidated without the need for a formal application to the Municipality.

(ii) Open areas not required for parking and circulation shall be landscaped in accordance with the details in the Landscaping Plan.

(jj) The Municipality will be responsible for approving all Landscaping Plans and Building Plans with the provision that no Building Plan may be approved unless a Site Development Plan and a Landscaping Plan have been reviewed and accepted, in writing, by the Design Review Panel and provided that the Building Plan has been recommended, in writing, for approval by the Design Review Panel.

(kk) All landscaping to the satisfaction of the Municipality.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					

AS PER PRECINCT PLANS

SPECIAL ZONE 8: RIDGESIDE RESIDENTIAL

PAGE 1 OF 3

SCHEME INTENTION: This zone applies to the Ridgeside Residential (RR) Precinct. The purpose of this zone will be to accommodate an intense, urban mixed use and residential development in such a way that the uses contribute towards the creation of a dynamic, harmonious and well balanced environment that is integrated with and integral to the broader, surrounding sub-region.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black cross-hatch with 'SZ 8' inserted

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

ADDITIONAL CONTROLS

General

1. All landscaping to the satisfaction of the Municipality.
- (a) This zone applies to the Ridgeside Residential (RR) Precinct.
- (b) The purpose of this zone will be to accommodate an intense, urban mixed use and residential development in such a way that the uses contribute towards the creation of a dynamic, harmonious and well balanced environment that is integrated with and integral to the broader, surrounding sub-region.

Development Framework

- (c) This zone is based on a Development Framework Plan (RR/DF1/O1) as may be amended from time to time (within the parameters of this zone). This Development Framework Plan provides an indication of the total maximum controls that are applicable to the development.
- (d) The Development Framework Plan is defined broadly in terms of land use, height and bulk floor area. These and other controls are to be detailed, on a site by site and/or general basis, in the Precinct Plans as envisaged in (z) and (aa) below.
- (e) Land use is defined as Open Space/Recreation, Mixed Use 1 or Residential as indicated in the Precinct Plan provided for in (z) and (aa) below.
- (f) The activities permitted within each land use category will be determined according to firstly, the zone and secondly as provided for in the Precinct Plan as provided for in (z) and (aa) below.
- (g) Height is defined in metres above sea level as opposed to Storeys and as indicated in the Precinct Plan as provided for in (z) and (aa) below. The Development Framework Plan merely provides a general indication in storeys.

SPECIAL ZONE 8: RIDGESIDE RESIDENTIAL

PAGE 2 OF 3

- (h) A total maximum overall bulk floor area will be as per (j) below and indicated on the Development Framework Plan whilst the Precinct Plans will indicate broad ranges of floor area ratios as provided for in (z) and (aa) below.
- (i) The Development Framework Plan's bulk floor area, land use, Height and/or any other aspect of the Plan may be amended through a formal Scheme amendment.

Development Rights

- (j) In terms of the Development Framework Plan for RR as envisaged in (d) above, the total development rights (bulk floor area, as defined in the Scheme) envisaged is 1673 residential units.
- (k) The total envisaged development rights, as stipulated in (j) above, will be 'held' in a "Rights Bank" and managed by both the Municipality and Primary Developer.
- (l) All development rights shall be allocated / distributed / transferred / used in accordance with the provisions of this zone and shall be 'extracted / drawn' from the "Rights Bank" as provided for in (k) above.
- (m) All development rights within shall be allocated / distributed / transferred / used solely by the Primary Developer (Tongaat Hulett Developments) or by another party with the written consent of the Primary Developer. Such written consent shall include a sale agreement.
- (n) Any additional development rights sought, over and above the amount stipulated in (j) above, shall be subject to a Scheme amendment.
- (o) In the event of the total development rights for the RR, as provided for in (j) above, not being fully utilized, any remaining rights may be 'transferred' to another Special Zone within the overall Ridgeside development in a manner deemed appropriate by the Municipality and will be additional rights for that specific Precinct / Special Zone.
- (p) The Municipality and the Primary Developer shall maintain an accurate and up-to-date record of both the sale and use of development rights in a proper and accessible manner which shall be subject to annual audit by an independent body if deemed necessary by any of the parties.

Additional Controls

- (q) Mixed Use 1 refers broadly to, and permits, the following activities and uses and the activities generally related to these: retail, office, commercial, residential and tourist.
- (r) Open Space/Recreation refers broadly to, and permits, the following activities and uses and the activities related to these: open space, recreation and limited commercial.
- (s) Residential refers broadly to, and permits, the following activities and uses and the activities related to these the following: Dwelling House, Maisonette, Multiple Unit Development, Flats and the like. For purposes of this zone a Maisonette: means a 1 or 2 storey building consisting of 2 dwelling units with separate entrances
- (t) Parking areas (covered and uncovered) shall not be included in FAR and Coverage calculations.
- (u) Awnings, canopies, arbors, colonnades, balconies, or any other similar structure within the sidewalk area shall not be included in Coverage and FAR
- (v) Building Line = nil unless otherwise indicated on a Precinct Plan.
- (w) Side and Rear space = nil unless otherwise indicated on a Precinct Plan.

Development

- (x) A Property Owners Association shall be formed and every site owner and occupier shall belong to, ascribe to the objects of, abide by, and be bound by, the requirements of this Association.
- (y) The Property Owners Association shall appoint a Design Review Panel to manage and oversee the design and construction of the development. The Municipality shall be entitled to include at least one representative on the Design Review Panel should it so wish.

Precinct Plans

- (z) Each Development Framework shall be divided into one or more Precincts. Each Precinct shall have a Precinct Plan prepared for it and approved by the Municipality prior to construction commencing on any Erf or Erven within the particular Precinct.

SPECIAL ZONE 8: RIDGESIDE RESIDENTIAL

PAGE 3 OF 3

(aa) A Precinct Plan shall include, at least, site specific details on each of the following:-

Land Use Controls, Minimum FAR, Maximum FAR, Maximum Coverage, Maximum Height in Mean Sea Level, Building Lines, Build-To Lines and/or Building Restriction Areas, Parking provisions, Landscaping, Site accesses, Additional, site particular, Design and/or Planning Controls, Informal Trading areas if applicable, Bus/Taxi Ranks if applicable and Bus/Taxi Lay byes if applicable.

(bb) The land use controls are described for an Erf in a Precinct Plan shall not be in conflict with this zone or with the broad definitions in (q), (s) and (t) above.

(cc) Parking provisions, and requirements, within this zone shall be detailed in each of the Precinct Plans and shall be subject to the approval of the Municipality. Such provisions may include the allocation and reservation (in a manner approved by the Municipality of no more than 75% of the required number of parking bays (as determined in the Precinct Plan) for any Erf or Erven within a Precinct Plan, on any other site within the same block or Precinct as that particular site.

(dd) The parking provisions and requirements, as detailed in the Precinct Plans may be relaxed for any specific use or development only with the approval of the Municipality.

(ee) An existing Precinct Plan or Plans may be amended as provided for in terms of Section 1: Clause 1.27 provided that the desired amendment is not in conflict with the provisions of this zone. Any erf may-be subdivided/consolidated without the need for a formal application to the Municipality.

Site Development, Landscaping and Building Plans

(ff) Every Erf shall have a Site Development Plan and Landscaping Plan prepared for it by the developer prior to the any construction on the site and development on the site shall be in accordance with such Plans.

(gg) All Site Development and Landscaping Plans will be reviewed by the Design Review Panel prior to submission to the Municipality and prior to the submission of Building Plans to the Municipality.

(hh) Open areas not required for parking and circulation shall be landscaped in accordance with the details in the Landscaping Plan.

(ii) The Municipality will be responsible for approving all Landscaping Plans and Building Plans with the provision that no Building Plan may be approved unless a Site Development Plan and a Landscaping Plan have been reviewed and accepted, in writing, by the Design Review Panel and provided that the Building Plan has been recommended, in writing, for approval by the Design Review Panel. Any erf may-be subdivided/consolidated without the need for a formal application to the Municipality.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					

AS PER PRECINCT PLANS

SPECIAL ZONE 9: RIDGESIDE MIXED USE

PAGE 1 OF 3

SCHEME INTENTION: This zone applies to the Ridgeside Mixed Use (RMU) Precinct. The purpose of this zone will be to accommodate an intense, urban mixed use development in such a way that the uses contribute towards the creation of a dynamic, harmonious and well balanced environment that is integrated with and integral to the broader, surrounding sub-region.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black cross-hatch with 'SZ 9' inserted

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

ADDITIONAL CONTROLS

General

- (a) This zone applies to the Ridgeside Mixed Use (RMU) Precinct and the Umhlanga Triangle Hotel (UTH).
- (b) The purpose of this zone will be to accommodate an intense, urban mixed use development in such a way that the uses contribute towards the creation of a dynamic, harmonious and well balanced environment that is integrated with and integral to the broader, surrounding sub-region.

Development Framework

- (c) This zone is based on a Development Framework Plan (UTP1/DF/O1) as may be amended from time to time (within the parameters of this zone). This Development Framework Plan provides an indication of the total maximum controls that are applicable to the development.
- (d) The Development Framework Plan is defined broadly in terms of land use, height and bulk floor area. These and other controls are to be detailed, on a site by site basis, in the Precinct Plans as envisaged in (bb) and (cc) below.
- (e) Land use is defined as Open Space/Recreation or Mixed Use 1 that permits, on any site, a mix of uses but noting that the ultimate, total mix will be subject to the mix as indicated in the Precinct Plan as provided for in (bb) and (cc) below.
- (f) The activities permitted within the Mixed Use land use will be determined according to firstly, the zone and secondly as provided for in the Precinct Plan as provided for in (bb) and (cc) below.

- (g) Height is defined by Mean Sea Level as opposed to Storeys and as indicated in the Precinct Plan as provided for in (bb) and (cc) below. The Development Framework Plan merely provides a general indication in storeys.
- (h) A total maximum overall bulk floor area will be indicated on the Development Framework Plan whilst the Precinct Plans will indicate the floor area ratios for each site as provided for in (bb) and (cc) below.
- (i) The Development Framework Plan's bulk floor area, land use, Height and/or any other aspect of the Plan may be amended, by Special Consent of the Municipality provided that the amendment is in accordance with the provisions of this zone will not result in the bulk floor in (l) being exceeded.

Development Rights

- (j) In terms of the Development Framework Plan for RMU as envisaged in (d) above, the total development rights (bulk floor area, as defined in the Scheme) currently envisaged are 150 000m² plus 1327 residential units.
- (k) The total envisaged development rights, as stipulated in (j) above, will be 'held' in a "Rights Bank" and managed by both the Municipality and Primary Developer.
- (l) All development rights shall be allocated/distributed/transferred/used in accordance with the provisions of this zone and shall be 'extracted / drawn' from the "Rights Bank" as provided for in (k) above.
- (m) All development rights within shall be allocated / distributed / transferred / used solely by the Primary Developer (Tongaat Hulett Developments) or by another party with the written consent of the Primary Developer. Such written consent shall include a sale agreement.
- (n) The Primary Floor Area Rights (the bulk floor area that can be sold and developed immediately) and which are part of the amount stipulated in (j) above, are 150 000m² and 1327 residential units.
- (o) Should additional Primary Floor Area Rights above that stipulated in (n) above, be required, such additional rights shall be approved by an amendment to the Scheme provided that the new amount does not exceed that which is stipulated in (j) above.
- (p) Any additional development rights sought, over and above the amount stipulated in (j) above, shall be subject to an amendment to the Scheme.
- (q) In the event of the total development rights for the RMU, as provided for in (j) above, not being fully utilized, any remaining rights may be 'transferred' to another Special Zone within the overall Ridgeside development by Special Consent of the Municipality and will be additional rights for that specific Precinct / Special Zone.
- (r) The Municipality and the Primary Developer shall maintain an accurate and up-to-date record of both the sale and use of development rights in a proper and accessible manner which shall be subject to annual audit by an independent body if deemed necessary by any of the parties.

Additional Controls

- (s) Mixed Use 1 refers broadly to the following activities and uses and the activities generally related to these: retail, office, commercial and residential (subject to Design Review Panel approval only).
- (t) Open Space/Recreation refers broadly to, and permits, the following activities and uses and the activities related to these: open space, recreation and limited commercial.
- (u) Parking areas (covered and uncovered) shall not be included in FAR and Coverage calculations.
- (v) Awnings, canopies, arbors, colonnades, balconies, or any other similar structure within the sidewalk area shall not be included in Coverage and FAR calculations.
- (w) Building Line = nil unless otherwise indicated on a Precinct Plan.
- (x) Side and Rear space = nil unless otherwise indicated on a Precinct Plan.
- (y) A caretakers flat not exceeding 200 m² shall be permitted on any erf.

SPECIAL ZONE 9: RIDGESIDE MIXED USE

PAGE 3 OF 3

Development

- (z) A Property Owners Association shall be formed and every site owner and occupier shall belong to, ascribe to the objects of, abide by, and be bound by, the requirements of this Association.
- (aa) The Property Owners Association shall appoint a Design Review Panel to manage and oversee the design and construction of the development. The Municipality shall be entitled to include at least one representative on the Design Review Panel should it so wish.

Precinct Plans

- (bb) Each Development Framework shall be divided into one or more Precincts. Each Precinct shall have a Precinct Plan prepared for it and approved by the Municipality prior to construction commencing on any Erf or Erven within the particular Precinct.
- (cc) A Precinct Plan shall include, at least, site specific details on each of the following:-
Land Use Controls, Minimum FAR, Maximum FAR, Maximum Coverage, Maximum Height in Mean Sea Level, Building Lines, Build-To Lines and/or Building Restriction Areas, Parking provisions, Landscaping, Site accesses, Additional, site particular, Design and/or Planning Controls, Informal Trading areas if applicable, Bus/Taxi Ranks if applicable and Bus/Taxi Lay byes if applicable.
- (dd) The land use controls are described for an Erf in a Precinct Plan shall not be in conflict with this zone or with the broad definitions in (s) and (t) above.
- (ee) Parking provisions, and requirements, within this zone shall be detailed in each of the Precinct Plans and shall be subject to the approval of the Municipality. Such provisions may include the allocation and reservation (in a manner approved by the Municipality of no more than 75% of the required number of parking bays (as determined in the Precinct Plan) for any Erf or Erven within a Precinct Plan, on any other site within the same block or Precinct as that particular site.
- (ff) The parking provisions and requirements, as detailed in the Precinct Plans may be relaxed for any specific use or development only with the approval of the Municipality.
- (gg) An existing Precinct Plan or Plans may be amended as provided for in terms of Section 1: Clause 1.27 provided that the desired amendment is not in conflict with the provisions of this zone.

Site Development, Landscaping and Building Plans

- (hh) Every Erf shall have a Site Development Plan and Landscaping Plan prepared for it by the developer prior to the any construction on the site and development on the site shall be in accordance with such Plans.
- (ii) All Site Development and Landscaping Plans will be reviewed by the Design Review Panel prior to submission to the Municipality and prior to the submission of Building Plans to the Municipality. Any erf may-be subdivided/consolidated without the need for a formal application to the Municipality.
- (jj) Open areas not required for parking and circulation shall be landscaped in accordance with the details in the Landscaping Plan.
- (kk) The Municipality will be responsible for approving all Landscaping Plans and Building Plans with the provision that no Building Plan may be approved unless a Site Development Plan and a Landscaping Plan have been reviewed and accepted, in writing, by the Design Review Panel and provided that the Building Plan has been recommended, in writing, for approval by the Design Review Panel.

Umhlanga Triangle Hotel (UTH)

- (ll) In terms of the Development Framework for Umhlanga Triangle Hotel (UTH) the total development rights (bulk floor area, as defined in the Scheme) envisaged for the UTH is 80 000m².
- (mm) There shall be no Rights Bank provision for the UTH. A caretaker's flat not exceeding 200m² shall be permitted on any Erf within the UTH.
- (nn) Residential uses related to dwelling houses and or Multiple Unit Development shall only be permitted within the UTH.

DEVELOPMENT PARAMETERS

AS PER PRECINCT PLANS

SPECIAL ZONE 10

Page 1 of 3

SCHEME INTENTION:

- The primary intention of Special Zone 10 is to facilitate the effective development and operation of Dube Tradeport and King Shaka Airport, as the catalyst contributing to the sustained growth of the Tradeport, the Aerotropolis, the Special Economic Zone and KwaZulu-Natal Region, and regulate development thereof in the public interest.
- Special Zone 10 will accommodate all activities related to, and ancillary to, the running of an international airport and Tradeport facility, including provision for passengers, airfreight, logistics, industrial and commercial development such as passenger movement, airfreight handling and movement, aircraft maintenance, retail, offices, entertainment, accommodation, hospitality, industry, warehousing, logistics, car hire, parking, agricultural activity, open space, conservation, infrastructure and the like.
- The zone will provide the necessary flexibility to ensure that the aviation, logistics, economic development and job creation functions of King Shaka International Airport and Dube Tradeport are met through the appropriate development of new and enhanced facilities and infrastructure.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black cross-hatch with 'SZ 10' inserted

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

SPECIAL ZONE 10

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ADDITIONAL CONTROLS

1. Development within Special Zone 10 will be managed through a package of plans consisting of:
 - a. An approved Development Framework Plan (including a spatial development framework), infrastructure plan, traffic plan, rehabilitation plan, and overall landscaping plan);
 - b. Approved Precinct Plans for each of the precincts as identified in the Development Framework Plan;
 - c. Approved Development Manual and / or Urban Design Guidelines for each Precinct as identified in the Development Framework Plan.
2. A Dube Tradeport Design and Review Panel comprising of Dube TradePort Corporation (DPTC), Airports Company South Africa (ACSA), the eThekweni Municipality and any other relevant role players as determined by these three parties, shall be established to review and make recommendations to the relevant approving authority on all plans and development within the Zone as per the provisions of the approved Development Framework Plan. This Panel shall operate within an agreed Terms of Reference.
3. Approval of the Package of Plans will be by the Municipality, only with the positive recommendation of the Dube TradePort Design and Review Panel.
4. All development rights within Special Zone 10 shall be held in a Development Rights Bank with the total development rights being as follows:
 - a. The maximum Floor Ratio shall be 1.0;
 - b. The maximum permissible Coverage shall be 50 % over the Zone;
 - c. Development Rights shall be managed / allocated / distributed / transferred in terms of the approved Package of Plans as amended from time to time.
 - d. The Dube TradePort Design and Review Panel shall maintain an accurate and up-to-date record of the use of Development Rights in a proper and accessible manner, a copy of which shall be supplied to the Head: Development Planning and Management on an annual basis.
 - e. Parking areas (covered and uncovered) shall not be included in Floor Area Ratio.
 - f. Awnings, canopies, arbors, colonnades, balconies, or any other similar structure within the sidewalk area and on individual sites and shall not be included in Floor Area Ratio calculations.
 - e. Accommodation of motor vehicles and loading areas shall be provided on site as per the approved Package of Plans or, if no standards have been supplied in the relevant Precinct Plan, to the Municipality's satisfaction.
 - f. Residential usage other than a Hotel shall be limited to staff accommodation.
 - g. Space About Buildings: No Building Lines, Side Space, Rear Space or minimum Erf size shall apply unless specified in the relevant Precinct Plan.
 - h. All development within the Zone, including Height is subject to aviation safety requirements as determined by the Civil Aviation Authority (CAA) Regulations of 1997, prepared in terms of the Aviation Act No 74 of 1962 as amended and the recommendation of the Dube Tradeport Design and Review Panel.
 - i. For purposes of this Zone: 'Car Rental Motor Workshop': means buildings or part thereof used for minor motor repairs to light motor vehicles that are specifically used for car rental purposes, which may include spray painting, panel beating and minor motor repairs.
5. An existing Precinct Plan or Plans may be amended as provided for in terms of Section 1: Clause 1.27

SPECIAL ZONE 10

Page 3 of 3

DEVELOPMENT PARAMETERS

HEIGHT	COVERAGE	FLOOR AREA RATIO
<p>A maximum of 6 storeys with the exception of:</p> <ul style="list-style-type: none">• 70 m for air traffic control tower.• 13 storeys for sites within Support Precinct 1: Northern Sub-Precinct (Dube City) area.• As prescribed in the relevant approved Precinct Plan.• Height of Communication, Navigation and Surveillance to be identified and approved by the Air Traffic and Navigation Services and Civil Aviation Authority and submitted to the Dube TradePort Design and Review Panel for comment and the Municipality for approval.• The Height of each building is subject to the approval of Air Traffic and Navigation Services and Civil Aviation Authority.	<ul style="list-style-type: none">• Total Coverage: A maximum permitted Coverage of 50 % over Zone.• And as prescribed in the relevant approved Precinct Plan. <p>Note: the maximum Coverage of 50 % does not apply to individual sub-divisions but to the overall Zone.</p>	<ul style="list-style-type: none">• A maximum permitted Floor Area Ratio of 1.0 over the Zone.• And as prescribed in the relevant approved Precinct Plan. <p>Note: The maximum Floor Area Ratio of 1.0 does not apply to individual sub-divisions but to the overall Zone.</p>

SPECIAL ZONE 11: UMHLANGA RIDGE TOWN CENTRE

PAGE 1 OF 4

SCHEME INTENTION: This zone applies to the developments commonly referred to as the Umhlanga Ridge Town Centre (URTC). The purpose of this zone will be to accommodate a wide range of recreational, entertainment, tourist, residential, shopping and business or commercially related and Business Park activities, in such a way that the uses contribute towards the creation of a dynamic, harmonious and well balanced new town centre of the highest aesthetic, landscaping and urban design quality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black cross-hatch with 'SZ 11' inserted

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

ADDITIONAL CONTROLS

General

- (a) The purpose of this zone will be to accommodate a wide range of recreational, entertainment, tourist, residential, shopping and business or commercially related activities, in such a way that the uses contribute towards the creation of a dynamic, harmonious and well balanced Town Centre of the highest aesthetic, landscaping and urban design quality.
- (b) The URTC, provides the over-arching policy statements and basic intent of this zone and details the role and context of the Umhlanga Ridge New Town Centre (URTC).
- (c) The rationale on which any decision taken, for the URTC, within the context of this zone must be based and provides the over-riding principles for all decision making.

Development Framework

- (d) The URTC is divided into a Commercial Precinct consisting Precincts 1 - 8 and a Residential Precinct consisting of Precincts 9 – 11.

SPECIAL ZONE 11: UMHLANGA RIDGE TOWN CENTRE

PAGE 2 OF 4

- (e) The URTC development controls are defined in terms of land use specifically and floor area ratio generally. These and other controls are to be detailed, on a site by site basis, in the Precinct Plans as envisaged in (tt) and (uu) below.
- (f) Land use is defined according to five general land use categories, Business Park, Mixed Use 1, Mixed Use 2 Open Space/Recreation and Parking Area/Parkade. The activities permitted within these general land use categories are to be determined according to firstly the zone, secondly as broadly defined in (z), (aa), (bb), (cc) and (dd) below and thirdly as detailed in the Precinct Plans as provided for in (tt) below. The associated Primary, Consent and Precluded uses are described more fully in the Precinct Plans as envisaged in (ss) and (tt) below.
- (g) Height is defined, per site, in terms of a minimum height, which must be developed and a maximum permissible height per site as provided for in (ff) below.
- (h) The Development Frameworks' floor area ratio is defined in accordance with (v), (w) and (x) below and defined in terms of two basic parameters, namely, a minimum, "to be developed", bulk floor area and a maximum developable bulk floor area. These are defined, per site, on the Precinct Plans as provided for in (tt) below and in accordance with in (u) and (v) below.
- (i) The Development Frameworks' FAR and Height controls may be amended with the Consent of the Municipality, provided that the amendment is in accordance with the provisions of this zone, will not result in the bulk floor area specified in (l) below being exceeded (subject to clause (r) below) and provided that the Design Review Panel has provided its support in writing for such application.
- (j) Any other component of the Development Frameworks for which an amendment is sought shall only be approved by the Municipality in a manner deemed appropriate by the Head: Development Planning and Management.

Development Rights - General

- (k) All development rights within the URTC shall be allocated/distributed/transferred/used in accordance with the provisions of this zone and shall be extracted/drawn' from the "Rights Bank" as envisaged in (n) below.
- (l) All development rights within the URTC shall be allocated/distributed/transferred/used solely by the Primary Developer or by another party with the written consent of the Primary Developer.
- (m) Such written consent shall include a sale agreement.
- (n) The total envisaged development rights, as stipulated in (q) below, will be 'held' in a "Rights Bank" and managed by both the Municipality and Primary Developer as envisaged in (s) below.
- (o) Any additional development rights sought, over and above the amounts stipulated in (q) and (r) below, shall be subject to a Scheme amendment.
- (p) The Municipality and the Primary Developer shall maintain an accurate and up-to-date record of both the sale and use of development rights in the URTC in a proper and accessible manner which shall be subject to annual audit by an independent body if deemed necessary by any of the parties.

Development Rights – Specific

- (q) The total development rights envisaged for Commercial Precinct (consisting of Precincts 1 -8) is of the URTC are 648 000 m². This excludes the Residential Precinct.
- (r) The Residential Precinct (consisting of Precincts 9 – 11) will consist of 4 300 Dwelling Units and 34 000 m² of commercial bulk.
- (s) No site shall have an FAR of greater than 2.7 unless with the Consent of the Municipality, as envisaged in (t) and (u) below and provided that the total development rights as stipulated in (r) above, does not increase, and provided further that no site shall have an FAR of less than 0.5, with the exception of the sites intended for Business Park (in the URTC), open space/recreational purposes and Parking Area/Parkade related uses.
- (t) An increase in FAR above 2.7 shall be applied for by way of a Consent application to the Municipality provided such amendment has the written support of the Design Review Panel.
- (u) Notwithstanding (s) and (t) above, development rights (including coverage) on any site within the Umhlanga Ridge Town Centre Commercial may be amended (transferred to any other site), provided that such amendment not result in an increase to the amount stipulated in (q) and does not result in an increase of FAR on a particular site and no site shall have an FAR less than 0.5 with the exception of sites intended for Business Park uses (in URTC) open space / recreational purposes and parking area / parkade related uses.

SPECIAL ZONE 11: UMHLANGA RIDGE NEWTOWN CENTRE

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- (v) At any stage once all of the sites in the URTC have been sold, should the total development rights sold not equal to, or exceed, the amount stipulated in (u) above, the difference (including any rights which may still be taken up in the 4 year take-up option period as contemplated in (ss) below) shall be reallocated to the Primary Developer for use/sale in the URTC should it be required at some future stage.

Additional Controls

- (z) Mixed Use 1 refers broadly to the following activities and uses and the activities generally related to these: retail, office, commercial and residential. Garage or Petrol Filling Station uses and activities are not permitted with the exception of the repair of vehicles (excluding spray painting and panel beating) generally relating to the fitting of vehicle parts and accessories, the display, storage and parking of motor vehicles and the sale of vehicles, vehicle parts and accessories and shall only be permitted on the specific sites within the URTC as depicted on the approved Precinct Plans.
- (aa) Mixed Use 2 refers broadly to the following activities and uses and the activities generally related to these: retail, office, commercial, residential and Fuelling and Service Station.
- (bb) Business Park (for the Commercial Precinct only) refers to retail, office, warehouse and commercial uses. Fuelling and Service Station uses are not permitted with the exception of the repair of vehicles (excluding spray painting and panel beating) generally relating to the fitting of vehicle parts and accessories, the display, storage and parking of motor vehicles and the sale of vehicles, vehicle parts and accessories and shall only be permitted on the specific sites in the URTC as depicted on the approved Precinct Plans.
- (cc) Open Space/Recreation refers broadly to, and permits, the following activities and uses and the activities related to these: open space, recreation, office and retail.
- (dd) Parking Area/Parkade refers broadly to, and permits, the following activities and uses generally related to these: parking of vehicles (in and out of structure), landscaping and limited retail, kiosks to accommodate uses such as flower and newspaper sellers, etc., office (ancillary to the parkade only) and caretaker uses with the approval of the Head : Development Planning and Management . The Primary Developer shall provide the Municipality with guarantees as it relates to the parking area/parkade prior to Building Plan approval.
- (ee) Residential refers to flat and multiple unit development.
- (ff) The Land Use on any site, as indicated on the Precinct Plans, may be amended by way of Consent application to the Municipality, as provided for in (ww) below, provided such amendment has the support, in writing, of the Design Review Panel.
- (gg) The maximum permitted height (including any and all structures (with the exception of architectural and aesthetic elements) and levels, including all parking levels and structures) on any site within the URTC shall be as indicated on the Precinct Plans and shall be based upon a building height envelope, that is translated, on a site by site basis, into a specific height above mean sea level (msl), for each indicated number of storeys such that it is the height envelope (in metres and translated to msl) that will be the primary determinant of height and not the number of storeys. The Height of any site within the URTC may be amended by way of Consent application to the Municipality, as provided for in (ww) below, provided such amendment has the support, in writing, of the Design Review Panel.
- (gg) An approved Precinct Plan, within the Residential Precinct (consisting of Precincts 9 – 11) may be amended in terms of Section 1: Clause 1.17 by agreement with the Heads: Development Planning, Environment and Management and the Head: eThekweni Transport Authority provided that the amendment does not result in an increase to the rights provided for (r) above, as well to the total number of trips provided within the Umhlanga Ridge Town Centre. The amendment should not result in an increase of FAR on a site and no site shall have a FAR of less than 0.5, with the exception of sites intended for open space / recreational purposes and parking area / parkade related uses.
- (ii) Parking areas (covered and uncovered) shall not be included in FAR and coverage calculations but will be included within the building height envelope and msl levels.
- (jj) Awnings, canopies, arbours, colonnades, balconies, or any other similar structure within the sidewalk area shall not be included in coverage and FAR calculations.
- (kk) Building Line = nil unless otherwise indicated on a Precinct Plan.
- (ll) Side and Rear space = nil unless otherwise indicated on a Precinct Plan.
- (mm) Every site shall be subject to a Build-To line or Building restriction area as detailed in the Precinct Plans as envisaged in (rr) and (ss) below. The boundary of the site abutting a street or streets shall be regarded as a Build-To line on which a minimum of 90% of a building's street-facing façade must be built. This does not include overhanging elements such as balconies, eaves etc. which may extend beyond the Build-To line.
- (nn) In respect of a Fuelling and Service Station being developed on any site within a Mixed Use 2 area (as may be provided for in the Precinct Plan as contemplated in (rr) below), such facility may constitute no more than 25% of the total floor area used on the site, unless agreed to by the Primary Developer, and must be an integral part of the building developed on the site. Such use/building shall be subject to specific design and planning controls as stipulated by the Primary Developer which are to be included in the Site Development and Landscaping Plans as contemplated in (xx) below.

SPECIAL ZONE 11: UMHLANGA RIDGE TOWN CENTRE

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- (oo) In respect of any parking garage or commercial workshop being developed on any site, such use/building shall be subject to specific design and planning controls as stipulated by the Primary Developer. Such controls shall be included in the Site Development and Landscaping Plans as contemplated in (xx) below.
- (pp) A caretaker's flat not exceeding 200m² shall be permitted on any site within the URTC.
- (qq) A Property Owners Association shall be formed for the URTC, and every site owner and occupier shall belong to, ascribe to the objects of, abide by, and be bound by, the requirements of this Association.
- (rr) The Development shall each be divided into 1 or more Precincts. Each Precinct shall have a Precinct Plan prepared for it and approved by the Head: Development Planning and Management prior to the sale of any site within a particular Precinct.
- (ss) A Precinct Plan shall include, at least, site specific details on each of the following:-
- Land Use Controls, Minimum FAR, Maximum FAR, Minimum Coverage, Maximum Coverage, Minimum Height, Maximum Height (expressed as a height envelope and msl), Building Lines, Build-To Lines and/or Building Restriction Areas, Parking provisions, Landscaping, Site accesses, Use of Sidewalks, Additional, site particular, Design and/or Planning Controls, Informal Trading areas if applicable, Bus/Taxi Ranks if applicable and Bus/Taxi Lay byes if applicable.
- (tt) The land use controls which are described for a site in a Precinct Plan shall not be in conflict with this zone or with the broad definitions in (z), (aa), (bb), (cc), (dd) and (ee) above.
- (uu) Parking provisions, and requirements, within this zone shall be detailed in each of the Precinct Plans and shall be subject to the approval of the Municipality. Such provisions may include the allocation and reservation (in a manner approved by the Head: Development Planning and Management) of no more than 75% of the required number of parking bays (as determined in the Precinct Plan) for any site within a Precinct Plan, on any other site within the same block or Precinct as that particular site.
- (vv) The parking provisions and requirements, as detailed in the Precinct Plans may be relaxed for any specific use or development only with the approval of the Head: Development Planning and Management.
- (xx) An approved Precinct Plan may be amended as provided for in terms of Section 1: Clause 1.27 provided that the desired amendment is not in conflict with the provisions of this zone and provided that the Design Review Panel has given its support, in writing, for the amendment.
- (yy) Every site shall have a Site Development Plan and Landscaping Plan prepared for it by the developer prior to any construction on the site and development on the site shall be in accordance with such Plans.
- (yy) All Site Development and Landscaping Plans will be reviewed by the Design Review Panel prior to submission to the Municipality and prior to the submission of Building Plans to the Municipality.
- (zz) Should the Municipality require it, a visual assessment shall be provided with a Site Development Plan prior to the approval of such plan by the Municipality.
- (aaa) Open areas not required for parking and circulation shall be landscaped in accordance with the details in the Landscaping Plan.
- (bbb) The Municipality will be responsible for approving all Landscaping Plans and Building Plans with the provision that no Building Plan may be approved unless a Site Development Plan and a Landscaping Plan have been reviewed and accepted, in writing, by the Design Review Panel and provided that the Building Plan has been recommended, in writing, for approval by the Design Review Panel.

SPECIAL ZONE 12: THEME PARK / ENTERTAINMENT COMPLEX

PAGE 1 OF 2

SCHEME INTENTION: The purpose of the zone shall be to accommodate a Theme Park and Entertainment Complex including a wide range of tourist related activities such as hotels, casino, restaurants, shopping, cinemas, aquariums, entertainment centres, "super-bowl theatre" and other recreational facilities in a complex that contributes towards the creation of a harmonious well balanced development of the highest aesthetic, landscaping and urban design quality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black cross-hatch with 'SZ 12' inserted

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

ADDITIONAL CONTROLS

1. A Site Development Plan, drawn to a scale 1:500 or such other scale as may be approved by the Municipality, shall be submitted to the Municipality for approval prior to the submission of any building plans. No building may be erected on the site before such Site Development Plan has been approved by the Municipality and the whole development on the site shall be in accordance with the approved Site Development Plan: Provided that the plan may from time to time be amended with the written approval of the Municipality. Such Site Development Plan shall show at least the following: the siting, elevations, height, floor areas, usage and coverage of all buildings and structures (including parking areas).
2. The applicant shall have the right to appeal to the Appeals Tribunal in the event of the Municipality not approving either the Site Development Plan or any subsequent proposed amendment thereto on in the event of the Municipality unduly delaying making a decision thereon.
3. Prior to the commencement of development whether in part or whole, an Environmental Impact Assessment (in terms of Section 22 of The Environmental Conservation Act 73/1989 or any Regulation thereof) shall be submitted and approved by the relevant authority. An environment management plan shall also be prepared for both the construction phases and operational phases and approved by the Municipality.
4. Prior to the commencement of the development whether in part or whole a landscaping development plan prepared by suitably qualified persons shall be lodged with the Municipality setting out the overall landscaping that is to be introduced in the principles in terms of which the development will be maintained and managed.
5. Prior to the commencement of development whether in part of whole, a traffic management plan prepared by a suitably qualified person shall be lodged with the Municipality setting out how traffic generated by the development as a whole will be accommodated on the site and within the surrounding road network.

SPECIAL ZONE 12: THEME PARK / ENTERTAINMENT COMPLEX

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6. Prior to the commencement of development, whether part or whole, a services infrastructural plan and report dealing with the geotechnical suitability, supply of water, electricity, sewage disposal and storm-water control shall be prepared by a 'professional engineer' to the satisfaction of the Municipality / Service providers.
7. Accommodation for motor vehicles to be provided at a ratio of 6 bays per 100m² gross leasable floor area excluding service area, ablutions, storerooms, staff restrooms etc. provided that this may be relaxed with the approval of the Municipality.
8. Shopping floor area shall not exceed 5000m² GLA.
9. Any building, or structure or signage situated within 30.0 metres of the road reserve of either the N2 or M4, and which has a significant visual impact on either road, shall be constructed and designed in such a manner as to mitigate such impact to the satisfaction of the Municipality. The applicant shall have the right to appeal to the Appeals Tribunal should it feel aggrieved by the decision of the Municipality in this regard.
10. A casino shall be permitted provided a valid casino license has been issued for the site in terms of the KwaZulu-Natal Gambling Act, 1996 (Act No. 10 of 1996) or any amending legislation.
11. All landscaping to the satisfaction of the Municipality. Open areas not required for parking and circulation shall be landscaped.
12. All responsibilities for the owner / developer as identified in the letters from the relevant Service Providers and submitted by Moreland Developments in April 1998 in support of the application shall be observed by the owner / developer. In addition, all costs associated with the design and construction of the internal road infrastructure and storm-water reticulation shall be borne by the owner / developer.
13. Portion 1271 (of 838) of the Farm Lot 31 of 1560 be restricted to a maximum 340 dwelling units only. Access to Portion 1271 (of 838) of the Farm Lot 31 of 1560 will be limited to the existing internal road network access point from the Remainder of Portion 838 of the Farm Lot 42 of 1560 on Sibaya Drive. A traffic report will be required prior to any development of Portion 1271 (of 838) of the Farm Lot 31 of 1560.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
National Road 2 (N2) = 20 m and Main Road 4 (M4) = 15 m		Not Applicable	To the discretion of the Municipality	The building 'envelope' not to exceed a height of 35m above ground level, except for any architectural or structural additions which may not exceed an additional height of 15m	25 %	0.25

SPECIAL ZONE 13: UMHLANGA HOSPITAL

SCHEME INTENTION: To provide, preserve, use land or buildings for medical purposes and any other buildings ancillary to a Hospital.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black cross-hatch with 'SZ 13' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality. Open areas not required and circulation shall be suitably landscaped. Development of this zone shall be in accordance the detailed development and landscaping plans that meet with the approval of the Municipality.
2. **Institution: A minimum total of 320 parking bays to be provided at all times based on all 5 storeys. Should additional beds be required and approved, in excess of the 250 beds, then the parking requirements will have to be provided for accordingly.**
3. **A Shop (shall be in the nature of a kiosk and restricted to the sale of non-alcoholic beverages, cigarettes, magazines, newspapers, etc.) florist, gift shop and pharmacy.**

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	7.5 m	Not Applicable	To the discretion of the Municipality	5	70 %	1.4

SPECIAL ZONE 14	
LOCATION	Tongaat Coast and Central Business District
COLOUR NOTATION	Black cross-hatch with 'SZ 14' inserted
MAP REFERENCE	NS / 05 / 2012
ADDITIONAL CONTROLS	No Development In Any Form Shall Be Permitted Within This Zone Until An Appropriate Rezoning Has Been Adopted By The Municipality.

SPECIAL ZONE 15: LUNGISISA INDLELA VILLAGE

PAGE 1 OF 2

SCHEME INTENTION: To provide, preserve, use land or buildings for a mix of residential and ancillary uses serving a local community.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black cross-hatch with 'SZ 15' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. Open areas not required for parking and traffic circulation shall be landscaped in accordance with the details in the Landscaping Plan.
3. A Site Development Plan (SDP) and Landscaping Plan shall be prepared by the developer prior to any consideration on the erf and development on the erf shall be in accordance with such Plans.
4. The Site development Plan to be approved by the Department of Health and Department of Education.
5. The Municipality will be responsible for approving all Landscaping Plans and Building Plans with the provision that no Building Plan may be approved which is not in accordance with the Site Development Plan.
6. The alignment and construction of the gravel road situated on the South East corner of the erf which intersects with Provincial Road MR 100 shall be approved in terms of the National Environmental Management Act.
7. A Non-User Conservation Servitude to be registered over the delineated wetland and buffer as per Plan, Job No. 315_00, dated 10/09/23.

SPECIAL ZONE 15: LUNGISISA INDLELA VILLAGE

PAGE 2 OF 2

9. All recommendations as per Decision Notice from the Department of Transport dated February, 09, 2011, Reference no. T10/2/27/399 shall be observed. All costs incurred as a result of the proposed development shall be borne by the Developer.
10. All recommendations as stipulated in the Traffic Impact Assessment by D. J. Haliburton dated August, 2010, Reference No. DJH Ref 1020 shall be observed.
11. The maximum permitted number of Dwelling Units permitted within this zone shall be 250.
12. The maximum gross Floor Area for Commercial uses shall be 3 000 m².
13. **Educational Establishment: the maximum gross Floor Area shall be 4 254 m² comprising of a maximum of 30 classrooms.**
14. **Institution: the Clinic shall have a maximum gross Floor Area of 380 m² comprising of a maximum of 25 beds.**

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	3.0 m	Not Applicable	To the discretion of the Municipality	3	20 %	0.2

SPECIAL ZONE 16: THE PEARLS

SCHEME INTENTION: To provide, preserve, use land or buildings for high density residential and ancillary uses.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black cross-hatch with 'SZ 16' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	4.5 m	Not Applicable	6 000 m ²	Not Applicable	60 %	1.8

SPECIAL ZONE 17: CORNUBIA INDUSTRIAL & BUSINESS ESTATE

PAGE 1 OF 2

SCHEME INTENTION: To provide, preserve, use land or buildings to enable the creation of a contemporary Industrial and Business Park which can accommodate a wide range of uses including warehousing, assembly, service and light industrial, distribution, logistics, showrooms, offices and retail set within a landscaped environment.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black cross-hatch with 'SZ 17' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.

Development Framework

1. This zone is based upon a Project Development Framework Plan (referenced CORN-FWORK-010-08-10 as may be amended from time to time) and development shall occur in accordance with this plan.
2. The Project Framework Plan is defined in terms of broad land use. All other Controls including Maximum Density, Maximum Coverage, Height, Floor Area Ratio and Parking controls are to be indicated on a Precinct Plan(s) as provided for in (13) below.
3. The total overall Floor Area across the zone is 460 000 m² and will be distributed across all erven in accordance with the Precinct Plan(s).
4. Land Use is defined according to three land use categories, Industrial, Business Park and Open Space. The uses and activities permitted within these land use categories are to be determined according to firstly, the Primary Uses column of the zone, secondly as broadly defined in (7), (8), (9), (10), (11) and (12) below and thirdly as detailed in the Precinct Plans as provided for in (13) below.
5. The Project Framework Plan may be amended with the Special Consent of the Municipality.

SPECIAL ZONE 17: CORNUBIA INDUSTRIAL & BUSINESS ESTATE

PAGE 2 OF 2

Land Use Controls

6. Industrial refers to any and all uses that are included within the Primary Use column which are generally associated with industrial uses and activities.
7. Shops and Offices are permitted within the Industrial Land Use but are limited to 25% of the total floor area of an erf and only permitted in conjunction with another (more dominant) use on the erf).
8. Business Park refers to any and all uses that are included within the Primary Use column which are generally associated with general business and commercial uses and activities and includes any use within the Primary Use column that is not directly associated with industrial uses and activities.
9. Open Space refers to uses and activities related to conservation, recreation and leisure.
10. A Fuelling and Service Station will be permitted in both the Industrial Land Use and the Business Park Land Use but only as indicated on the Precinct Plan(s).
11. The sale and display of vehicles and parts together with the general servicing of vehicles as an integrated operation together with other associated activities, shall be freely permitted in both the Industrial and Business Park Land Uses.

Precinct Plans

12. A Precinct Plan (or Plans) shall be prepared and approved by the Municipality.
13. Development of any Erf shall be in accordance with the relevant Precinct Plan.
14. A Precinct Plan shall include, at least, where relevant, site specific details on each of the following and which will represent the overriding erf controls:
Land Use, Floor Area Ratio, Coverage, Height, Building Lines, Build-To Lines and/or Building Restriction Areas, Parking provisions, Landscaping, Site access and egress, Additional, site particular, Design and/or Planning Controls, Informal Trading areas if applicable and Bus/Taxi Lay byes if applicable
15. The parking provisions and requirements, as detailed in the Precinct Plans may be relaxed for any specific use or development only with the approval of the Municipality.
16. An existing Precinct Plan or Plans may be amended as provided for in terms of Section 1: Clause 1.27

Development

16. A Property Owners Association shall be formed and every owner and occupier shall belong to, ascribe to the objects of, abide by, and be bound by, the requirements of this Association.
17. Every erf shall have a Site Development Plan and Landscaping Plan prepared for it by the developer prior to any construction on the erf and development on the erf shall be in accordance with such Plans.
18. All Site Development and Landscaping Plans will be reviewed and accepted by the Management Association's Design Review Panel prior to submission to the Municipality and prior to the submission of Building Plans to the Municipality.
19. Open areas not required for parking and circulation shall be landscaped in accordance with the details in the Landscaping Plan.
20. The Municipality will be responsible for approving all Landscaping Plans and Building Plans with the provision that no Building Plan may be approved unless a Site Development Plan and a Landscaping Plan have been reviewed and accepted, in writing, by the Management Associations Design Review Panel and provided that the Building Plan has been recommended, in writing, for approval by the Design Review Panel.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					

AS PER PRECINCT PLANS

SPECIAL ZONE 18: MOUNT MORELAND & RIET RIVER

PAGE 1 OF 2

SCHEME INTENTION: To provide, preserve, use land or buildings for residential accommodation and a localized business node in a harmonious zone of the highest aesthetic, landscaping and urban density quality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black cross-hatch with 'SZ 18' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **Development Controls for this zone is based on the Sewerage System used and is also dependent on how an erf is developed in respect of Land Use, as listed above or by Building Classification.**
3. **Building Lines:** 7.5 m.
4. **Side and Rear Spaces:** Dwelling House = 3.0 m and Any other Land Use = 4.5 m.
5. **Frontages:** 15 m for Erven less 900 m² and 18 m for Erven greater than 900 m².
6. **Density:** No Density Factor shall apply to Chalet Development, Flat, Hotel or where an erf is developed for Multiple Unit Development.
7. **MOUNT MORELAND:** In terms of the Agreement, dated 20 July 2007, on the recommended Record Of Decision Conditions between the Municipality and Provincial Government **NO** further Dwelling House or Residential Development shall be permitted in Mount Moreland within the 55 dBA LRdn as per the SANS guidelines.

SPECIAL ZONE 18

PAGE 2 OF 2

ADDITIONAL CONTROLS - continued

9. **Minimum Subdivision:** is based on the Sewerage System and Building Classification, as indicated below:

Building Classification	Where sewage disposal is by waterborne reticulation	Where sewage disposal is by conservancy tank linked to a communal conservancy tank or soakaway	Where sewage disposal is by a septic tank & French drain
• Dwelling House	450 m ²	650 m ²	900 m ²
• Residential-Business (One flat over business)	450 m ²	650 m ²	900 m ²
• Non-Residential Business	450 m ²	650 m ²	900 m ²
• Religious (with or without dwelling or flat)	900 m ²	900 m ²	1 800 m ²
• Flat, Hotel and Boarding House	1 800 m ²	1 800 m ²	3 600 m ²
• Chalet Development and Multiple Unit Development	3 600 m ²	3 600 m ²	3 600 m ²
• Light Industrial	900 m ²	900 m ²	1 800 m ²

10. **Height:**

10.1 Dwelling House, Boarding House, Chalet Development, and Multiple Unit Development shall have a maximum permitted Height of 2 storeys.

10.2 Any other Land Use shall have a maximum permitted Height of 3 storeys.

10. **Coverage and Floor Area Ratio:** is based on the Sewerage Disposal System and Building Classification, as indicated below:

Building Classification	Sewage effluent disposal by means of waterborne reticulation or septic tank		Sewage removal by means of reticulation or a conservancy tank service	
	Coverage	Floor Area Ratio	Coverage	Floor Area Ratio
• Dwelling House on: (i) even less than 450 m ² (ii) even more than 450 m ²	50 %	0.50	50 %	0.66
	35 %	0.35	50 %	0.40
• Flat or Hotel	25 %	0.35	25 %	0.35
• Business and other non-residential buildings containing living accommodation: (i) of less than 20 % of the total floor area (ii) of 20 % or in excess of 20 % of the total floor area	35 %	0.35	80 %	1.0
	35 %	0.35	50 %	1.0
• Chalet Development and Multiple Unit Development	35 %	0.35	35 %	0.35
• Any Other Type of Building	35 %	0.35	75 %	1.0

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FAR
BUILDING LINE	SIDE & REAR SPACE					

SEE ADDITIONAL CONTROLS

SPECIAL ZONE 19: CORNUBIA

PAGE 1 OF 12

SCHEME INTENTION: This zone applies to the Cornubia commercial and mixed use component of the Cornubia Integrated Human Settlement Development. The purpose of this zone is to accommodate a wide range of commercial, residential, social, office and recreational activities in such a way that the uses contribute towards the creation of a dynamic, harmonious and well balanced development of the highest aesthetic, landscaping and urban design quality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black cross-hatch with 'SZ 19' inserted

THIS ZONE CONSISTS OF VARIOUS PRECINCTS EACH WITH ITS OWN LAND USES AND ADDITIONAL CONTROLS

PRECINCT ONE : CORNUBIA RETAIL PARK

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

ADDITIONAL CONTROLS

GENERAL:

(a) The purpose of this zone is to accommodate a wide range of commercial, residential, social, office and recreational activities, in such a way that contribute towards the creation of a dynamic, harmonious and well balanced development of the highest aesthetic, landscaping and urban design quality which supports the overall Cornubia Integrated Human Settlement Development.

Development Framework

(b) This zone is based broadly upon the approved Cornubia Development Frame Work Plan “Cornubia Phase 2 LUM Precinct Plan” Drawing No: CORN-BLOCK EIA – 12498 – 16 (dated 10/11/2014) as may be amended from time to time. This Development Framework Plan indicates, in broad terms, the anticipated long term development activity patterns within Cornubia.

SPECIAL ZONE 19: CORNUBIA

PAGE 2 OF 12

PRECINCT ONE : CORNUBIA RETAIL PARK

- (c) Only parts of the Cornubia Development Framework Plan may be incorporated into this Zone and this may be done on a phased basis over time.
- (d) The first phase to be included within this Zone is Precinct 1: Cornubia Retail Park that is located adjacent to the M41 and Flanders Drive.

Development Rights

- (e) The total development rights for Precinct 1 – Cornubia Retail Park as indicated on Precinct Plan 1 Drawing Number: CORN – RETAIL PARK – PP- 013 – 08 DATED 17- 02- 2014 is a maximum of 170 000m².
- (f) All development rights within Precinct 1 shall be allocated/distributed/transferred/used solely by the Primary Developer (Tongaat Hulett Developments) or by another party with the written consent of the Primary Developer. Such written consent shall include a sale agreement.
- (g) The purchaser of a property within Precinct 1 shall be limited to the quantum of floor area that has been specified in the Title Deed of the property. This quantum may be amended with the consent of the Primary Developer subject to (e) above.
- (h) The total envisaged development rights, as stipulated in (f) above, will be 'held' in a "Rights Bank" and managed by both the Municipality and Primary Developer.
- (i) Any additional development rights sought, over and above the quantum stipulated in (e) above, shall be subject to a Scheme amendment.
- (j) The Municipality and Primary Developer shall maintain an accurate and up-to-date record of both the sale and use of development rights in Precinct 1.
- (k) This zone shall permit development rights over access/road properties/servitudes provided the minimum height limitations as required by the Municipality are adhered to. These rights shall be part of the Rights Bank and are attributable to the property upon which the servitude is situated or to an adjacent property if the access/road is a separate property.
- (l) Land use is defined into 4 Use Categories, General Business, Mixed Use 1, Administration and Open Space as stipulated in Precinct Plan 1.
- (m) The activities and or land uses permitted within these Use Categories are to be determined according to firstly their location in the Primary, Special Consent and Precluded columns, secondly, as described below in (p), (q), (r) and (s) and thirdly, as indicated on a Precinct Plan (s) as provided for in (y) below.
- (n) The maximum permitted Height on any site within Precinct 1 shall be as indicated on a Precinct Plan(s) and shall be based upon Mean Sea Level (MSL) which will be the primary determinant of height and not the number of storeys. Any changes to increase the maximum height envelope on any site shall be by Special Consent as provided for in (cc) below.
- (o) Mixed Use 1 refers broadly to the following activities and land uses related to: office, social, commercial, recreational, residential, fuelling and service station and motor related land uses and activities.
- (p) General Business refers to the following activities and land uses related to: office, social, commercial, recreational, fuelling and service station, and motor display area.
- (q) Open Space refers broadly to, and permits, the following activities related to open space, conservation and recreation.
- (r) Administration refers to Government / Municipal which means a premise used by or on behalf of the Government or Municipality for the purpose of carrying out of government or municipal functions.

Additional Controls

- (s) Parking areas (covered and uncovered) shall not be included in FAR and Coverage calculations.
- (t) Awnings, canopies, arbours, colonnades, balconies, or any other similar structure shall not be included in Coverage and FAR calculations.
- (u) Building Line = nil unless otherwise indicated on a Precinct Plan.
- (v) Side and Rear space = nil unless otherwise indicated on a Precinct Plan.
- (w) Parking provisions shall be as indicated on a Precinct Plan.
- (x) Precinct 1 maybe divided into Sub-Precincts. Each Precinct shall have a Precinct Plan prepared for it and approved by the Municipality's Head: Development Planning and Management.

SPECIAL ZONE 19: CORNUBIA

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PRECINCT ONE : CORNUBIA RETAIL PARK

- (y) A Precinct Plan shall include details on each of the following:- Land Use Controls, FAR, Coverage, Maximum Height (expressed as a Height envelope), Building Lines, Parking provisions, Landscaping, Site accesses, Design and/or Planning Controls, Informal Trading areas if applicable, Bus/Taxi Ranks and Bus/Taxi Lay byes if applicable.
- (z) The parking provisions and requirements, as detailed in a Precinct Plan(s) may be relaxed in accordance with the Scheme requirements.

Comments

- (aa) An approved Precinct Plan may be amended in terms of Section1: Clause 1.127, with the exception of changes to Floor Area Ratio as provided for (dd) below, provided that the desired amendment is not in conflict with the provisions of this zone and provided further that the Design Review Panel has given its support, in writing, to the application. Amendments to Height levels shall require a Special Consent application.
- (bb) Notwithstanding (aa) above, site specific Floor Area Ratio as reflected on the Precinct Plan may be amended or transferred to any other site within the zone by the Primary Developer without the need for a Special Consent application subject to the overall development rights not exceeding the quantum stipulated in (e) above and subject to notification, in writing to the Head: Development Planning and Management. Changes to subdivisions and consolidations shall not require a formal amendment of a Precinct Plan.
- (cc) A Management Association shall be formed for Precinct 1 and every site owner and occupier shall be shall belong to, ascribe to the objects of, abide by and be bound by the requirements of this Association and a Design Review Panel shall be established by the Management Association.
- (dd) Every site shall have a Site Development Plan and Landscaping Plan prepared for it by the developer prior to any construction on the site and development on the site shall be in accordance with such Plans.
- (ee) All Site Development and Landscaping Plans will be reviewed by the design Review Panel prior to submission to the Municipality and prior to the submission of Building Plans to the Municipality.
- (ff) Open areas not required for parking and circulation shall be landscaped in accordance with the details in the Landscaping Plans.
- (gg) The Municipality shall be responsible for approving all Landscaping Plans and Building Plans with the provision that no Building Plan may be approved unless a site Development Plan and a Landscaping Plan have been reviewed and accepted, in writing, by the Design Review Panel and provided that the Building Plan has been recommended, in writing, for approval by the Design Review Panel.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					

AS PER PRECINCT PLANS

SPECIAL ZONE 19: CORNUBIA

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PRECINCT TWO: N2 BUSINESS ESTATE

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

ADDITIONAL CONTROLS

GENERAL:

(a) The purpose of this zone is to accommodate a wide range of commercial, residential, office, social and recreational activities, in such a way that the uses contribute towards the creation of a dynamic, harmonious and well balanced development of the highest aesthetic, landscaping and urban design quality, which supports the overall Cornubia Integrated Human Settlement Development.

Development Framework

(b) This zone is based broadly upon the approved Cornubia Development Framework Plan, “Cornubia Phase 2 – LUM Precinct Plan” Drawing No. CORN-BLOCK EIA -12498-16) as may be amended from time to time. This Development Framework Plan indicates, in broad terms, the anticipated long term development activity patterns within Cornubia.

(c) Only parts of the Cornubia Development Framework Plan may be incorporated into this Zone and this may be done on a phased basis over time.

(d) This precinct is the second phase Precinct 2: N2 Business Estate to be included within this Zone. The Cornubia N2 Business Estate is located adjacent to the N2 freeway.

Development Rights

(e) The total development rights for Precinct 2 as referred to in (x) below, is a maximum of 152,000 m² as indicated on Precinct Plan 2: N2 Business Estate, Drawing No. CORN – N2 BUS Estate PP2-15-06, dated 31/01/2016.

SPECIAL ZONE 19: CORNUBIA

PAGE 5 OF 12

PRECINCT TWO: N2 BUSINESS ESTATE

- (f) All development rights within Precinct 2 shall be allocated/distributed/transferred/used solely by the Primary Developer (Tongaat Hulett Developments) or by another party with the written consent of the Primary Developer. Such written consent shall include a sale agreement.
- (g) The purchaser of a property within Precinct 2 shall be limited to the quantum of floor area that has been specified in the Title Deed of the property. This quantum may be amended with the consent of the Primary Developer subject to (e) above
- (h) The total envisaged development rights, as stipulated in (e) above, will be 'held' in a "Rights Bank" and managed by both the Municipality and Primary Developer as envisaged in (j) below.
- (i) Any additional development rights sought, over and above the quantum stipulated in (e) above, shall be subject to a Scheme amendment.
- (j) The Municipality and Primary Developer shall maintain an accurate and up-to-date record of both the sale and use of development rights in Precinct 2.
- (k) This zone shall permit development rights over access/road properties/servitudes provided the minimum height limitations as required by the Municipality are adhered to. These rights shall be part of the Rights Bank and are attributable to the property upon which the servitude is situated or to an adjacent property if the access/road is a separate property.
- (l) Land use is defined into 3 general Use Categories, General Business, Administration and Open Space as stipulated on Precinct Plan 2.
- (m) The activities and land uses permitted within these Use Categories are to be determined according to firstly, the Primary, Special Consent and Precluded uses noted above, secondly, as described below in (o), (p) and (q) and thirdly, as indicated on a Precinct Plan 2 as provided for in (w) below.
- (n) The maximum permitted Height on any site within Precinct 2 shall be as indicated on a Precinct Plan(s) and shall be based upon Mean Sea Level, (MSL) which will be the primary determinant of Height and not the number of storeys. Any changes to increase the maximum height envelope on any site shall be by way of Special Consent with as provided for in (bb) below.
- (o) General Business refers to the following activities and land uses related to office, recreational, social, commercial, fuelling and service station, and motor related land uses.
- (p) Open Space refers broadly to, and permits, the following activities and uses and the activities related to these: open space, social, conservation and recreation.
- (q) Administration refers to Government / Municipal which means a premise used by or on behalf of the Government or Municipality for the purpose of carrying out of government or municipal functions.

Additional Controls

- (r) Parking areas (covered and uncovered) shall not be included in FAR and Coverage calculations.
- (s) Awnings, canopies, arbours, colonnades, balconies, or any other similar structure shall not be included in Coverage and FAR calculations.
- (t) Building Line = nil unless otherwise indicated on a Precinct Plan.
- (u) Side and Rear space = nil unless otherwise indicated on a Precinct Plan.
- (v) Parking provisions shall be as indicated on a Precinct Plan.
- (w) Precinct 2 may be divided into 1 or more sub-precincts. Each Precinct shall have a Precinct Plan prepared for it and approved by the Municipality's Head: Development Planning and Management. The overall sum of the rights allocated per sub-precinct shall not exceed the total rights for Precinct 2, as stipulated in (e) above of 150 000m².
- (x) A Precinct Plan shall include details on each of the following:- Land Use Controls, FAR, Coverage, Maximum Height (expressed as a height envelope), Building Lines, Parking provisions, Landscaping, Site accesses, Design and/or Planning Controls, Informal Trading areas if applicable, Bus/Taxi Ranks and Bus/Taxi Lay byes if applicable.
- (y) The parking provisions and requirements, as detailed in a Precinct Plan(s) may be relaxed in accordance with the Scheme requirements.

SPECIAL ZONE 19: CORNUBIA

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PRECINCT TWO: N2 BUSINESS ESTATE

Comments

- (z) An approved Precinct Plan may be amended as provided for in terms of Section 1: Clause 1.27, with the exception of changes to site FARs as provided for in (bb) below, provided that the desired amendment is not in conflict with the provisions of this zone and provided that the Design Review Panel has given its support, in writing, to the application. Amendments to Height levels shall require a Special Consent application.
- (aa) Notwithstanding (aa) above, site FARs as reflected on a Precinct Plan may be amended/transferred to any other site within the zone by the Primary Developer without the need for a Special Consent application subject to the overall development rights not exceeding the quantum stipulated in (e) above and subject to notification, in writing, to the Head: Development Planning and Management. Changes to site subdivisions and consolidations shall not require a formal amendment of a Precinct Plan.
- (bb) A Management Association shall be formed for Precinct 2, and every site owner and occupier shall belong to, ascribe to the objects of, abide by, and be bound by, the requirements of this Association and a Design Review Panel shall be established by the Management Association.
- (cc) Every site shall have a Site Development Plan and Landscaping Plan prepared for it by the developer prior to the any construction on the site and development on the site shall be in accordance with such Plans.
- (dd) All Site Development and Landscaping Plans will be reviewed by the Design Review Panel prior to submission to the Municipality and prior to the submission of Building Plans to the Municipality.
- (ee) Open areas not required for parking and circulation shall be landscaped in accordance with the details in the Landscaping Plan.
- (ff) The Municipality shall be responsible for approving all Landscaping Plans and Building Plans with the provision that no Building Plan may be approved unless a Site Development Plan and a Landscaping Plan have been reviewed and accepted, in writing, by the Design Review Panel and provided that the Building Plan has been recommended, in writing, for approval by the Design Review Panel.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					

AS PER PRECINCT PLANS

SPECIAL ZONE 19: CORNUBIA

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PRECINCT THREE: CORNUBIA TOWN CENTRE

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

ADDITIONAL CONTROLS

GENERAL:

(a) The purpose of this zone is to accommodate a wide range of commercial, residential, office, social and recreational activities, in such a way that the uses contribute towards the creation of a dynamic, harmonious and well balanced development of the highest aesthetic, landscaping and urban design quality, which supports the overall Cornubia Integrated Human Settlement Development.

Development Framework

(b) This zone is based broadly upon the approved Cornubia Development Framework Plan, “Cornubia Phase 2 – LUM Precinct Plan” Drawing No. CORN-BLOCK EIA -12498-16) as may be amended from time to time. This Development Framework Plan indicates, in broad terms, the anticipated long term development activity patterns within Cornubia.

(c) Only parts of the Cornubia Development Framework Plan may be incorporated into this Zone and this may be done on a phased basis over time.

SPECIAL ZONE 19: CORNUBIA

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PRECINCT THREE: CORNUBIA TOWN CENTRE

(d) This precinct is the third phase (Precinct 3: Cornubia Town Centre) to be included within this Zone. The Cornubia Town Centre is located adjacent the M41 and the N2 freeway.

Development Rights

- (e) The total development rights for the Precinct is a maximum of 368 500 m² as indicated on Precinct Plan 3: Cornubia Town Centre, Drawing No CTC-15630-PP3 - REV.00 dated 24/10/2016 and as may be amended from time to time.
- (f) All development rights within Precinct 3 shall be allocated/distributed/transferred/used solely by the Primary Developer (Tongaat Hulett Developments) or by another party with the written consent of the Primary Developer. Such written consent shall include a sale agreement.
- (g) The purchaser of a property within Precinct 3 shall be limited to the quantum of floor area that has been specified in the Title Deed of the property. This quantum may be amended with the consent of the Primary Developer subject to (e) above
- (h) The total envisaged development rights, as stipulated in (e) above, will be 'held' in a "Rights Bank" and managed by both the Municipality and Primary Developer as envisaged in (j) below.
- (i) Any additional development rights sought, over and above the quantum stipulated in (e) above, shall be subject to a Scheme amendment.
- (j) The Municipality and Primary Developer shall maintain an accurate and up-to-date record of both the sale and use of development rights in Precinct 3.
- (k) This zone shall permit development rights over access/road properties/servitudes provided the minimum height limitations as required by the Municipality are adhered to. These rights shall be part of the Rights Bank and are attributable to the property upon which the servitude is situated or to an adjacent property if the access/road is a separate property.
- (l) Land use is defined into General Use Categories namely; General Business, Mixed Use 2, Transport Oriented Development (TOD) and Open Space as stipulated on Precinct Plan 3.
- (m) General Business refers broadly to the following activities and land uses related to retail, office, recreational, social, commercial and motor related as well as warehousing.
- (n) Open Space refers to, and permits only, uses and activities related to open space, social, conservation and recreational.
- (o) Mixed Use 2 refers broadly to retail, offices, residential and hotel related activities and uses.
- (p) Transport Oriented Development (TOD) refers broadly to offices, retail, residential and hotel uses and activities focused around the BRT stations but in a high density environment.
- (q) Mixed Use 2 and TOD does not permit warehousing and light industry uses.
- (r) Land uses within the Primary Consent Column are, unless otherwise precluded under the General Use category, permitted within any General Use Category
- (s) The activities and land uses permitted within these Use Categories are to be determined according to firstly, the Primary, Special Consent and Precluded uses noted above and as indicated on Precinct Plan 3.
- (t) The maximum permitted Height on any site within Precinct 3 shall be based upon Mean Sea Level, (MSL) which will be the primary determinant of Height and not the number of storeys. Any changes to increase the maximum height envelop shall be by way of Special Consent.

Additional Controls

- (u) Awnings, canopies, arbours, colonnades, balconies, or any other similar structure shall not be included in Coverage and FAR calculations.
- (v) Parking areas (covered and uncovered) shall not be included in FAR and Covered calculation.
- (w) Building Line = nil unless otherwise indicated on a Precinct Plan.
- (x) Side and Rear space = nil unless otherwise indicated on a Precinct Plan.
- (y) Parking provisions shall be as indicated on a Precinct Plan.
- (z) Precinct 3 may be divided into 1 or more Precincts or Sub- Precincts, with each Precinct having a plan prepared and approved by the Municipality through a Special Consent process.

SPECIAL ZONE 19: CORNUBIA

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PRECINCT THREE: CORNUBIA TOWN CENTRE

(aa) A Precinct Plan shall include details on each of the following:- Land Use Controls, FAR, Coverage, Maximum Height (expressed as a height envelope), Building Lines, Parking provisions, Landscaping, Site accesses, Design and/or Planning Controls, Informal Trading areas if applicable, Bus/Taxi Ranks and Bus/Taxi Lay byes if applicable.

(bb) The parking provisions and requirements, as detailed in a Precinct Plan(s) may be relaxed in accordance with the Scheme requirements.

Comments

(cc) An approved Precinct Plan may be amended as provided for in terms of Section 1: Clause 1.27, with the exception of changes to site FARs as provided for in (dd) below, provided that the desired amendment is not in conflict with the provisions of this zone and provided that the Design Review Panel has given its support, in writing, to the application. Amendments to Height levels and use changes shall require a Special Consent application.

(dd) Site FARs are indicated as a range on each site and any changes in excess of the range shall require a Special Consent Application and subject to (e) above.

(ee) A Management Association shall be formed for the Precinct and every site owner and occupier shall belong to, ascribe to the objects of, abide by, and be bound by, the requirements of this Association and a Design Review Panel shall be established by the Management Association.

(ff) Every site shall have a Site Development Plan and Landscaping Plan prepared for it by the developer prior to the any construction on the site and development on the site shall be in accordance with such Plans.

(gg) All Site Development and Landscaping Plans will be reviewed by the Design Review Panel prior to submission to the Municipality and prior to the submission of Building Plans to the Municipality.

(hh) Open areas not required for parking and circulation shall be landscaped in accordance with the details in the Landscaping Plan.

(ii) The Municipality shall be responsible for approving all Landscaping Plans and Building Plans with the provision that no Building Plan may be approved unless a Site Development Plan and a Landscaping Plan have been reviewed and accepted, in writing, by the Design Review Panel and provided that the Building Plan has been recommended, in writing, for approval by the Design Review Panel.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					

AS PER PRECINCT PLANS

SPECIAL ZONE 19: CORNUBIA

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PRECINCT FOUR: UMHLANGA HILLS

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

ADDITIONAL CONTROLS

GENERAL:

Development Framework

- (a) The General purpose of this zone is to accommodate a wide range of housing typologies, social and recreational facilities as well as mixed use activities ranging from retail, commercial and offices in such a way that the uses contribute towards the creation of a dynamic, harmonious and well balanced development of the highest aesthetic, landscaping and urban design quality, which supports the overall Cornubia Integrated Human Settlement Development.

SPECIAL ZONE 19: CORNUBIA

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PRECINCT FOUR: UMHLANGA HILLS

- (b) This zone is based broadly upon the approved Cornubia Development Framework Plan, "Cornubia Phase 2 – LUM Precinct Plan" Drawing No. CORN-BLOCK EIA -12498-16) as may be amended from time to time. This Development Framework Plan indicates, in broad terms, the anticipated long term development activity patterns within Cornubia.
- (c) Only parts of the Cornubia Development Framework Plan may be incorporated into this Zone and this may be done on a phased basis over time.
- (d) This precinct is the fourth phase (Precinct 4: Cornubia Umhlanga Hills) to be included within this Zone. The Cornubia Umhlanga Hills is located within the southern portion of the greater Cornubia development area in close proximity to the existing Umhlanga Ridge Town Centre, the future N2 Business Park and the existing Cornubia Mall and Cornubia Town Centre adjacent to the proposed Umhlanga Ridge Boulevard, Commercial Road and Dube East BRT road networks.

Development Rights

- (e) The total development rights for the Precinct is as indicated on Precinct Plan 4: Cornubia Umhlanga Hills, Drawing No. 15630 –SZ19 – PP4 – REV: 01 - dated 17/05/2018 and may be amended from time to time.
- (f) All development rights within Precinct 4 shall be allocated/distributed/transferred/used solely by the Primary Developer (Tongaat Hulett Developments) or by another party with the written consent of the Primary Developer. Such written consent shall include a sale agreement.
- (g) The Municipality and the Primary Developer shall maintain an accurate and up-to-date record of both the sale and use of development rights within Precinct 4.
- (h) Land use is defined into General Use Categories namely; Mixed Use 1, Residential, Parks / Open Spaces and Social Facilities as stipulated on the Precinct.
- (i) Mixed Use 1 refers broadly to the activities and land uses related to residential, retail, office, recreational and commercial.
- (j) Parks / Open Space refers to, and permits only, uses and activities related to open space, social, conservation and recreational.
- (k) Residential refers broadly to the different housing typologies aimed at achieving medium to high density residential schemes.
- (l) Social Facilities refers broadly to uses and activities related to the use for surrounding communities and commercial areas and includes – schools, clinics, libraries, halls etc.
- (m) Land uses within the Primary Consent Column are, unless otherwise precluded under the General Use category, permitted within any General Use Category. The activities and land uses permitted within these Use Categories are to be determined according to firstly, the Primary, Special Consent and Precluded uses noted above and as indicated on Precinct Plan 4.
- (n) The maximum permitted Height on any site within Precinct 4 is defined in terms of the height envelop measured from the highest point of the natural ground level of the site and will be defined on site by site basis in the Precinct Plan. The Development Framework Plan merely provides a general indication in storeys which will form the basis of calculating the height envelop. Any changes to increase the maximum height envelop shall be by way of Special Consent.

Additional Controls

- (o) Awnings, canopies, arbours, colonnades, balconies, or any other similar structure shall not be included in Coverage and FAR calculations.
- (p) Parking areas (covered and uncovered) shall not be included in FAR and Coverage calculations.
- (q) Building Line shall be as indicated on a Precinct Plan.

SPECIAL ZONE 19: CORNUBIA

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PRECINCT FOUR: UMHLANGA HILLS

- (r) Side and Rear space shall be as indicated on a Precinct Plan.
- (s) Parking provisions shall be as indicated on a Precinct Plan.
- (t) Precinct 4 will be divided into 1 or more Phases, with each Phase having a plan prepared and approved by the Municipality.
- (u) A Precinct Plan may include details on each of the following:- Land Use Controls, FAR, Coverage, Maximum Height (expressed as a height envelope), Building Lines, Parking provisions, Landscaping, Site accesses, Design and/or Planning Controls, Informal Trading areas if applicable, Bus/Taxi Ranks and Bus/Taxi Lay byes if applicable.
- (v) The parking provisions and requirements, as detailed in a Precinct Plan may be relaxed in accordance with the Scheme requirements.
- (w) An approved Precinct Plan may be amended in terms of Section 1: Clause 1.27, with the exception of changes to subdivision, consolidation or site FARs, which may be amended without the need for a formal amendment to the Precinct Plan, provided that the desired amendment is not in conflict with the provisions of this zone and provided that the Design Review Panel has given its support, in writing, to the application. Amendments to Height levels and use changes shall require a Special Consent application.
- (x) A Management Association shall be formed for the Precinct and every site owner and occupier shall belong to, ascribe to the objects of, abide by and be bound by, the requirements of this Association and a Design Review Panel shall be established by the Management Association.
- (y) Every site shall have a Site Development Plan and Landscaping Plan prepared for it by the developer prior to the any construction on the site and development on the site shall be in accordance with such Plans.
- (z) All Site Development and Landscaping Plans will be reviewed by the Design Review Panel prior to submission to the Municipality and prior to the submission of Building Plans to the Municipality.
- (aa) Open areas not required for parking and circulation shall be landscaped in accordance with the details in the Landscaping Plan.
- (bb) The Municipality shall be responsible for approving all Landscaping Plans and Building Plans with the provision that no Building Plan may be approved unless a Site Development Plan and a Landscaping Plan have been reviewed and accepted, in writing, by the Design Review Panel and provided that the Building Plan has been recommended, in writing, for approval by the Design Review Panel.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					

AS PER PRECINCT PLANS

ZONE: SPECIAL ZONE 20: CORNUBIA RESIDENTIAL AND MIX USE

Page 1 of 3

SCHEME INTENTION: The purpose of this zone will be to accommodate a 'mixed use' urban settlement comprising a range of complementary Land Uses. Cornubia is a key project in the quest for "integrated Human Settlement". A Key project objective is the need to provide affordable, suitable, safe and secure habitable settlement. This will be accomplished through the integration of medium to high density residential accommodation with the provision of a range of social facilities and land uses that will eventually lead to a harmonious and well-balanced development of the highest aesthetic, landscaping and urban design quality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Black cross-hatch with 'SZ 20' inserted

ADDITIONAL CONTROLS

GENERAL:

Development Framework

1. This zone is based on the approved Development Framework Plan adopted by the Municipality dated 15 / 03 / 2011 (referenced CORN_FWOK-010-08-10).
2. This zone is called Special Zone 20: Cornubia Residential and Mix Use which comprises of five main Use Categories these include: Housing 1, Housing 2, Community Facilities 1, Mixed Use 1 and Open Space as per Precinct Plan dated 31-01-2017 (referenced CORN_PH1B_PP-017-00) and may be amended from time to time with the Approval of the Municipality.
3. An approved Precinct Plan or Plans may be amended as provided for in terms of Section 1: Clause 1.27

USE CATEGORY: HOUSING 1

USE CATEGORY INTENTION: The intention of this Use Category Housing 1 is to create and promote a pure residential development.

DEVELOPMENT PARAMETERS	PRIMARY	SPECIAL CONSENT	PRECLUDED
Minimum Subdivision: 60 m²	<ul style="list-style-type: none"> • Conservation Area • Dwelling House • Multiple Unit Development 	<ul style="list-style-type: none"> • Boarding House • Crèche • Educational Establishment • Garden Nursery • Health & Beauty Clinic • Institution • Pet Grooming Parlour • Place of Public of Worship • Private Open Space • Retirement Centre • Telecommunications Infrastructure • Veterinary Clinic 	Buildings & Land Uses not included as Primary & Special Consent
Floor Area Ratio: 1.6			
Coverage: 80 %			
Height: 2 storeys			
Building Line: 1.0 m			
Side & Rear Space: Not Applicable			

1. A parking provision of 0.5 bays per Dwelling House or Dwelling Unit may apply, where achievable. This may or may not be on-site.

ZONE: SPECIAL ZONE 20: CORNUBIA RESIDENTIAL AND MIX USE

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USE CATEGORY: HOUSING 2

USE CATEGORY INTENTION: The intention of this Use Category Housing to permit residential use at higher densities. Protection of the quality and character of the residential neighborhood and the well-being of its residents. Limiting the use of buildings to minimize adverse impact on the residential environment.

DEVELOPMENT PARAMETERS	PRIMARY	SPECIAL CONSENT	PRECLUDED
<p>Minimum Subdivision: 500 m²</p> <p>Floor Area Ratio: Not Applicable</p> <p>Coverage: 80 %</p> <p>Height: 8 storeys</p> <p>Building Line: 2.0 m</p> <p>Side & Rear Space: 2.0 m</p>	<ul style="list-style-type: none"> • Conservation Area • Dwelling House • Flat • Multiple Unit Development 	<ul style="list-style-type: none"> • Boarding House • Crèche • Educational Establishment • Garden Nursery • Health & Beauty Clinic • Institution • Pet Grooming Parlour • Place of Public of Worship • Private Open Space • Retirement Centre • Student Residence • Telecommunications Infrastructure • Veterinary Clinic 	<p>Buildings & Land Uses not included as Primary & Special Consent</p>

1. A parking provision of 0.5 bays per Dwelling House or Dwelling Unit may apply, where achievable. This may or may not be on-site.

USE CATEGORY: COMMUNITY FACILITIES 1

USE CATEGORY INTENTION: The intention of this Use Category: Community Facilities 1 to permit Institutions in the form of hospitals, clinics, nursing homes, retirement centre or other buildings used as a public or private institution except those included in Restricted Building and to permit uses that service the day-to-day needs of the community.

DEVELOPMENT PARAMETERS	PRIMARY	SPECIAL CONSENT	PRECLUDED
<p>Minimum Subdivision: 1000 m²</p> <p>Floor Area Ratio: 1.0</p> <p>Coverage: 60 %</p> <p>Height: 6 storeys</p> <p>Building Line: 2.0 m</p> <p>Side & Rear Space: 2.0 m</p>	<ul style="list-style-type: none"> • Conservation Area • Convention Centre • Crèche • Dwelling House • Educational Establishment • Government / Municipal • Institution • Place of Public of Worship • Private Open Space • Retirement Centre 	<ul style="list-style-type: none"> • Cemetery / Crematorium • Flat • Multiple Unit Development • Place of Entertainment • Reform School • Special Building • Telecommunications Infrastructure 	<p>Buildings & Land Uses not included as Primary & Special Consent</p>

1. Parking: 1 bay per Dwelling House, 0.5 bays per Dwelling Unit in a Retirement centre, 2 bays per classroom in an Educational Establishment and 1 bay per 100 m² for all other uses to the satisfaction of the Municipality.

ZONE: SPECIAL ZONE 20: CORNUBIA RESIDENTIAL AND MIX USE

Page 3 of 3

USE CATEGORY: MIXED USE 1

USE CATEGORY INTENTION: The intention of this Use Category: Mixed Use 1 is to accommodate a wide range of recreational, entertainment, residential, business or economically related activities.

DEVELOPMENT PARAMETERS	PRIMARY	SPECIAL CONSENT	PRECLUDED
<p>Minimum Subdivision: 400 m²</p> <p>Floor Area Ratio: 2.5</p> <p>Coverage: 80 %</p> <p>Height: 6 storeys</p> <p>Building Line: 2.0 m</p> <p>Side & Rear Space: 2.0 m</p>	<ul style="list-style-type: none"> • Action Sports Bar • Arts and Crafts Workshop • Betting Depot • Car Wash • Convention Centre • Conservation Area • Crèche • Display Area • Educational Establishment • Flat • Flea Market • Government / Municipal • Health & Beauty Clinic • Health Studio • Institution • Hotel • Laundry • Motor Display Area • Museum • Office • Office – Medical • Parkade • Pet Grooming Parlour • Place of Public Entertainment • Place of Public of Worship • Private Open Space • Restaurant / Fast Food Outlet • Shop • Veterinary Clinic 	<ul style="list-style-type: none"> • Adult Premises • Builder's Yard • Bus and Taxi Depot • Direct Access Service Centre • Escort Agency • Fuelling and Service Station • Funeral Parlour • Mortuary • Motor Vehicle Test Centre • Motor Workshop • Night Club • Special Building • Student Residence • Telecommunications Infrastructure • Transport Depot • Warehouse 	<p>Buildings & Land Uses not included as Primary & Special Consent</p>

1. Parking: 0.5 bays per Dwelling Unit raised to the next whole number and 3 bays per 100 m² for non-residential use to the satisfaction of the Municipality.

USE CATEGORY: OPEN SPACE

DEVELOPMENT PARAMETERS	PRIMARY	SPECIAL CONSENT	PRECLUDED
<p>Min Subdivision: Not Applicable</p> <p>Floor Area Ratio: 0.15</p> <p>Coverage: 15 %</p> <p>Height: 2 storeys</p>	<ul style="list-style-type: none"> • Public Open Space 	<ul style="list-style-type: none"> • Telecommunications Infrastructure 	<p>Buildings & Land Uses not included as Primary & Special Consent</p>

ZONE: TOURIST

SCHEME INTENTION: The purpose of this zone will be to accommodate a wide range of recreational, entertainment, residential and commercially related activities, in such a way that the uses contribute towards the creation of a dynamic, harmonious and well balanced tourism related zone of the highest aesthetic, landscaping and urban design quality.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Olive green and light blue bands

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

ADDITIONAL CONTROLS

1. All landscaping shall be to the discretion of the Municipality.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
FRONT	SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	1 800 m ²	2	20 %	Not Applicable

ZONE: TRADITIONAL AUTHORITY AREA

SCHEME INTENTION: To provide, preserve, use land or buildings for Traditional Authority Areas, including, at the discretion of the eThekweni Municipality, uses ancillary to the traditional uses of such premises that is directly related to or incidental to the service of the interests of the Ingonyama Trust and public. Ancillary uses may include the use of such premises for offices, shops and recreational, business and residential purposes.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Olive green and mauve bands

PRIMARY: • Agricultural Land • Dwelling House • Government / Municipal • Multiple Unit Development

SPECIAL CONSENT

- Action Sports Bar
- Adult Premises
- Agricultural Activity
- Airport
- Arts and Crafts Workshop
- Betting Depot
- Boarding House
- Builder's Yard
- Bus and Taxi Depot
- Car Wash
- Cemetery / Crematorium
- Chalet Development
- Container Depot
- Conservation area
- 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
- Institution

- Landfill
- Laundry
- Mobile Home Park & Camping Ground
- Mortuary
- Motor Display Area
- Motor Garage
- Motor Vehicle Test Centre
- Motor Workshop
- Museum
- Nature Reserve
- Night Club
- Office
- Office – Medical
- Parkade
- Pet Grooming Parlour
- Place of Public Entertainment
- Place of Public of Worship

- Private Open Space
- Recycling Centre
- Reform School
- Refuse Disposal
- Restaurant / Fast Food Outlet
- Retirement Centre
- Riding Stables
- Scrap Yard
- Shop
- Special Building
- Telecommunications Infrastructure
- Transport Depot
- Transport Use
- Truck Stop
- Veterinary Clinic
- Warehouse
- Zoological Garden

PRECLUDED: • Student Residence

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:
7. Un-surveyed Main Roads: 30m measured from the centre line of the road.
8. Un-surveyed District Roads: 25m measured from the centre line of the road.
9. Un-surveyed Municipal Roads: 15m measured from the centre line of the road.
10. Accommodation for parking and loading to be provided on the erf as per Section 8

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLINGUNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
See additional controls otherwise, to be determined on site	See additional controls otherwise, to be determined on site	To be determined on application	Not Applicable	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

ZONE: TRANSITION OFFICE

SCHEME INTENTION: To provide, preserve, use land or buildings for Offices uses.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Blue vertical lines

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. A caretakers flat maybe permitted at the discretion of the Municipality.
3. **Umhlanga District: Erf 588 – Stanley Grace Crescent:**
 - 3.1 **One Dwelling House is permitted. The building shall, in the opinion of the Municipality, always conform in its external appearance to the definition of a Dwelling House as stated in Section 3 of this Scheme.**
 - 3.2 **Any alterations or additions affecting the exterior of the building may be allowed only with the prior Special Consent of the Municipality having been applied for and obtained.**
 - 3.3 **Prior to any development, a landscape plan shall be submitted to the Municipality.**
 - 3.4 **Coverage and Floor Area Ratio is limited to 25 % and 0.25 respectively.**

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	3.0 m	Not Applicable	1 000 m ²	2	30 %	0.3
See Additional Controls						

ZONE: TRANSPORT

SCHEME INTENTION: To provide, preserve, use land or buildings for the operation of a public service for the transportation of goods (including liquids and gases) or passengers, as the case maybe, by rails, air, road, sea or pipeline, including the use of such premises as a harbor communication network, warehouse, container park, workshop, office or for the purposes of security services connected with the foregoing.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Grey

PRIMARY

- Government / Municipal
- Transport Use

PRECLUDED

- Student Residence

SPECIAL CONSENT

- Action Sports Bar
- Adult Premises
- Agricultural Activity
- Agricultural Land
- Airport
- Arts and Crafts Workshop
- Betting Depot
- Boarding House
- Builder's Yard
- Bus and Taxi Depot
- Car Wash
- Cemetery / Crematorium
- Chalet Development
- Conservation Area
- Container Depot
- Convention Centre
- Correctional Facility
- Crèche

- Direct Access Service Centre
- Display Area
- Dwelling House
- 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
- Institution

- Landfill
- Laundry
- Mobile Home Park & 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 of Worship

- Private Open Space
- Recycling Centre
- Reform School
- Refuse Disposal
- Restaurant / Fast Food Outlet
- Retirement Centre
- Riding Stables
- Scrap Yard
- Shop
- Special Building
- Telecommunications Infrastructure
- Transport Depot
- Truck Stop
- Veterinary Clinic
- Warehouse
- Zoological Garden

ADDITIONAL CONTROLS

1. All landscaping shall to the discretion of the Municipality.
2. Notwithstanding the requirements of this zone, in cases where a Transport Orientated Development (TOD) initiative / guideline / layer has been adopted, the Special Consent procedure may be waived for complying land uses.
3. All sites shall be rezoned where, in the opinion of the Municipality, the proposed land uses are:
 - (a) non-transport and related ancillary uses and / or;
 - (b) a significant departure (more than 20%) from the current approved use and / or;
 - (c) to be established for a period exceeding ten (10) years.
4. Accommodation for parking and loading to be provided as per Section 8.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	3.0 m	Not Applicable	Not to exceed the flanking zone without seeking Special Consent			

ZONE: TRANSPORT DEPOT

SCHEME INTENTION: means a premises used by freight vehicles as a holding / truck staging area and or for the transfer of goods from one vehicle to another, including management, the parking of such vehicles and the storage of goods associated with this use and excludes a Bus and Taxi Depot.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Grey with black crosshatch

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	3.0 m	Not Applicable	To the satisfaction of the municipality	3	50 %	0.5

ZONE: UNDETERMINED

SCHEME INTENTION: To provide, preserve, use land or buildings for agricultural use and a single Dwelling House.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Blue dots

PRIMARY	PRECLUDED		
<ul style="list-style-type: none"> • Agricultural Land • Conservation Area • Dwelling House • Private Open Space <p>• Ancillary Bulk Infrastructure- Dube Tradeport as indicated on Plan No. 11/2007</p>	<ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Airport • Arts and Crafts Workshop • Betting Depot • Boarding House • Builder's Yard • Bus and Taxi Depot • 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 	<ul style="list-style-type: none"> • Funeral Parlour • Government / Municipal • Health & Beauty Clinic • Health Studio • Hotel • Industry - Extractive • Industry – General • Industry – Light • Industry – Noxious • Institution • Landfill • Laundry • Mobile Home Park & Camping Ground • Mortuary • Motor Garage • Motor Display Area • Motor Vehicle Test Centre • Motor Workshop • Multiple Unit Development • Museum • Nature Reserve 	<ul style="list-style-type: none"> • Night Club • Office • Office – Medical • Parkade • Pet Grooming Parlour • Place of Public Entertainment • Place of Public of Worship • Recycling Centre • Reform School • Refuse Disposal • Restaurant / Fast Food Outlet • Retirement Centre • Scrap Yard • Shop • Student Residence • Transport Depot • Transport Use • Truck Stop • Veterinary Clinic • Warehouse • Zoological Garden
SPECIAL CONSENT			
<ul style="list-style-type: none"> • Agricultural Activity • Garden Nursery • Riding Stables • Special Building • Telecommunications Infrastructure <p>• Ancillary Bulk Infrastructure- Dube Tradeport Not indicated on Plan No. 11/2007</p>			

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	5.0 m	Not Applicable	2 000 m ²	2	30 %	0.5

ZONE: WORSHIP

SCHEME INTENTION: To provide, preserve, use land or buildings for a church, mosque, temple, chapel or other place for practicing a faith or religion and Ancillary uses ordinarily associated thereto.

MAP REFERENCE: NS / 05 / 2012

COLOUR NOTATION: Red border with Orange cross-hatch with 'W' inserted

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

ADDITIONAL CONTROLS

1. All landscaping to the satisfaction of the Municipality.
2. **Dwelling House, Flat and Multiple Unit Development that is considered ancillary to the Worship purpose maybe permitted at the discretion of the Municipality.**
3. **A Shop maybe permitted when ancillary to a Place of Worship at the discretion of the Municipality.**
4. **All Other Districts: the height restriction of three storeys does not apply to architectural features.**

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUB DIVISION	HGT*	COVERAGE	FAR
	BUILDING LINE	SIDE & REAR SPACE					
Canelands, Glen Anil, Umdloti, Verulam, Tongaat	7.5 m	3.0 m	Not Applicable	1 800 m ²	No Limit	50 %	0.6
All Other Districts	7.5 m	3.0 m	Not Applicable	1 800 m ²	3	50 %	0.6
Redcliffe	7.5 m	3.0 m	Not Applicable	300 m ²	No Limit	50 %	0.6

SECTION 8: PARKING AND LOADING STANDARDS

8.1 MINIMUM STANDARDS FOR PARKING AND LOADING FACILITIES TO BE PROVIDED WITHIN ANY SITE

ANCILLARY NOTES AND REQUIREMENTS

1. All parking shall be provided within the site of the development proposed except for Land Use 8.2.9 (c) which is at the discretion of the Head: eThekweni Transport Authority.
2. Where the use proposed is not contained in this document, parking shall be provided at the discretion of Head: Development Planning and Management and Head: eThekweni Transport Authority.
3. The Head: Development Planning and Management and the Head: eThekweni Transport Authority may relax ANY parking bay requirements provided that the developer has demonstrated technically to the satisfaction of Head: Development Planning and Management and the Head : eThekweni any request for the relaxation of parking.
4. PFA = PROPOSED FLOOR AREA (as defined in this Scheme).
5. All loading facilities shall be in accordance with sub-section 8.4.
6. Special zones are exempt from compliance with these provisions provided that they are stipulated in the relevant Development Facilitation Table.
7. In the case where the number of parking bays required results in a fraction of 0.5 or greater the number of parking bays required SHALL be rounded up to the next whole number.
8. Except where otherwise stated, the following parking and loading, as contained in sub-section 8.2 shall apply.
9. The parking and loading requirements contained in sub-section 8.6 applies exclusively to Waterloo previously established and administered in terms the Less Formal Township Establishment 1991 (Act 113 of 1991).

8.2 PARKING AND LOADING STANDARDS

LAND USE	PARKING	LOADING
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8.2.1 RESIDENTIAL...

i) Dwelling House		
a) Dwelling House	1.0 bay / Dwelling House 1.0 bay / Ancillary Unit	NIL
b) Authorized home business operating from Dwelling House	As per applicable land use requirements of this document and all parking to be provided on site	To satisfaction of Head: ETA
c) Student Accommodation Establishment	1.0 bay / Dwelling House + 1 bay for a Manager	

8.2.1 RESIDENTIAL

ii) Dwelling Units		
a) Dwelling Unit of 1 bedroom	1,0 bay / unit + 0,5 bays / unit (visitors)	NIL
b) Dwelling Unit of 2 bedrooms	1,0 bay / unit + 0,5 bays / unit (visitors)	
c) Dwelling Unit of 3 bedrooms	1,5 bay / unit + 0,5 bays / unit (visitors)	
d) Dwelling Unit of 4 bedrooms or greater	2,0 bays / unit + 0.5 bays / unit (visitors)	
e) Boarding house	1 bay / bedroom + 2 bays / 100m ² PFA office area	To satisfaction of Head: ETA
f) Retirement Villages Institutional / Old Age Home / Frail / Assisted living / Orphanages	1 bay / unit + 2 bays / 100m ² PFA office area + 0.5 bays / unit for visitors	1 bay (6mx4m)

8.2.1 RESIDENTIAL

iii) Dwelling Units			
g)	Student Accommodation Establishment	1 bay / Dwelling Unit in a Multiple Unit development + 1 bay for a manager	NIL

h)	Student Residence within an adopted management layer at tertiary level	1 bay / 20 students + 1 bay for a manager	NIL
i)	Student Residence within an Education zone at tertiary level	1 bay / 20 students + 1 bay for a manager	
j)	Student Residence out of an adopted management layer and not in an Education zone at tertiary level	1 bay / bedroom + 2 bays / 100 m ² PFA office area + 1 bay for a manager	
k)	Student Residence at Primary or Secondary level	Nil	

8.2.2 OFFICES

a)	General Offices, Public Offices and Financial Institutions	5 bay / 100m ² PFA	1 bay (6mx4m) / 500m ² PFA
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8.2.3 BUSINESS

Shopping Malls			
a)	Neighborhood (<5 000m ²)	4 bays / 100m ² PFA	To satisfaction of Head: ETA
b)	Community (5 000-15 000m ²)	4 bays / 100m ² PFA	Refer Clause 8.4
c)	Regional (> 15 000m ²)	4 bays / 100m ² PFA	Refer Clause 8.4
d)	Residential component within a commercial site	For the Residential component refer to Clause 8.2.1. above	Refer Clause 8.4

LAND USE	PARKING	LOADING
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a) Single shops / Health and Beauty Clinic	4 bays / 100m ² PFA (min 4 bays)	refer Clause 8.4
b) Restaurants / Fast Food Outlets not in a shopping mall	10 bays / 100m ² PFA	refer Clause 8.4
c) Betting Depot not in a shopping mall	10 bays / 100m ² (min 10 bays)	NIL
d) Funeral Parlour	5 bays / 100m ² PFA (min 5 bays)	1 bay (6m x 4m)

8.2.4 MEDICAL

a) Consulting rooms	6 bays / 100m ² PFA (min. 6 bays)	1 bay (6mx4m)
b) Hospitals, Clinics, Medical Centers	1 bay / bed + 2 bays / 100m ² PFA office area + 6 bays / 100m ² PFA of consulting area	To satisfaction of Head: ETA
c) Veterinary Practice	2 bays / 100m ² PFA office area + 6 bays / 100m ² PFA of consulting area	To satisfaction of Head: ETA

8.2.5 INDUSTRIAL

a) Manufacturing	1 bay / 100m ² PFA (min 3 bays) + 2 bays / 100m ² PFA office area	Refer Clause 8.4
b) Warehousing	1 bay / 100m ² PFA (min 3 bays) + 2 bays / 100m ² PFA office area	Refer Clause 8.4
c) Dairies, Bakeries and Laundries	1 bay / 100m ² PFA + 2 bays / 100m ² office area	Refer Clause 8.4
d) Storage Yards	1 bay / 100 m ² PFA + 2 bays / 100m ² office area	Refer Clause 8.4
e) Multi-unit manufacturing / warehouse / factory	1 bay / 100m ² PFA (min 3 bays/unit) + 2 bays / 100m ² PFA office area	Refer Clause 8.4

LAND USE	PARKING	LOADING
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8.2.6 FUELING AND SERVICE STATION

a) Fueling and Service Station	2 bays / 100m ² PFA office area (min. 3 bays)	1 bay (17m x 4.3m) per station
b) Workshop Area	4 bays / working bay	NIL
c) Sales (Automotive industry products)	6 bays / 100m ² PFA (min. 2 bays)	NIL
d) Convenience Shop (excl. fast food / food preparation outlets)	6 bays / 100m ² PFA (min.10 bays)	1 bay (9mx3m)
e) Restaurant / Fast Food Outlet	10 bays / 100 m ² PFA (min 6 bays)	1 bay (9mx3m)
f) Car wash (within fuelling and service station)	4 bays / working bay	NIL

8.2.7 PLACE OF WORSHIP

a) Main Auditorium	20 bays / 100m ² PFA (min. 20 bays)	NIL
b) Priests House (manse)	1 bay / unit	NIL
c) Special Building	To satisfaction of Head: ETA	Discretion of Head: ETA

LAND USE	PARKING	LOADING
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8.2.8 EDUCATION

a) Nursery School / Crèche	1 bay / 6 children and 1 bay / office plus on-site drop off facility to satisfaction of Head: ETA	NIL
b) Primary School	2 bays / classroom or office plus on-site drop off facility to satisfaction of Head: ETA	NIL
c) Secondary School	2 bays / classroom or office plus on site drop off facility to satisfaction of Head: ETA	NIL
d) Colleges/ Universities/ Technikons, etc.	1 bay / 4 students + 1 bay / classroom and office plus drop off facility to satisfaction of Head: ETA	To satisfaction of Head: ETA
e) Other educational institution	To satisfaction of Head: ETA	To satisfaction of Head: ETA

8.2.9 SPORT AND RECREATION

a) Community Centre	20 bays / 100m ² PFA (min.30 bays)	1 bay (6mx4m)
b) Halls	20 bays / 100m ² PFA (min 30 bays)	1 bay (6mx4m)
c) Sport Stadium	1 bay / 4 seats	1 bay (6mx4m)
d) Swimming Pools	1 bay / 4 seats (min.30 bays)	1 bay (6mx4m)
e) Libraries and Museums	20 bays / 100 m ² PFA (min. 30 bays)	1 bay (6mx4m)
f) Health studio / Gym	10 bays / 100m ² Public Accessible Area + 2 / 100m ² office area	1 bay (6mx4m)
g) Sport Field- Community facility	1 bay/4 seats (min. 30 bays)	1 bay (6mx4m)

LAND USE	PARKING	LOADING
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8.2.10 TOURISM HOSPITALITY AND CONFERENCE

a) Convention Centre	Greater of 2 bays / 3 seats or 20 bays / 100m ² + 2 bays / 100m ² of office area	1 bay (6mx4m)
b) Hotel	2 bays / 3 rooms + 2 bays / 100m ² of office area + 10 bays / 100m ² PFA ancillary uses	1bay (9mx4m)

8.2.11 MOTOR DEALERSHIP

a) Motor Display Area	2 bays / 100m ² PFA	1 bay (17mx4.3m)
b) Workshop Area	4 bays / work-bay	1 bay (6mx4m)
c) Spares and Sales Area	5 bays / 100m ² PFA	1 bay (6mx4m)
d) Office Area	2 bays / 100m ² PFA	NIL

8.2.12 CAR WASH

a) Car Wash	4 bays / work bay	1 bay (6mx4m)
b) Ancillary Office Area	2 bays / 100m ² PFA	NIL

8.2.13 WORKSHOPS-VEHICLE REPAIRS AND FITMENT CENTRES

a) Workshops	4 bays / work bay + 2 bays / 100m ² PFA office area	1 bay (6mx4m)
b) Panel beating	4 bays / work bay + 2 bays / 100m ² PFA office / ancillary area	1 bay (9m x 4m)

LAND USE	PARKING	LOADING
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8.2.14 FLEA MARKET

a) Trading area	Parking at discretion of Head: ETA	1 bay (9mx3m)
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8.2.15 ENTERTAINMENT

a) Night Club / Sports bars	10 bays / 100m ² PFA	1 bay (6mx4m)
b) Cinemas and Theatres (isolated)	1 bay / 4 seats (min 30 bays)	1 bay (6mx4m)

8.3. MULTI-UNIT MANUFACTURING/FACILITY/WAREHOUSING DEVELOPMENTS

8.3.1. Loading

8.3.1.1. Site Area < 2000m²

Factory Size	Abs. Minimum
< 300 m ²	1 bay 6m x 4m/ factory OR 1 bay 9m x 3m / 2 factories + 1 bay 9m x 3m communal
>300 m ²	1 bay 9m x 3m factory + 1 bay 9 m x 3m communal

PFA < 1500 m²

Factory Size	Abs. Minimum
< 300 m ²	1 bay 6m x 4m / factory OR 1 bay 9m x 3m / 2 factory + 1 WB50 communal / 1500 m ² PFA
>300 m ²	1 bay 9m x 3m / factory + 1 WB50 communal/ 1500 m ² PFA

PFA ≥ 1500 m²

8.3.1.2 Site area $\geq 2000 \text{ m}^2$

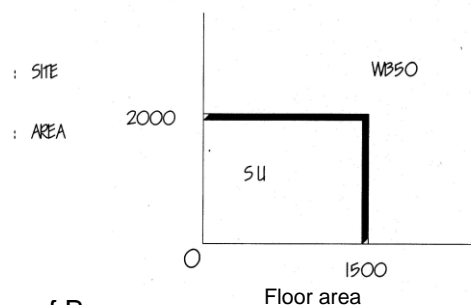
Factory Size	Abs. Minimum
< 300 m ²	1 bay 6m x 4m / factory OR 1 bay 9m x 3m / 2 factories + 1 WB50 communal / 1500m ² PFA
>300 m ²	1 bay 9m x 3m / factory + 1 WB50 communal / 1500m ² PFA

8.4. LOADING REQUIREMENTS

8.4.1. Bay Sizes

- ! WB50 - 17.0m x 4.3m
- ! Single Unit (SU) - 9.0m x 3.0m
- ! Bakkie - 6.0m x 4.0m

8.4.2. Type of Vehicle



8.4.3. No. of Bays

- WB50 is required for every 1500 m² of PFA
- SU is required for PFA < 1500 m²
- The number of bays and type of vehicle are dependant on the site area, development proposed and the proposed floor area (PFA).

Example:

FA (m ²)	SA > 2000 m ²		SA < 2000 m ²	
	WB50	SU	WB50	SU
1000	1	-	-	1
2000	1	1	1	1
2900	1	1	1	1
4000	2 (1)	1 (2)	2 (1)	1 (2)
6000	4 (3) [2]	- (1) [2]	4 (3) [2]	- (1) [2]

- 8.4.4. The Head: eThekweni Transport Authority may relax the loading bay requirement upon consideration of circumstances peculiar to the development.
- 8.4.5. The maximum gradient of ramps/driveways to loading areas must be 10%.
- 8.4.6. The minimum height clearance for loading area's shall be 4.50m.
- 8.4.7. All loading bays shall be provided within the site of the development proposed.

8.5 SCHEDULE OF GUIDING RULES FOR OFF-STREET PARKING FACILITIES

8.5.1 ALL DIMENSIONS IN METRES

PARKING AGLE	BAY WIDTH	AISLE WIDTH	PERPENDICULAR DEPTH OF BAYS		PARALLEL WIDTH OF BAYS
			NO OVERHANG	KERB OVERHANG	
TWO-WAY TRAFFIC					
90°	2,4	7,1			2,4
	2,5	6,7			2,5
	2,6	6,4			2,6
	2,7	6,1			2,7
	2,8	5,8			2,8
	2,9	5,6			2,9
	3,0	5,5	4,9	4,4	3,0
ONE-WAY TRAFFIC					
0°	2,4	6,7			2,4
	2,5	6,3			2,5
	2,6	5,9			2,6
	2,7	5,5			2,7
	2,8	5,1			2,8
	2,9	4,7			2,9
	3,0	4,3	4,9	4,4	3,0
80°	2,4	5,9			2,44
	2,5	5,5			2,54
	2,6	5,1			2,64
	2,7	4,7			2,74
	2,8	4,3			2,84
	2,9	3,9			2,94
	3,0	3,5	5,3	4,7	3,05
70°	2,4	4,5			2,55
	2,5	4,1			2,66
	2,6	3,7			2,77
	2,7	3,2			2,88
	2,8	3,0			2,98
	2,9	3,0			3,09
	3,0	3,0	5,4	4,8	3,19
60°	2,4	3,4			2,77
	2,5	3,2			2,89
	2,6	3,0			3,00
	2,7	3,0			3,12
	2,8	3,0			3,23
	2,9	3,0			3,35
	3,0	3,0	5,5	4,8	3,46
50°	2,4	3,0			3,13
	2,5	3,0			3,26
	2,6	3,0			3,39
	2,7	3,0			3,53
	2,8	3,0			3,66
	2,9	3,0			3,79
	3,0	3,0	5,3	4,7	3,92
45°	2,4	3,0			3,39
	2,5	3,0			3,54
	2,6	3,0			3,58
	2,7	3,0			3,82
	2,8	3,0			3,96
	2,9	3,0			4,10
	3,0	3,0	5,2	4,6	4,24

8.5.2 Ramp Dimensions

INSIDE RADIUS	ONE-WAY		TWO-WAY			
	RAMP WIDTH	OUTSIDE RADIUS	RAMP WIDTH	OUTSIDE RADIUS	INSIDE LANE WIDTH	DIVIDING LINE RADIUS
3,0	4,1	7,1	6,6	9,6	3,5	6,5
4,0	4,0	8,0	6,5	10,5	3,4	7,4
5,0	3,9	8,9	6,3	11,3	3,3	8,3
6,0	3,8	9,8	6,1	12,1	3,2	9,2
7,0	3,7	10,7	6,0	13,0	3,1	10,1
8,0	3,7	11,7	5,9	13,9	3,0	11,0

- 8.5.3 Parallel parking bays should be 2,5m wide and 4,9m long with a manoeuvring bay 2,5m in length between each pair of bays. A minimum adjacent aisle width of 3m should be provided for gaining access. (see 8.6.15. below)
- 8.5.4 Vehicles must be parked in such a way that each vehicle can be freely moved in and out of its parking bay in a single manoeuvre.
- 8.5.5 The parking layout should be so designed that structural members such as columns, beams, walls, etc shall not obstruct the free manoeuvring of vehicles into and out of parking bays.
- 8.5.6 In awkward situations or in cases where other particular factors arise, the requirement of 4.9m depth of parking bay may be relaxed down to a minimum of 4,6m provided that the number of 4,6m bays does not exceed 10% of the total parking bays provided.
- 8.5.7 The gradient of continuous ramps should not exceed 1 : 7 provided however that for short sections, and in special circumstances, this gradient may be steepened but in no case should it be steeper than 1 : 5. Ramps to loading areas shall be maximum 10%.
- 8.5.8 Vertical curves between the ramps and the street access and between the ramps and parking floors should be provided with a minimum radius of 30m.
- 8.5.9 Correct super-elevation should be applied transversely across curved ramps, such super-elevation varying according to the horizontal radius of the curve, subject, in all cases, to the super-elevation not exceeding 1 : 10.
- 8.5.10 The inside turning radius on continuous ramps shall not be less than 4,3m.
- 8.5.11 The maximum gradient across a parking area is 1:15
- 8.5.12 The width of one-way driveways, ramps and entrances shall be a minimum of 3m. The width of two-way driveways and ramps shall be a minimum of 5m and a maximum of 9m. For a two-way driveway or ramp serving 6 or less parking bays, a 3m width may be allowed. A minimum 1,2m sidewalk must be provided along at least one side of the driveway or ramp. Minimum distance between physical obstructions for one-way driveways and ramps and two-way driveways and ramps must be 5m and 7m respectively.

8.5.13 Entrance widths shall be minimum 6m except for residential uses with less than 6 parking bays. A minimum of one access (ingress and egress) point must be provided for every 400 parking bays. The minimum height clearance for parking areas shall be 2,5m.

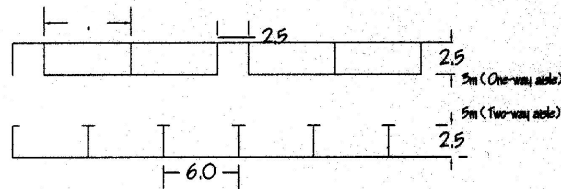
8.5.14 The Head: eThekweni Transport Authority may relax the provision of the Guiding Rules for Off-Street Parking in those cases where it is difficult or impractical to meet the required standards on account of one or more of the following factors:-

- (a) The shape of the site.
- (b) There exists an approved building of significance.
- (c) The locality and character of the proposed development.

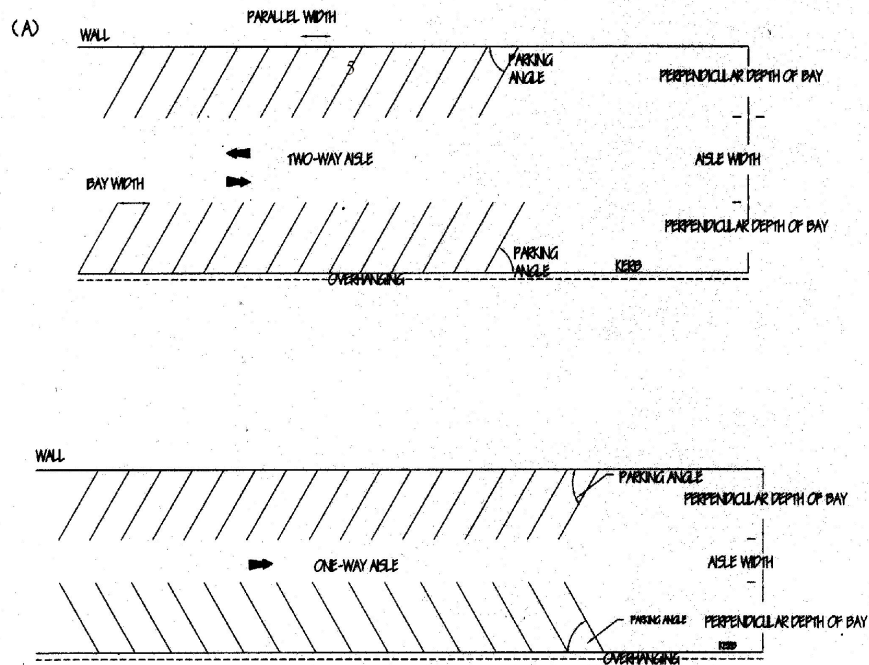
8.5.15

GENERAL LAY-OUTS

PARALLEL PARKING BAYS



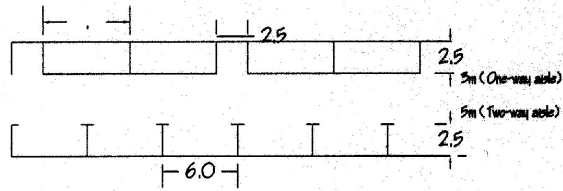
2. ANGLE PARKING BAYS



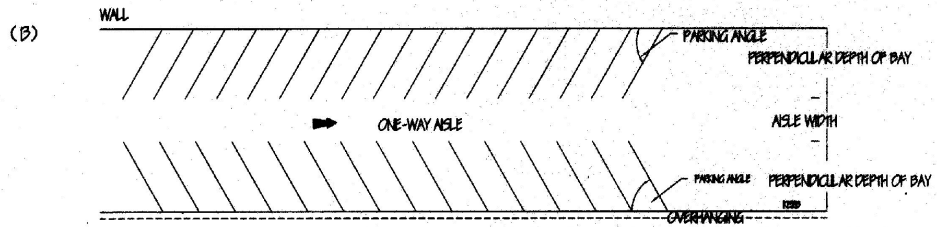
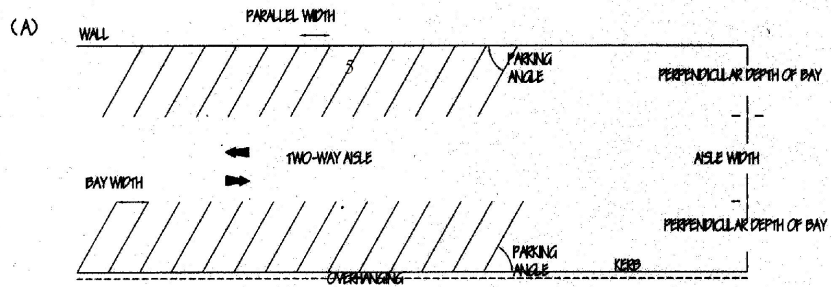
8.5.16

GENERAL LAY-OUTS

PARALLEL PARKING BAYS



2. ANGLE PARKING BAYS



8.6 Parking and Loading Standards applicable to Waterloo.

LAND USE	PARKING	LOADING
Agricultural Activity	To satisfaction of Head: DPEM	To satisfaction of Head: ETA
Builders Yard	2 bays/100m ²	To satisfaction of Head: ETA
Shops, Offices, Restaurant/Fast Food Outlets	2 bays/100m ² PFA	To satisfaction of Head: ETA
Car Wash	2 bays per work bay and 2 bays per 100m ² PFA for ancillary uses.	To satisfaction of Head: ETA
Crèche	To satisfaction of Head: DPEM	To satisfaction of Head: ETA
Dwelling House	1 bay (single dwelling)	To satisfaction of Head: ETA
Flat	1 bay/2 units	To satisfaction of Head: ETA
Fuelling and Service Station	2 bays/100m ² PFA	To satisfaction of Head: ETA
Funeral Parlour	2 bays/100m ² PFA	To satisfaction of Head: ETA
Government / Municipal	To satisfaction of Head: DPEM	To satisfaction of Head: ETA
Hotel	1 bay per 5 rooms and 2 bays per 100m ² PFA for ancillary uses.	To satisfaction of Head: ETA
Industry	1 bay/100m ² PFA	To satisfaction of Head: ETA
Institution	To satisfaction of Head: DPEM	To satisfaction of Head: ETA
Mortuary	To satisfaction of Head: DPEM	To satisfaction of Head: ETA
Motor Garage	2 bays per work bay	To satisfaction of Head: ETA
Motor Vehicle Test Centre	2 bays per work bay and 2 bays per 100m ² PFA for ancillary uses.	To satisfaction of Head: ETA
Motor Workshop	2 bays per work bay and 2 bays per 100m ² PFA for ancillary uses.	To satisfaction of Head: ETA
Multiple Unit Development	1 bay/2 units	To satisfaction of Head: ETA
Nightclub	To satisfaction of Head: DPEM	To satisfaction of Head: ETA
Noxious Industry	1 bay/100m ² PFA	To satisfaction of Head: ETA
Educational Establishment	To satisfaction of Head: DPEM	To satisfaction of Head: ETA

8.6 Parking and Loading Standards applicable to Waterloo.

LAND USE	PARKING	LOADING
Place of Public Entertainment	To satisfaction of Head: DPEM	To satisfaction of Head: ETA
Place of Public Worship	1 bay/ 10 seats or 10 bays/ 100m ² whichever is the greater. (excluding foyers, kitchens, public walkways, administration offices, boardrooms and ablutions)	To satisfaction of Head: ETA
Scrap Yard	1 bay/100m ²	To satisfaction of Head: ETA
Special Building	To satisfaction of Head: DPEM	To satisfaction of Head: ETA

9.1 TELECOMMUNICATIONS INFRASTRUCTURE

9.1.1 INTENTION OF THE SCHEME

- i. The intention of this section is to make provision for the regulation of Telecommunication infrastructure and service provision; to provide for the control and installation of Telecommunication infrastructure and to provide guidelines for the submission of applications, in line with the Electronic Communication Act 2005 (Act No. 36 of 2005).
- ii. These Development Standards should be utilized in the initial planning of telecommunications networks, prior to the submission of applications and used in the preparation of applications for consideration by the Municipality.
- iii. The Municipality, in considering proposals for the location of Telecommunication infrastructure, shall be mindful of the need for the development of effective and efficient communication systems within the Municipal area as well as the impact on the neighbourhoods within which such installations are to occur.
- iv. The installation of Telecommunication Infrastructure shall be undertaken in such a manner that their impact upon the environment is minimized. Such Telecommunication Infrastructure shall be as unobtrusive as possible with the choice of materials, colour, depth of silhouette, design, and any other factors deemed necessary by Municipality with new best practice, complementing the aesthetics of the surrounding built and natural environment
- v. In considering the appropriate location of Telecommunication Infrastructure, the applicant should be conscious of sites of historic, cultural and architectural importance. Cognizance must be taken of their impact's installations may have upon open spaces, coastal regions and prominent ridges.

9.12 Statutory Framework

9.1.2.1 Special Consent applications for Telecommunication Infrastructure shall be required when located on the following zones or a combination of any:

- Residential Zone;
- Worship Zone;
- Institutional Zone;
- Educational Zone;
- Government/Municipal Infrastructure

9.1.2.2 Telecommunication Infrastructure shall be permitted without the Special Consent of the Municipality in all other Zones not mentioned in 9.1.2.1 above.

9.1.2.3

Notwithstanding 9.1.2.1 and 9.1.2.2, applications for Telecommunication Infrastructure within a zone which abuts any Residential Zone will be required to provide written notification to affected neighbors. The applicant shall provide proof of notification or written consent of the registered owner/s of the affected properties, and such other properties as the Municipality may direct. Where an adjoining owner or affected owner has been notified and objects to an application, valid reasons for objecting to such application must be furnished to the Municipality. Failure to submit any response to the notification within the stipulated period will be deemed as Consent.

APPLICATION MATRIX

ZONE	APPLICATION TYPE	OTHER REQUIREMENTS
All Residential Zones	Special Consent	
Worship Zone	Special Consent	
Institutional Zone	Special Consent	Requires a consent letter and plans endorsement from registered property owner
Educational Zone	Special Consent	Requires a consent letter and plans endorsement from registered property owner
All Single Use Commercial/Office Zones	Free Entry	Should this zone abutting any Residential Zone or land use, clause 9.1.2.3 will be applicable
All Industrial Zones	Free Entry	

9.1.2.4

All applications for the erection of and use of land and/or buildings for a Telecommunication Infrastructure shall be made in accordance with the requirements of the National Building Regulations and Standards Act No. 103 of 1977, current applicable Planning legislation and the provisions of this Scheme and any other application laws.

9.1.2.5

No Special Consent / Consent application is required for antennae attached to a building (Telecommunication Infrastructure) which does not exceed more than 6.00 metres in Height above the highest point of the building.

9.1.2.6

Where applications for antennae attached to a building (Telecommunication Infrastructure) exceeds 6.00 metres in Height above the highest point of the building in this instance clauses 9.1.2.1 – 9.1.2.3 shall apply.

9.1.3 Locational Provisions

- i. In the selection of a site for a Telecommunication Infrastructure, consideration shall be given to the locational context of the proposed installation in respect of aesthetic suitability and environmental intrusion. All possible site location alternatives should be explored in the early planning process.
- ii. Wherever possible Telecommunication infrastructure shall be installed on existing structures, such as roof tops of tall buildings, light poles or existing masts.
- iii. The principle of multiple use of telecommunications masts by network providers, for Telecommunication Infrastructure applications shall be applied. A motivation for exemption from sharing must be considered.
- iv. When a cellular mast requires replacement, it shall be replaced with a mast designed to accommodate multiple carriers.
- v. No Telecommunication Infrastructure shall be erected on an Erf, which in the opinion of Municipality, has been identified as containing a building or structure of architectural, cultural, historic, or artistic importance, nor in an area set aside for conservation purposes, whether natural, physical or social, provided that the Municipality may, by Special Consent, relax this provision if it can be shown that the erection of a Telecommunication Infrastructure, shall not detract from the architectural, cultural, historic, artistic, natural, physical or social value of the site.
- vi. Where possible, the Telecommunication Infrastructure shall be sited to the rear of an Erf, within the building envelope, with the intention to minimize impact on the adjacent or surrounding sites.
- vii. No Telecommunication Infrastructure shall be erected within any building line, side space and rear space. A motivation for relaxation may only be considered on the basis of the context of its location and the provisions that set the criteria for allowing a relaxation under Section 3 of this Scheme.

9.1.4 Visual Attributes

- i. Consideration shall be given to the context of the Erf in relation to its surrounding environment when determining the height of the mast and selecting the type of concealment appropriate to the area.
- ii. All forms of visible lighting on Telecommunications Infrastructure shall be reduced to the minimum requirements for security as lay down by the South African Civil Aviation Authority with due regard for adjacent land uses.
- iii. Advertising on Telecommunications Infrastructure shall be in terms of the South African Manual for Outdoor Advertising Control (SAMOAC). No external advertising shall be permitted on the Erf other than a maximum of one non-illuminated sign on each road frontage and each sign shall not exceed 0.20 m² in area. Any signage larger than the 0.20 m² will require an application to be made to the Signage Department.

9.1.5 Safety

- i. The cellular network providers shall at all times comply with the requirements of the Department of National Health and the International Commission on Non-Ionizing Radiation Protection (ICNRP) with respect to safety standards, which are endorsed by the World Health Organisation (WHO).
- ii. Reasonable measures shall be taken to restrict access to Telecommunication Infrastructure, other than for maintenance purposes.
- iii. All telecommunications masts shall comply with the standards as laid down by the South African Civil Aviation Authority.
- iv. All noise levels need to comply with the guidelines as per SANS (Environmental Noise) 10103:2008.
- v. Prevent unauthorised access to the telecommunication facilities by installing appropriate safety doors, fencing and secured access points.

9.1.6 Environmental Issues

- i. Applications for Telecommunication Infrastructure within sensitive areas, as determined by the National Environmental Management Act No. 107 of 1998 and the Environmental Conservation Act No. 73 of 1989, as amended from time to time, are required to follow the procedure as laid down in the Environmental Impact Assessment Regulations.
- ii. The applicant shall ensure that the Erf and areas around the Erf disturbed by construction are rehabilitated appropriately and to the satisfaction of the Environmental Planning and Climate Protection Department.
- iii. The cellular network provider or network providers shall decommission and remove Telecommunication Infrastructure should:
 - (a) the Telecommunication Infrastructure constitutes a danger to persons or property as determined by the Municipality;
 - (b) the Telecommunication Infrastructure becomes redundant in the event of changing technology;
 - (c) the Telecommunication Infrastructure is not operated for a period exceeding 18 months; and
 - (d) any other similar circumstances rendering the Telecommunication Infrastructure redundant.
- iv. The site shall be restored to its original condition and to the satisfaction of the Municipality.
- v. The site and Telecommunication Infrastructure shall be maintained to the satisfaction of the Municipality.

9.1.7 Land Use Planning Approval Procedure:

- i. An application for the erection of and use of land for a Telecommunication Infrastructure shall be made in accordance with the requirements of Section 9.1.2. Statutory Framework.
- ii. An application in terms of Section 9.1.2 shall be accompanied by the following documents:
 - (a) An application form, initial enquiry form, department comments and the prescribed fee (if applicable).
 - (b) The prescribed number of copies of plans, of which two are in colour, indicating:
 - the location of the structure within the Erf;
 - all existing structures on the Erf;
 - adjoining properties and their associated structures;
 - contours or beacons;
 - any services present;
 - proposed security measures for controlling access to the Erf concerned (particularly the fencing of the base station);
 - landscaping; and
 - Photographs or elevations which present an indication of the impact of the proposed structure as viewed from key points around the site or other views as directed by the Municipality.
 - Owner of the property as per the Title Deed or a person with delegated Power of Attorney must sign the plans
 - Neighbours signatures (for applicable application process)
 - Height of a lightning spike
 - (c) All copies of plans shall be drawn at an appropriate and legible scale.
 - (d) A radio plan and associated aerial imagery indicating the coverage before the Telecommunication Infrastructure and the coverage shall be submitted.
 - (e) In the case where multiple use cannot be achieved, a letter of motivation, engineers reports and/or photographs giving reasons for the inability to co-locate.
 - (f) A list of alternate sites surveyed and the reason for the sites being unsuccessful for the establishment of the Telecommunication Infrastructure.
 - (g) A copy of the Environmental Authorisation relating to the application from the Department of Agriculture and Environmental Affairs, failing which an environmental scoping report, or a letter of exemption from the Department of Agriculture and Environmental Affairs.
 - (h) A certificate of approval from the South African Civil Aviation Authority.
 - (i) Confirmation of compliance with World Health Organisation (WHO) and the International Commission on Non-Ionizing Radiation Protection (ICNRP) standards for emissions.

- (j) Title Deeds and Surveyor General Diagrams.
- (k) Where the ownership of the property of the affected party is a Body Corporate, Share Block, Family Trust, Deceased Estate, Company, Closed Corporation, or any other owner requiring the signature of more than one person, this form shall be accompanied by the minutes of the meeting at which the matter was discussed.
- (l) In the case of clause 9.1.2.3, applications are to be accompanied by the signed letters of no objection from the affect party, as directed by the municipality; together with endorsement on the building plans.
- ii. An application for the increase in height of an approved Telecommunication Mast or for antenna erected at a greater height than the height that has been previously approved, or for an increase in the footprint of the Base Telecommunications Transceiver Station shall be required to provide written notification to affected neighbors. The applicant shall provide proof of notification or written consent of the registered owner/s of the affected properties, and such other properties as the Municipality may direct. Where an adjoining owner or affected owner has been notified and objects to an application, valid reasons for objecting to such application must be furnished to the Municipality. Failure to submit any response to the notification within the stipulated period will be deemed as Consent.
- iii. The replacement of telecommunication masts, equipment and antennae on approved structures, shall be deemed to be regarded as maintenance and provided that there is no material change to the telecommunications mast, equipment and antennae on approved structures, no application shall be required.

NOTE:

- In addition to the above, the standard Environmental Management Plan for construction and operation of the Erf, as described in the Letter of Exemption, must be submitted for approval.
- The abovementioned documents must be submitted to the Municipality as part of the application.
- Applicants are to ensure proposed structures are in accordance with SACAA requirements.

9.2 DESIGN OF A FUELLING AND SERVICE STATION

- 9.2.1 The layout of a Fuelling and Service Station including the siting of pumps, buildings and vehicular ingress or egress shall be to the satisfaction of the Municipality.
- 9.2.2 A Fuelling and Service Station having direct vehicular access to a major arterial road proposed arterial road shall not be permitted, unless approved in specific terms by the Municipality.
- 9.2.3 The following pre-requisites and conditions shall be observed whenever it is proposed to erect a new, or extend an existing Fuelling and Service:-
- (i) No vehicular entrance and exit to a Fuelling and Service Station shall be within 150 metres of a freeway interchange, 60 metres from an intersection with a road in the opinion of the Municipality is a major road or 20 metres from an intersection from any other road, unless approved in specific terms by the Municipality.
 - (ii) The frontage of a Fuelling and Service Station Erf shall not be less than 36 metres in length, unless approved in specific terms by the Municipality.
 - (iii) Dwarf walls or permanent structures to the satisfaction of the Municipality shall be erected on the street frontage of the Erf so as to confine the movement of vehicles into or out of the Fuelling and Service Station to authorised ingress and egress points.
 - (iv) No Fuelling and Service Station shall be established upon an Erf unless, in the opinion of the Municipality, it has adequate depth so as to enable all activities to be carried on clear of the street or road. Filler points for underground tanks shall be positioned so as to make it possible for tanker vehicles to stand wholly within the curtilage of the Erf when re-charging the tanks and for such vehicles to enter or leave the Erf in a forward direction.
 - (v) No pump island shall be less than 5 metres from any boundary of the Erf and all traffic routes within the forecourt shall have a minimum width of 5 metres.
 - (vi) Any Fuelling and Service Station shall be sited and designed so as to satisfy the Municipality that traffic entering and leaving the Erf will not adversely affect movement of pedestrians or vehicles on any public road or place.

9.3 DESIGN AND LAYOUT FOR MOBILE HOME PARK DEVELOPMENT

9.3.1 The written authority of the Municipality for the establishment of a Mobile Home Park Development shall only be given if the design and layout is in accordance with the standard laid down in the code of practice for Mobile Homes published by the South African Bureau of Standards (publication SABS 0130-1976). The minimum number of homes to be sited in a Mobile Home Park Development may in certain circumstances be less than fifty (50) in number, where topography, vegetation availability of services or the use of adjoining recreational facilities in the same ownership may in the opinion of the Municipality, warrant a lesser number.

9.3.2 The applicant shall submit the following approval:

(i) A detailed plan for the proposed Mobile Home Park Development to a scale of not less than 1/500 showing where applicable:

- (a) the full extent thereof;
- (b) any existing buildings thereon, their details of construction and proposed use;
- (c) 1m contour and all major topographical features;
- (d) any servitudes and building line restrictions; and
- (e) the proposed layout and landscaping of the Mobile Home Park Development; the road and footpath system; reticulation systems for water, sewage, storm water drainage and electricity; street and other lighting; the Mobile Home stands with their areas and dimensions; areas which are reserved for:
 - community facilities showing proposed buildings for various activities;
 - recreational purposes showing their types and extent;
 - administration and other specified purposes;

and any other features which may be relevant or required by the Municipality; provided that a series of plans to the same scale indicating the required details may be submitted in place of a single detailed plan.

(ii) A site plan to a scale of not smaller than 1/1000 showing:

- (a) the proposed Mobile Home Park Development, 2m contours and all existing and proposed buildings thereon;
- (b) all adjoining roads, streets and right of way; and

9.3.3 Any other documents which the Municipality may reasonably require.

- 9.3.4 Where, in the opinion of the Municipality, a road within a Mobile Home Park Development should serve the public, the Municipality may require that the road be registered as a public road, provided that for the purpose of the Coverage calculation the area of the public road shall be included in the gross site area.
- 9.3.5 A turning space shall be provided to the satisfaction of the Municipality at the end of every cul-de-sac.
- 9.3.6 The minimum width of a road carriageway within a Mobile Home Park Development shall be 3 metres where the carriageway is one-way and 5.5 metres where the carriageway is two-way.
- 9.3.7 Each Mobile Home stand shall have a minimum area of 450 m².
- 9.3.8 Not more than 30% of the Mobile Home stand shall be covered by the home and any accessory structure.
- 9.3.9 A minimum of 10% of the usable area of the Mobile Park Development shall be allocated for usable common open space and, where required by the Municipality, shall include a separate fenced-off area for children.

9.4 GAMBLING/GAMING

- 9.4.1. Means engaging in any activity whereby money or any other thing of value is staked on the unknown result of a future event at the risk of losing all or a portion of the money or valuable thing so staked for the sake of a return and is the generic term encompassing all forms of gaming and to bet as defined in the Regulation of Racing and Betting Ordinance, 1957 (Ordinance No. 28 of 1957), but shall exclude;
- (i) Any lawful lottery; and (ii) Any recognized investment activity undertaken with a recognized financial institution and “gamble” shall have the same meaning;
- 9.4.2. Gambling Area means any area within licensed premises in which gambling takes place in terms of a license issued by the board in terms of the Gambling Act and gambling room’ or gambling premises’ shall have the same meaning. Gaming means playing any casino game, bingo or any gaming machine; Gaming equipment means any equipment, apparatus or components thereof which are used for gaming;
- 9.4.3. Gaming Machine means any electronic-mechanical or mechanical machine, apparatus or device, other than a roulette wheel, which is used for playing a game that commences upon the payment of any consideration whatsoever in any manner whatsoever or is available to play such a game, and the operation of which may, automatically or in any other manner whatsoever, deliver to the person playing or operating the machine, or any other person, money, goods, services or anything of value whatsoever or credit or any object or token to be exchanged for money, goods, services or anything of value whatsoever, and includes a machine, apparatus or device which is set in operation by another person upon the wagering of a stake: Provided that for the purposes of the Gambling Act a gaming machine shall not include;
- (i) Any machine, apparatus or device which provides as the only prize, reward or consideration for successfully playing the game concerned,
 - (ii) A coin or token to enable the player, by inserting such coin or token in the machine, apparatus or device to play the game once again;
 - (iii) The opportunity to play no more than ten further games immediately without the insertion of another coin or token;
 - (iv) Any machine, apparatus or device which is deemed by regulation to be an amusement machine and which is registered with the Board in the manner prescribed and is in the possession of a person duly authorized by the Board to keep and make such amusement machine available in the manner prescribed.
- 9.4.4 A type “A” site operator whose primary business shall be as a bona fide sport club, a public bar, a licensed tavern or a licensed betting outlet and where the playing of limited payout machines on a site will form a secondary activity to the main activity of the site; the maximum number of limited payout machines that may be made available for play in or on type “A” licensed premises, is 5, and
- 9.4.5 A type “B” site operator whose primary business is of an entertainment nature, but excluding a sports club, public bar, licensed tavern or licensed betting outlet: Provided that the playing of limited payout machines on such site will form a secondary activity to the main activity of the site; the maximum number of limited payout machines that may be made available for play in or on type “B” licensed premises, is 40.

9.5 DURBAN METROPOLITAN OPEN SPACE SAYSTEM CONTROLLED AREA (D'MOSS).

9.5.1 Without the prior written approval of the Municipality, no person shall within a D'MOSS Controlled Area:-

- (a) develop, excavate or level any erf; or
- (b) remove any natural vegetation from any erf; or
- (c) erect any structure of any nature whatsoever on any erf; or
- (d) dump on or in any erf; or
- (e) permit any domesticated animals to cause harm to flora and fauna or the environment generally; or
- (f) carry out any work or undertake any activity upon any erf which may compromise the intention of D'MOSS as stated in the definition.

9.5.2 No such approval shall be given unless, after due examination by the Municipality and subject to such conditions as may be specified by the Deputy Head: Environmental Planning and Climate Protection, the Municipality is satisfied that any such development, erection or other work referred to in paragraph (a) hereof can be carried out without materially permanently and/or temporarily degrading, destroying or negatively impacting on the integrity of the biodiversity found and/or environmental services generated within the D'MOSS Controlled Area of the erf.

9.5.3 For the purposes of any examination referred to in paragraph 9.5.2 hereof, the applicant shall, where required by the Municipality, submit such plans or other supporting documentation as the Municipality may require. Without affecting the generality of the foregoing, such plans and supporting documentation may be required by the Municipality to be certified as being correct by an appropriately recognised or registered Environmental Consultant.

9.5.4 Any conditions which the Municipality may impose in terms of paragraph 9.5.2 hereof, may, but shall not be restricted to:-

- (a) restricting the form or nature of the building or structure;
- (b) limiting the size and/or shape of the building or structure;
- (c) prescribing or restricting the materials of which the building or structure is to be constructed;
- (d) determining the siting of any building or structure and of any soakpits or other drainage works;
- (e) prohibiting or controlling any excavation on the erf, the construction of any roadways, paths and other garden features;
- (f) prohibiting or controlling the removal of any natural vegetation;
- (g) prohibiting or controlling the use of the D'MOSS area by domesticated animals where these, in the opinion of the Deputy Head: Environmental Planning and Climate Protection may have a significant impact (of example, but not limited to. hunting and overgrazing) on the environmental attributes of the D'MOSS area;
- (h) controlling any other aspects which the Deputy Head: Environmental Planning and Climate Protection considers to be necessary.

8.5.5 In any approval or any conditions as may be specified by the Municipality above, the applicant shall enjoy a right of appeal to the relevant Appeal Authority in terms of National Planning legislation.

9.6. RENEWABLE ENERGY INSTALLATIONS

(i) Intention of the Scheme

The Municipality, in considering proposals for the location Renewable Energy Installations, shall be mindful of the need for a reduction on the reliance on Fossil fuels as a National prerogative. The installation of Renewable Energy Installations shall be undertaken in such a manner that their impact upon the environment is minimized. The Renewable Energy Installation shall be as unobtrusive as possible through the choice of materials, colour, depth of silhouette and design which shall complement the aesthetics of the surrounding built and natural environment thereby minimizing the impact upon the environment.

- (ii) An installation shall only be considered by the Municipality once all Environmental (in terms of National Environmental Management Act, Act 107 of 1998 and relevant Environmental Regulations) and Heritage approvals (in terms of KwaZulu-Natal Heritage Act, Act No 4 of 2008) are in place.
- (iii) Nothing in this scheme shall prohibit or restrict the following renewable energy installations provided that:

For Freestanding Solar Water Heaters or Photovoltaic (PV) Installations

- (a) A solar water heater or Photovoltaic installation located on an erf other than through the necessary plumbing and/or cabling, shall not exceed the maximum permitted Height of the zone where it is proposed to be erected. No Planning application is required other than a building plan application. Where an installation exceeds the maximum permitted Height of the zone concerned the Special Consent of the Municipality shall be required.
- (b) The location of the solar water heater or Photovoltaic installation must comply with all building lines, side space and rear space requirements of the relevant Scheme. Any encroachments will require an application to relax the building line, side space or rear space.

For Wind Turbines

- (a) All wind turbines, including a wind farm, shall be permitted only by a full Special Consent application.
- (b) The swept area of any standalone or attached wind turbine blade must be no more than 7.1 square metres (3 metres in diameter).
- (c) The distance between ground level and the lowest part of any free standing wind turbine blade must not be less than 3.5 metres.

- (d) The swept area of any free-standing wind turbine blade shall at no point extend over or beyond the boundary line of the site upon which it is to be erected.
- (e) No part of a wind turbine (including blades) may encroach into the building line, rear space or side space of a lot as determined by the Scheme. If an encroachment is anticipated this must be addressed in the Special Consent application.
- (f) Should a wind turbine exceed the height restrictions of the erf, the Special Consent application must address relaxing the height restrictions with respect to the wind turbine only.

9.7. COASTAL MANAGEMENT CONTROLLED AREA

9.7.1 Without the prior written approval of the Municipality, no person shall within the Coastal Management Controlled Area:

- (i) develop, excavate or level any erf; or
- (ii) remove any natural vegetation from any erf; or
- (iii) erect any structure of any nature whatsoever on any erf; or
- (iv) dump on or in any erf; or
- (v) carry out any work or undertake any activity upon any erf which may compromise the intention of the Coastal Management controlled area as stated in the definition.

9.7.2 No such approval shall be given unless, after due examination by the Municipality and subject to such conditions as may be specified by the Project Executive: Coastal Policy, the Municipality is satisfied that any such development, erection or other work referred to in paragraph (9.7.1) hereof can be carried out in compliance with the Integrated Coastal Management Act, Coastal Management By-laws, policies and any other legislation.

9.7.3 For the purposes of any examination referred to in Paragraph (9.7.2) hereof,

- (i) The applicant shall, where required by the Municipality, submit such plans or other supporting documentation as the Municipality may require.
- (ii) Without affecting the generality of the foregoing, such plans and supporting documentation may be required by the Municipality to be certified as being correct by an appropriately recognised or registered Professional Coastal Engineer.

	SECTION 10: LIST OF SCHEME AMENDMENTS	
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1. Amendment to Special Zone 5: Sibaya = to include Node 6. FILE REF: 2012/05/28/050 NR, Council Decision: 15 December 2021.
2. Annual Scheme Review: 2021/2022 Adopted on 30 June 2022 at full Council.
3. Amendment to Special Zone 20: Cornubia Residential and Mix Use: Use Category Housing 2: Increase in Height from 6 to 8 storeys, Adopted at Council Decision 26 August 2022.
4. Amendment to Research Station zone: *An Office is permitted on Portion 2 of Erf 17 (SASEX Building) either ancillary to the Agricultural use or for general office use*, Adopted at Council, Decision dated 20 October 2022.
5. Annual Scheme Review: 2022/2023 Adopted on 30 July 2023 at full Council.
6. Amendment to the Medium Density Residential 7 zone, regarding Height – site specific, of the Development Facilitation Table, Adopted at Council on 10 October 2023.
7. Amendment to the General Residential 1 zone: “Erf 3464 – Beverly Hills Hotel: Coverage is limited to 35% and Floor Area Ratio of 1.2” Adopted at Full Council on 12 March 2024.
8. Amendment to Special Zone 12: THEME PARK / ENTERTAINMENT COMPLEX, by deleting clause 9 under Additional Controls and adding a new clause 13 under Additional Controls, Adopted at Full Council on 04 April 2022.
9. Annual Scheme Review: 2023/2024 Adopted on 28 July 2023 at full Council.