

# **ETHEKWINI MUNICIPAL**

## **LAND USE SCHEME - SOUTH SUB SCHEME**



**ADOPTION DATE: 26 SEPTEMBER 2012**

**EFFECTIVE DATE: 25 OCTOBER 2012**

**REVIEW DATE: 28 JUNE 2024**

**VERSION 1.8**

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**1.1. TITLE**

1.1.1 This 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 The EtheKwini Municipal Land Use Scheme: South Sub Scheme and Scheme Maps form part of the Land Use Management System that applies to all Erven within the boundary of the South 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 SS/05/2012 reflecting all the Districts within the South region including the overlay mapping.

**1.4. PURPOSE OF THE SCHEME**

1.4.1. The South Sub Scheme and Scheme Maps form part of the Land Use Management System that applies to all Erven within the boundary of the Municipality (Southern 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; and
- 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 realisation of quality environments; and

- iv) manage land-use rights, to provide for facilitation over use rights, to manage urban growth and development, and to 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 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 in this Scheme is deemed invalid by any court of law, such provision shall be severed from this Scheme, but shall not affect the validity of the remaining provisions.

#### **1.5. AREA OF THE SCHEME**

The South Sub Scheme applies to all Erven within the jurisdiction of the Southern Region of the Municipality as shown on the associated Scheme Maps referenced SS/05/2012.

#### **1.6 EFFECTIVE DATE**

The effective date of this scheme is the 25 October 2012.

#### **1.7. AMENDMENT TO THE SCHEME**

The Municipality shall comply with the provisions as set out in the applicable legislation or any subsequent replacement legislation

## **1.8. INSPECTION OF THE SCHEME**

- 1.8.1. The Scheme (Regulations and Map) 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 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 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 municipality 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 in terms of the applicable legislation or any subsequent replacement legislation 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 for the adoption, replacement or amendment of a scheme contemplated in terms of the applicable legislation or any subsequent replacement legislation 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 the error.
- 1.9.11 An owner making an application contemplated in subsection (1.9.10) –
- (a) must describe the nature of the error;
  - (b) bears the onus of proving the error and must provide written proof of the lawful land development use rights; and
  - (c) 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 LAND AND BUILDINGS

1.11.1. The types of buildings and land uses contemplated for this land use 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 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 neighbourhood, subject to the right of appeal as is contemplated in terms of the applicable legislation or any subsequent replacement legislation. Any proposed use or development shall conform to the uses listed in these clauses for each zone. In this regard attention is drawn to the offenses and penalties contemplated in terms of the applicable legislation or any subsequent replacement legislation.

1.11.4. Any decision, order or authorization given by the Planning and Development Appeal Authority in terms of the applicable legislation or any alternative Planning Appeal Authority set up in terms of an amendment or replacement act, shall be deemed to be a valid authority eThekweni granted by 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 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 vehicle. 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 in Section 2 of this Scheme. The extent and location of the various zones shall be as set out in the corresponding South Scheme Map, Map Reference Number SS05/2012.

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 Special Consent of 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.
- iv) The use of a dwelling house as a boarding house for not more than four persons.
- v) The installation of 5 limited payout machines which may be freely permitted on premises that are licenced 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 on premises were the zone permits the use of a Place of Public Entertainment.
- vi) Aged Home Care Facility, Taverns, Bed and Breakfast, Home Business, Tuckshop/Spaza Shop and Medical Offices may only be permitted from a dwelling house.

- vii) the use of a premises for the purposes of a Child Minder Service.
- viii) 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 30m<sup>2</sup> 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 0,20m<sup>2</sup> in area. Any signage larger than the 0.20m<sup>2</sup> 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 UNITS

#### i) **Intention of the Scheme**

An Ancillary Unit shall have a gross permitted floor area not exceeding 80m<sup>2</sup>; provided that verandahs and garages may be permitted over and above the permitted 80m<sup>2</sup> 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 interleading 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 may be permitted.
  - (c) Where a site is developed for a second dwelling house an ancillary unit may be permitted for each dwelling house.
  - (d) The road or street access serving the Ancillary Unit shall be the same access which serves the main dwelling, 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;
  - (e) 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/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 the Short Term Accommodation Establishment shall, in the opinion of the Municipality, not negatively impact on the Neighborhood. Short Term Accommodation Establishment includes a Bed and Breakfast Establishment and online accommodation bookings but excludes Student Accommodation and a Hotel.

Nothing in this scheme shall prohibit or restrict the running of a 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 for the exclusive use of the patrons of the Establishment;
- (c) There shall at all times be either the owner or a 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 the 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 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 0,20m<sup>2</sup> in area. Any signage larger than 0,2 m<sup>2</sup> 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 Special 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.”
- ii) In considering 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 neighborhood.

#### **1.13.4. HOME BUSINESS**

##### **i) Intention of the Scheme**

The Intention of the Scheme is to allow the owner/occupier of a 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 neighbourhood. 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 this 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 40m<sup>2</sup>, of the existing floor area of a 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 80m<sup>2</sup>, 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;
- (c) On-site parking and loading facilities shall be provided to the satisfaction of the Head: Development Planning and Management;
- (d) The hours of operation shall be to the satisfaction of the Head: Development Planning Management and Environment, and shall be specified in the Special Consent granted;
- (d) The Home Business must only be operated by a person who is the bona fide resident of the dwelling house;
- (e) 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 0,20m<sup>2</sup> in area. Any signage larger than 0,2 m<sup>2</sup> will require an application to be made to the signage department;
- (f) 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 business as well as any portion of that area in which goods or equipment will be stored;
- (g) Only one light delivery vehicles may be used for the delivery to dispatch goods or supplies;

- (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 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;
- (i) 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, Environment and Management.”

#### 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 Neighbourhood 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:

The Student Accommodation shall only be operated with the Special Consent of the Municipality;

- (a) There shall at all times on the property be either the owner, or manager who shall be responsible for the management of the Establishment.
- (b) 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,
- (c) 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
- (d) There shall be a management plan in effect as per the recommendations of the pilot study entitled the “Student Accommodation for Two Precinct Areas” Adopted by the Municipality on 31 July 2019.

- (e) 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.
- (e) 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.
- (f) 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 1 bay for the manager or owner shall be provided on-site to the satisfaction of the Head: Development Planning Management and Environment;
- (g) 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.
- (h) 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.
- (i) 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;
- (j) In considering such an application for Student Accommodation Establishment, within the Student Accommodation Management Layer 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 and
  - (e) capacity of the existing services to accommodate the proposed use.



- (iv) Applications for Student Accommodation Establishments outside of the Student Accommodation layer shall only be permitted with the full Special Consent of the Municipality and the following shall be taken into consideration:
  - (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
  - (d) be located within close proximity of a public transport route and socio-economic facilities.
  - (f) evidence that it is serving an educational facility.

#### **1.13.6 MEDICAL OFFICES**

(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 this 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) The building shall be designed so as to harmonise with and in its external appearance, conform to the residential development existing.
  - c) The following provision shall be made for parking: 1 parking space for every 20m<sup>2</sup> 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, Environment and Management.

- d) 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.
- e) Not more than six persons including practitioners and staff shall practice or be employed in that portion of the premises to which the Council's special consent relates.
- 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 0,20m<sup>2</sup> in area. Any signage larger than 0,20m<sup>2</sup> will require an application to the signage department.
- g) 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.
- h) 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 the 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 neighbourhood.

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 Council, 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 0,20m<sup>2</sup> in area. Any signage larger than 0,2 m<sup>2</sup> 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 Special 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 a 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 neighbourhood.
- 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.

**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 metre 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 metre 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 m<sup>2</sup> in area. Any signage larger than 0.2 m<sup>2</sup> 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 operation;
- (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 Child Development Centre is restricted to a single non impacting use.

(ii) Nothing in this scheme shall prohibit or restrict the running of an Early Child 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 and Management;
- (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 m<sup>2</sup> in area. Any signage larger than 0.2 m<sup>2</sup> 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 Child 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 Child 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 Special 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 favour 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 detail 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: -

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;

- (a) Provided that any Approval granted by the Municipality shall remain valid for a period in accordance with the prevailing legislation; and
  - (b) 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 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**

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

#### **1.18. OFFENCES**

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
- (iii) knowingly makes a false statement in connection with any provision of this Scheme:

Shall be guilty of an offence.



## **1.19. SIGNAGE, HOARDING AND ADVERTISEMENTS**

- 1.19.1 No signage or advertisements shall be displayed, or hoardings permitted without the approval of the Municipality. Any person proposing to erect any sign, advertisement or hoarding shall submit drawings of such sign 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 0.2 m<sup>2</sup> 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 (DMOSS)**

The Durban Metropolitan Open Space System Controlled Area (D'MOSS) is a layer of the Scheme and enforceable by the by the Municipality in conjunction with The Deputy Head: Environmental Planning and Climate Protection. The implementation of this layer shall be in terms of subsection 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 or any subsequent replacement 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 or any subsequent replacement 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.

## 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 schemes. 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 the Scheme. It should be noted that the Municipality is bound to refuse such application.

1.25.2. In considering any Special Consent application referred to in 1.26.1(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. MANAGEMENT LAYER

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

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

## 1.28. TITLE DEED CONDITIONS

Any Title deed Conditions imposed upon any Erf shall prevail over the Scheme.

## SECTION 2: DEFINITIONS

### 2.1 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 any 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 a narrow strip 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 80 square metres 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.

**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 litres 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 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:** means the functional classification is defined not only by traffic volumes and operating characteristics, but also by location, access, and fronting land use.

- **Major Road:** Freeway Minor Collector, Major Arterial, Minor Arterial and Major Collector.

- **Minor Road:** Local Street and Cul-De-Sac.

- **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.

- **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.

- **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 are required, and to serve areas with even or higher density than single dwellings.

- **Local Street:** These are primarily for access to abutting properties. Characteristics are single carriageways, low speed, and low volume. Where crossfall and topography permit, provision is made for parking off the carriageway.

- **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.

- **Intersection (Major and Minor):** A “major intersection” occurs where one or more of the intersecting roads is 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 a building or portion of a building 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 Fueling and Service Station used primarily for the sale of convenience goods and which is subservient to that of a Fueling and Service Station. Motor spares and accessories as well as promotional goods supplied by the oil companies may also be sold. The maximum floor area shall not exceed 200 square metres 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 % Coverage means that only one quarter of the Erf may be covered.

**D'MOSS Controlled Area** means any area demarcated upon the map by the overprinting of a green hatched pattern (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.

**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.

**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/unit. This definition shall include an Umuzi.

**Dwelling Unit Curtilage:** means a single defined area of land forming part of a Multiple Unit Development comprising the land 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. For discussion, not in Durban scheme.

**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 a building at each floor level, and 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,
- iv) staircases lift shafts /lift motor rooms,
- v) port cocheres,
- vi) balconies, verandahs, porches and similar type of structures that are roofed but open to the elements on at least one side, and
- vii) corridors that are 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 the mean finished ground level immediately surrounding the building, provided it is not a basement.

**Height:** except where otherwise stated 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, providing that 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. 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 vehicle permanently fitted out for use by persons for living and sleeping purposes.

**Municipality:** means the eThekweni Municipality.

**Outbuilding:** means a building ordinarily used in conjunction with a dwelling house/dwelling unit, and for the garaging of private motor vehicles, a storeroom, private laundry, workroom and other such similar uses.

**Owner:** Means the person registered in a deed's 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 the entire length.

**Parking Servitude:** Means 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 to 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 the 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 any 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 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 associated clauses 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 includes a Bed and Breakfast Establishment including online accommodation bookings but excludes Student Accommodation and a Hotel.

**Side Space:** means the 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 for residential purposes and 5.5m for non-residential purposes in height save that:

- i) Spaces provided for lifts, elevators and similar rooms or architectural features and which are in proportion to the 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 and number of all storeys prescribed in the Development Facilitation Table, is NOT exceeded;
- iv) A mezzanine shall not count as a storey;
- v) A basement shall not count as a storey;
- vi) A roof which may contain or support any room shall count as a storey.

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

**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:

- (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) be located within close proximity of a public transport route;
- (e) evidence that it is serving an educational facility;
- (f) the impact of the development on the traffic, infrastructure, and noise mitigation measures;
- (g) compliance of the design with the minimum norms and standards;
- (h) the contents of the management plan, safety and security measures and property maintenance;
- (i) 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 the area shown on the map by distinctive colouring, 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.

## 2.2 LAND USE DEFINITIONS

**Action Sports Bar:** means 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, electronic or electrical contrivance, 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 of 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 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.

**Beach Amenity Facility:** means premises use designed to service the needs of the general public and/or residents, within or proximate to the beach, and may include a tearoom, restaurant, 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.

**Betting Depot:** means premises used for the purpose of a bookmaker or a totalisator agency.

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

**Builder's Yard:** means premises which is 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 premises fitted with equipment for the purpose of washing motor vehicles for gain and may include a valet service.

**Cemetery/Crematorium:** means premises designed for the inhumation of corpses and or where 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 means an attached or 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 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:** Premises used or adapted to be used for the conducting of conferences, seminars, gatherings, recreation, public entertainment, 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 premises used for the confinement of people accused or convicted of a crime.

**Crèche:** means a premises or portion thereof used for the care of seven or more infants or young children during the day time absence of their parents or guardians.

**Direct Access Service Centre:** means premises with direct access to a Provincial or National Road used or designed for a fuelling and service station and may include restaurants/fast food outlet and a truck stop with overnight facilities.

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

**Dive Charter:** means the conduct of the business of hiring or chartering small marine craft with or without a certified a certified skipper and crew, scuba diving equipment, air bottles, diving masks and other minor equipment necessary or desirable for scuba diving purposes and includes the storage of fuel for use in such craft; the refueling, washing and maintenance of craft, the refilling of air bottles; the provision of restaurant accommodation and ablutions to serve the divers; and the sale by retail of scuba diving equipment, souvenirs, badges, T –shirts and other minor items of a similar nature.

**Dwelling House:** means a building, with interleading 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 outbuildings, Domestic Staff Accommodation and an Ancillary Unit. This definition shall include an Umuzi.

**Educational Establishment:** means 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 to be 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 two 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:** 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 and maintenance of motor vehicles and may also include a Convenience Shop not exceeding 200m<sup>2</sup> and a caretakers accommodation.

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

**Garden Nursery:** 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.

**Golf Driving Range:** A "driving range" is a golf practice facility consisting of a large, open field with a teeing ground at one end. Golfers line up side-by-side pounding golf balls out into the field. The landing area may be, literally, an empty field; or it may include target greens and yardage markers.

**Government/Municipal:** 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:** Premises used for cosmetic and holistic treatment for men and women.

**Health Studio:** 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:** 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 public.

**Industry – Noxious:** Means any industry or trade that by reason of fumes, gases, vapours, 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 public.

**Institution:** Means premises used 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 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 a mobile home 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 building or part thereof where corpses are stored and exposed for identification and autopsies are performed but exclude a Funeral Parlour.

**Motor Garage:** 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:** Premises used for the testing of vehicles for compliance with the Certificate of Roadworthiness.

**Motor Workshop:** 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 or detached dwelling units (excluding a second dwelling house), together with such outbuildings as are ordinarily associated thereto, each dwelling unit having direct access to a private open area and to common land, the whole development having been designed as a harmonious entity. No ancillary unit shall be permitted in a multiple unit development. This definition shall in Imizi.

**Museum:** 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-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 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:** Premises wherein music is played, and dancing occurs, and may include eventing, fashion shows and the selling of beverages and food for consumption within the premises.

**Office:** Premises used for the administration of any business, whether public or private.

**Office – Medical:** Means an establishment 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:** Premises used for the parking of motor vehicles for reward.

**Pet Grooming Parlour:** Premises used for the grooming and overnight boarding of household pets for commercial gain.

**Place of Public Entertainment:** Premises used for public entertainment and includes but not restricted an aquarium, a theatre, cinema, music hall, concert hall, amusement arcade, skating rink, race track, sports arena, commercial exhibition, hall, billiard room, fun fair, bingo hall and gaming, but does not include a night club.

**Place of Public Worship:** 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:** Premises 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:** Premises used for the disposal of garden or domestic refuse.

**Restaurant / Fast Food Outlet:** 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 maybe 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 place or undertaking for the leasing of horses and/or riding instruction against payment and includes the care and stabling of such horses.

**Scrap Yard:** Premises used for the dismantling, stacking, sorting, storing, preparation of, and resale of scrap materials.

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

**Special Building:** Means 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 premise 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:** Premises used as stop over facility for commercial vehicles. A truck stop 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 outlets for the use of truck crews.

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

**Warehouse:** Premises used primarily for the storage of goods.

**Zoological Garden:** Premises where fauna and flora are exhibited for public education and enjoyment and may include other 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 authority and in such circumstances the building line restriction may not be relaxed by the Municipality without the consent 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 restriction 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 case of swimming pools, the building line shall be 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 The following building lines are specific to: -

i) **AMANZIMTOTI DISTRICT**

a) Except where otherwise stated all even in the Commercial Zone shall be subject to a zero-building line;

b) Erven 1669,1672,1673,1676 and A of 1252 of Extension 3 shall be subject to a 4.5 metre building line;

c) Erven 1670, 1671, 1674, and 1675 of Extension 3 shall be subject to a zero-building line;

d) All Erven having frontage on to Beach Road between and including Erven 1661 and 2135 on the Eastern side of Beach Road, and Erf 810 (now part of Erf 2306 and Portion 1 of Erf 504 (now part of Erf 2716) on the Western side of Beach Road, where there shall be a 3.0 metre building line.

ii) **KINGSBURGH DISTRICT- RESIDENTIAL ESTATE HOME SITE**

a) Distance from internal street boundaries shall be 3.0 metres

3.1.11 The building line shall be measured from the outside of the building's external walls or roof support beams, provided that the roof overhang is equal to or less than 1.0 metre. Where the roof overhang exceeds 1.0 metre in length and extends over the building line an application for relaxation will be required.

3.1.12 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.

3.1.13 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.

3.1.14 In cases where a guard house not exceeding nine square meters in extent is located beyond the building line, no relaxation application is required.

## **3.2 SIDE AND REAR SPACE**

- 3.2.1 Except where otherwise stated no building shall be erected nearer than 2 metres to any side or rear boundary on the Erf on which it is situated provided that no building or portion of a building intended to be used for the purpose of a Hotel, Flat and Multiple Unit Development shall be erected nearer than 4.5 metres to any such 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 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.
- 3.2.5 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 8.0m to a Transport Zone, without the prior authorisation of the relevant National or Provincial controlling authority.

3.2.8 The following side space is specific to:-

**i) KINGSBURGH – RESIDENTIAL ESTATE HOME SITE**

(a) Distance from internal sides and rear boundaries shall be 3.0 metres

3.2.9 The side and rear space shall be measured from the outside of the building's external walls or roof support beams, provided that the roof overhang is equal to or less than 1.0 metre. Where the roof overhang exceeds 1.0 metre in length and extends over the sides or rear space an application for relaxation will be required.

3.2.10 In cases where the location of service installations or structures for the accumulation of refuse beyond the side and rear space, is a requirement of the municipality, no relaxation application is required.

3.2.11 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.

3.2.12 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  
CONTROLS**

**4.1 MINIMUM ERF SIZES**

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. The above excludes land previously established and administered in terms of former legislation such as the KwaZulu Land Affairs Act, 1992, as amended, Less Formal Township Establishment 1991 (Act 113 of 1991) (LFTEA), Black Communities Development Act 1984 (Act 4 of 1984) (BCDA) and Black Administration Act, 1927 (Act 38 of 1927) (BAA).

**Table 1**

<b>ZONE</b>	<b>MINIMUM SUBDIVISION</b>
ADMINISTRATION	1800m <sup>2</sup>
RESIDENTIAL SMALL HOLDING	2 Hectares
AIRPORT	n/a
BUSINESS 1	900m <sup>2</sup>
COMMERCIAL	450m <sup>2</sup>
EDUCATION	To the discretion of the Municipality
ENTERTAINMENT	To the discretion of the Municipality
FUELING AND SERVICE STATION	1800m <sup>2</sup>
GENERAL COMMERCIAL	450m <sup>2</sup>
GENERAL INDUSTRY	900m <sup>2</sup>
GENERAL RESIDENTIAL	Craigieburn - 900m <sup>2</sup> Widenham - 3700 m <sup>2</sup> Other Areas - 1800m <sup>2</sup>
GENERAL RESIDENTIAL 1	1800m <sup>2</sup>
GENERAL RESIDENTIAL 2	1800m <sup>2</sup>
GENERAL RESIDENTIAL 3	Umkomaas- 900m <sup>2</sup> Other Areas - 1800m <sup>2</sup>
GENERAL RESIDENTIAL 4	1800m <sup>2</sup>
GENERAL RESIDENTIAL 5	1800m <sup>2</sup>
INDUSTRIAL AND COMMERCIAL PARK	1 Hectare
INSTITUTIONAL	To the discretion of the Municipality
INTERMEDIATE RESIDENTIAL	Clansthal - 3600m <sup>2</sup> Other Areas - 1800m <sup>2</sup>
LIGHT INDUSTRY	900m <sup>2</sup>
LIMITED COMMERCIAL	450m <sup>2</sup>
MOBILE HOME PARK	1 Hectare
NOXIOUS INDUSTRY	900m <sup>2</sup>
OFFICES	1000m <sup>2</sup>
PRIVATE CEMETRY	To the discretion of the Municipality
PRIVATE CONSERVATION	To the discretion of the Municipality
PRIVATE OPEN SPACE	To the discretion of the Municipality
RESIDENTIAL ESTATE	3 Hectares
RESORT	1,5 Hectares
RURAL RESIDENTIAL	2 Hectares
SPECIAL CONTROLLED INDUSTRY	900m <sup>2</sup>
SPECIAL RESIDENTIAL 180	180m <sup>2</sup>
SPECIAL RESIDENTIAL 200	200m <sup>2</sup>

SPECIAL RESIDENTIAL 350	350m <sup>2</sup>
SPECIAL RESIDENTIAL 600	600m <sup>2</sup>
SPECIAL RESIDENTIAL 700	700m <sup>2</sup>
SPECIAL RESIDENTIAL 900	900m <sup>2</sup>
SPECIAL RESIDENTIAL 1200	1200m <sup>2</sup>
WORSHIP	1800m <sup>2</sup>

- 4.1.2 In Special Residential 180, 200 and 350 zones the number of dwelling units which may be obtained for the purpose of a Multiple Unit Development shall be calculated by dividing the registered 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 Land previously established and administered in terms of former legislation such as the KwaZulu Land Affairs Act, 1992, as amended, Less Formal Township Establishment 1991 (act 113 of 1991) (LFTEA), Black Communities Development Act 1984 (Act 4 of 1984) (BCDA) and Black Administration Act, 1927 (Act 38 of 1927) (BAA) shall be exempt from 4.1.2 above.
- 4.1.4 Not more than one dwelling house or dwelling unit shall be erected on a Special Residential 600, 700, 900 and 1200 zone provided that for Multiple Unit Development where an Erf is 2000m<sup>2</sup> in extent or greater one additional dwelling house or dwelling unit may be erected on the Erf for each completed 500m<sup>2</sup> provided that all service departments requirements are met. If the resulting fraction is 0.5 or greater, then the number of units maybe rounded up to the next whole number.
- 4.1.5 In any other zone, where multiple unit development is permitted and where the resulting fraction is 0,5 or greater, then the number dwelling units maybe rounded up to the next whole number.
- 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 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 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 4.1.7. (i), (ii) and (iii) above.
- 4.1.9 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.
- 4.1.10 The Municipality may increase the minimum Erf sizes specified in this Clause where, in the opinion of the Municipality, the method used for disposal of sewerage warrants such an increase or if such Erf is considered physically difficult to develop.
- 4.1.11 The area of the panhandle in a panhandle Erf is included in the Erf area.
- 4.1.12 The depth of a Erf in relation to the frontage shall not exceed a ratio of 4:1 unless where otherwise approved by 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.
- 4.1.13 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 and potential development shall exclude the area of the splay.
- 4.1.14 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 lot may be subdivided provided that the portion of such Erf created by the subdivision is not less than 75% of the minimum area referred to in the Erf control table.
- 4.1.15 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.
- 4.1.16 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 the Table 2 below shall have a frontage of less than that specified in the right hand column of the said table. This excludes land previously established and administered in terms of former legislation such as the KwaZulu Land Affairs Act, 1992, as amended, Less Formal Township Establishment 1991 (Act 113 of 1991) (LFTEA), Black Communities Development Act 1984 (Act 4 of 1984) (BCDA) and Black Administration Act, 1927 (Act 38 of 1927) (BAA).

**TABLE 2**

<b>ZONE</b>	<b>FRONTAGE</b>
Industrial Zones	21m
Industrial and Commercial Park	15m
Commercial Zones	15m (composite building 18m)
Special Residential 180	8m
Special Residential 200	8m
Special Residential 350	8m
Special Residential 600	15m
Special Residential 700	15m
Special Residential 900	18m
Special Residential 1200	18m
General Residential Zones	21m
Intermediate Residential	21m

4.2.2 Except where otherwise stated in this clause or where written exemption is obtained from Municipality, the minimum frontage for all other Erven shall be 18 metres and the access width for pan handle shaped 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 ratio provisions set out above and provided further that the frontage on the street is not less than 9 metres. This excludes land previously established and administered in terms of former legislation such as the KwaZulu Land Affairs Act, 1992, as amended, Less Formal Township Establishment 1991 (Act 113 of 1991) (LFTEA), Black Communities Development Act 1984 (Act 4 of 1984) (BCDA) and Black Administration Act, 1927 (Act 38 of 1927) (BAA).

4.2.3 The access width for a pan handle shaped erf in any General Residential; Industrial, Commercial and Office zones shall be 9 metres minimum throughout the length of the access strip, which shall not exceed 65 metres in length.

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,
- iv) staircases lift shafts /lift motor rooms,
- v) port cocheres,
- vi) balconies, verandahs, porches and similar type of structures that are roofed but open to the elements on at least one side,
- vii) corridors that are 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 and
- v) tennis courts
- vi) roof overhangs not exceeding 1.0 metres (should roof overhangs exceeds 1.0 m, then the full extent of the roof overhang shall be included into 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 OF LAND

RESERVATION OF LAND		
USE FOR WHICH LAND IS RESERVED	COLOUR NOTATION	REMARKS
Amenity Reserve	Green Border with Green Hatch	<ul style="list-style-type: none"> <li>• This land is reserved to protect the quality of the natural environment but may be used by the Public for recreation purposes.</li> <li>• Subject to Clause 3 below a shop (restricted to a maximum area of 150 m<sup>2</sup> and the sale of non-alcoholic beverages, food, confectionary, tobacco and similar commodities) vehicle parking and public conveniences are permitted and a Place of Entertainment, Recreational Use and restaurant may be permitted by Special Consent.</li> <li>• 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.</li> </ul>
Circle Approximate position of Future Public Open Space	Circle with Green Dots	<ul style="list-style-type: none"> <li>• To be determined by the Municipality.</li> </ul>
Approximate position of New Roads	Coral with White dots	<ul style="list-style-type: none"> <li>• Final alignment to be determined when development takes place.</li> </ul>
Approximate position of Future Public Car Park	Circle with Red dots	<ul style="list-style-type: none"> <li>• To be determined by the Municipality.</li> </ul>
Cemetery	Light Orange with Green Border	<ul style="list-style-type: none"> <li>• Reserved for burial purposes, including crematorium and ancillary buildings.</li> </ul>
Coastal Bush	Light Green Cross Hatch	<ul style="list-style-type: none"> <li>• Land to be kept in natural state.</li> </ul>
Municipal and Government Purposes	Light Brown Border	Reserved for Municipal and Government purposes.
New Roads/Widening	Red	<ul style="list-style-type: none"> <li>• Proposed New Roads, Reservations and Widening as shown on the Scheme Map to effective at dates to be determined.</li> </ul>
Pedestrian Way	Red Horizontal Hatch	<ul style="list-style-type: none"> <li>• The access way reserved for pedestrians only. Vehicles to be prohibited.</li> </ul>
Services	Purple Border with Pink vertical Hatch	<ul style="list-style-type: none"> <li>• Buildings and other works incidental thereto permitted. See 1.10.2.</li> </ul>
Water Works	Dark Blue Border with thin Blue Horizontal Hatch	<ul style="list-style-type: none"> <li>• Reserved for Water Works and ancillary uses.</li> </ul>

Environmental Conservation Reserve	Dark Green with White Hatch	<p><b>SCHEME INTENTION:</b></p> <p>Publically owned land dedicated to the conservation and management of natural areas of land and/or water for the ecosystem services that the areas provide and the biodiversity which they support.</p> <ol style="list-style-type: none"> <li>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. <ol style="list-style-type: none"> <li>1.1 No earthworks, sand winning, mining, development 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;</li> <li>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, shall be permitted;</li> <li>1.3 No harvesting, collecting, cutting, hunting or otherwise damaging of indigenous flora or fauna and soil and water resources, shall be permitted;</li> <li>1.4 No vehicles, motorized or non-motorized, other than on established roads, driveways or tracks, shall be permitted.</li> <li>1.5 No pets or other domestic animals shall be permitted.</li> <li>1.6 No use of the land, which may be detrimental to the intentions of this Reservation, shall be permitted.</li> </ol> </li> </ol>
Proposed Future Limited Commercial	Circle with Thick Blue Border and thin Blue Cross Hatch	<ul style="list-style-type: none"> <li>• To be determined when developed takes place but not to exceed 1 000 m<sup>2</sup> in extent.</li> </ul>
Public Car Park	Red Border	<ul style="list-style-type: none"> <li>• Areas set aside for the parking of motor vehicles.</li> </ul>
Public Open Space	Light Green	<p>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.</p>

River Reserve	Light Blue	<ul style="list-style-type: none"> <li>This land is reserved to protect the riverine or water courses in areas immediately adjacent to the above and to minimize pollution and erosion but may be used for passive recreation. All other uses are prohibited. The removal of soil and stones not permitted without the authority of the Municipality. The Municipality shall be permitted to install underground services.</li> </ul>
Existing Roads	Uncoloured	
Public Housing	Orange and Yellow cross hatch	<ol style="list-style-type: none"> <li>The purpose of this reservation is solely to allow all spheres of Government to deliver housing, within the Municipality's jurisdiction.</li> <li>The maximum density permitted is 250du/ha.</li> <li>The Dwelling House/Dwelling Unit shall not be less than 40m<sup>2</sup> in extent.</li> <li>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 and Bed and Breakfast Establishments shall apply. All such ventures may be permitted by consent of the Municipality.</li> <li>Social facilities shall be provided in accordance with the National Housing Code 2009 together with the Municipality's own Space Planner. Additional facilities may be called for where required.</li> <li>The development is subject to all other relevant/remaining legislation.</li> <li>Special attention must be given to environmental issues of recycling, planting, use of solar panels, orientation of buildings etc.</li> <li>There is no parking requirement for the residential component</li> <li>Parking and loading provision for all non-residential land uses shall be met to the satisfaction of the Head: Development Planning, Environment and management and the Head: EThekweni Transport Authority.</li> </ol> <p><b>PROCEDURE</b></p> <ol style="list-style-type: none"> <li>All successful applicants will prepare a layout for the Municipality's consideration.</li> <li>The application will be circulated to all service providers within and external to the Municipality for comment.</li> <li>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.</li> <li>Building plans may then be submitted for the Municipality's consideration.</li> <li>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.</li> </ol>

## SECTION 7: DEVELOPMENT FACILITATION TABLE

### 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 COLOUR REFERENCE:** ORANGE

**MAP REFERENCE:** SS/05/2012

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

### ADDITIONAL CONTROLS

1. All landscaping shall be to the discretion of the eThekweni Municipality.
2. \*A Dwelling House may be permitted to accommodate for a manager, foreman, caretaker or security personnel
3. Special land use area in development parameters pertains to land previously established and administered in terms of former legislation such as the KwaZulu Land Affairs Act, 1992, as amended, Less Formal Township Establishment 1991 (Act 113 of 1991) (LFTEA), Land Tenures Rights Act, 1991 (Act No. 112 of 1991)

### DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS			DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	FRONT BUILDING LINE:	SIDE AND REAR SPACES					
OTHER AREAS	7.5 m	3.0 m	Not Applicable	1 800 m <sup>2</sup>	6	70 %	1.5
SPECIAL LAND USE AREAS	1.0m	1.0m	Not Applicable	To the satisfaction of the Municipality	To the satisfaction of the Municipality	To the satisfaction of the Municipality	To the satisfaction of the Municipality



**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 eThekweni Municipality.

**MAP COLOUR REFERENCE:** DARK GREEN

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality.
2. Special land use area in development parameters pertains to land previously established and administered in terms of former legislation such as the KwaZulu Land Affairs Act, 1992, as amended, Less Formal Township Establishment 1991 (Act 113 of 1991) (LFTEA), Land Tenures Rights Act, 1991 (Act No. 112 of 1991)

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO	
	FRONT BUILDING LINE:						SIDE AND REAR
OTHER AREAS	7.5 m	2.0 m	Not Applicable	2 hectares	2	15 %	0.125
SPECIAL LAND USE AREAS	1.0m	1.0m	Not Applicable	To the satisfaction of the Municipality	2	20%	N/A

**ZONE: AIRPORT**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Public or Private Airport purposes. Development of buildings for the administration and management of Airport Facilities for servicing, refueling and repair of air craft. Residential accommodation in a form of Hotels

**MAP COLOUR REFERENCE:** LILAC BACKGROUND WITH THIN RED HATCH

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
- 2.\*A Restaurant and Shop to be situated within the main building and with no direct access to a public street.
- 3.\*A Special Building is restricted to uses which are necessary for the operation of the Airport including Government and Municipal Buildings.

**DEVELOPMENT PARAMETERS**

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

NOT APPLICABLE

**ZONE: BEACH**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for the management of sea shore areas in accordance with International, National and provincial policies. The promotion and use of the sea shore in a sustainable manner and as part of a broader coastal management.

**MAP COLOUR REFERENCE:** LIGHT GREEN PATTERN

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
- 2.\*An Office shall be restricted to beach offices, changing rooms, beach equipment storerooms, public conveniences, bathing and paddling pools, life-saving club accommodation.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	To the satisfaction of the Municipality	Not Applicable	Not Applicable	Not Applicable

**ZONE: BUSINESS**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Low impact commercial purposes. Limited industrial activity such as Industry-Light, warehouses are permitted in this zone. Accommodation of commercial or business activities within a residential area where the commercial activity provides a service to the residential community and is not detrimental to the residential amenity of the area.

**MAP COLOUR REFERENCE:** BLUE BORDER WITH LIGHT BLUE BACKGROUND

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni 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. Special land use area in development parameters pertains to land previously established and administered in terms of former legislation such as the KwaZulu Land Affairs Act, 1992, as amended, Less Formal Township Establishment 1991 (Act 113 of 1991) (LFTEA), Land Tenures Rights Act, 1991 (Act No. 112 of 1991)

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS	FRONT BUILDING LINE:	SIDE AND REAR	DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
OTHER AREAS	7.5 m	2.0 m	Not Applicable	900 m <sup>2</sup>	2	60 %	0.5
SPECIAL LAND USE AREAS	1.0m	1.0m	Not Applicable	To the satisfaction of the Municipality	3	75%	Not Applicable

**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:**

**COLOUR NOTATION:** Grey with black hatch

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

**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: COMMERCIAL**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Commercial activities. Ensuring balance between General Commercial and Limited Commercial zones. Industrial activities are prohibited on this zone.

**MAP COLOUR REFERENCE:** SODALITE BLUE

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni 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.

**DEVELOPMENT PARAMETERS**

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
Other Areas	7.5 m	N/A	N/A	450 m <sup>2</sup>	3	80%	1.0
Amanzimtoti	7.5m	N/A	N/A	450m <sup>2</sup>	6	90%	1.0 for other uses 3.0 – limited to offices only

**ZONE: COMMUNITY FACILITY**

**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 except those included in restricted building.

**MAP REFERENCE:** SS/05/2012

**COLOUR NOTATION:** ORANGE CROSS HATCH

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

**ADDITIONAL CONTROLS**

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS			DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	SIDE SPACES	REAR SPACE					
1.0m	1.0m	1.0m	N/A	To the satisfaction of the Municipality	6	75%	N/A

## ZONE: CONSERVATION

### 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 COLOUR REFERENCE: Pale Green

MAP REFERENCE: SS/05/2012

PRIMARY	SPECIAL CONSENT	NOT PERMITTED
<ul style="list-style-type: none"> <li>• Conservation Area</li> </ul>	<ul style="list-style-type: none"> <li>• Nature-Based Recreation and Tourism</li> </ul>	All other land uses not specified as a primary or 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.
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 SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT BUILDING LINE: SIDE AND REAR					
At the discretion of the Municipality	N/A	N/A	1 storey except in the case of hides and viewing platforms.	12,5% for sites less than 1600m <sup>2</sup> in extent and 200 m <sup>2</sup> for sites 1600 m <sup>2</sup> or greater in extent	N/A



**ZONE: CONTROLLED INDUSTRY/SPECIAL  
CONTROLLED INDUSTRY - UMBONGINTWINI**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for the general purpose of this zone will be to accommodate a wide range of industrial, business or commercially related activities in a manner which will not detract from the amenity or cause nuisance to other properties within the zone or to the general public and adjoining residential areas.

**MAP COLOUR REFERENCE: CONTROLLED INDUSTRY: DARK BLUE BACKGROUND WITH LIGHT BLUE CROSS HATCH**

**SPECIAL CONTROLLED INDUSTRY: LIGHT PURPLE CROSS HATCH**

**MAP REFERENCE: SS/05/2012**

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

**ADDITIONAL CONTROLS**

1. No building line or side and rear space will apply unless stated otherwise in an approved Site Development Plan. However, no building shall be erected within a distance of 7,5m to any residential development.
2. Industrial Activities shall be light in nature, no process or activity shall be carried out which will cause nuisance to other properties within the zone or to the adjacent residential development and general public, by reason of noise, vibration, visual appearance, smell, fumes, smoke, soot, ash, dust, grit, traffic generation, size or other causes.
- 3.\* **A Shop shall be restricted to 300m<sup>2</sup>, refer to development standards.**
4. No boundary walls and fences shall be erected between any building and the street boundary without the approval of the Site Owners Association. This area is to be landscaped by the owner or occupier of the site to the satisfaction of the Site Owners Association and may not be used for the storage of goods, depositing of refuse or any other use, which in the opinion of the Site Owners Association will detract from the visual amenities of the area.
5. Only two (2) Fuelling and Service Station Erven will be permitted. Not more than 3 dwelling units are permitted on each site to accommodate managers, foremen, caretakers or security personnel.
6. A Site Development Plan shall be submitted to the Site Owners Association for approval prior to the submission of any building plan. No building shall be erected on the site or activity commenced before such site development plan has been approved by the Site Owners Association and the eThekweni Municipality.
7. Notwithstanding the fact that a use may be permitted by definition within these Scheme Clauses, the Site Owner Association may refuse permission for any use if in its opinion such use will detract from the general purpose of the zone.
8. In the absence of a Site Owners Association the eThekweni Municipality shall administer these Scheme clauses as it deems fit. The eThekweni Municipality shall also act as an arbitrator in case of a dispute between the Site Owners Association and a site owner or occupier.
9. A height restriction of 12m and a Floor Area Ratio for a factory of 1.0 shall apply, provided that in the case of those portions of Erf 230 Umbogintwini previously described as Erven 11, 12 and 27 Umbogintwini, the maximum permitted height shall be 23m. On all Erven and buildings fronting MR 242 signage shall be discreet and a 15m wide landscaping strip shall be introduced to act as a visual buffer to adjoining residential development. Such landscaped area may be used for the parking of motor vehicles provided it does not detract from the visual effect of the buffer strip at the discretion of the eThekweni Municipality.

**DEVELOPMENT PARAMETERS**

BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR	DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FAR
See Additional Controls						
Controlled Industry				15 metres	70 %	n/a
Special Controlled Industry				12metres	70%	1

## ZONE: EDUCATION

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

Full range of educational facilities either Public or Private. Institutional facilities that to the discretion of eThekweni 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 COLOUR REFERENCE:** GREEN BACKGROUND WITH ORANGE BORDER

**MAP REFERENCE:** SS/05/2012

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

### ADDITIONAL CONTROLS

1. All landscaping at the discretion of the eThekweni Municipality.
2. **Amanzimtoti**– A 15 metre Coastal strip along the North Western Boundary adjacent to the National Road shall be retained for properties between Adams Mission Interchange in the South and Erf 304 in the North.
3. **\*A Dwelling House may be permitted to accommodate a manager, foreman, caretaker or security personnel.**
4. Special land use area in development parameters pertains to land previously established and administered in terms of former legislation such as the KwaZulu Land Affairs Act, 1992, as amended, Less Formal Township Establishment 1991 (Act 113 of 1991) (LFTEA), Land Tenures Rights Act, 1991 (Act No. 112 of 1991)

### DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS			DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
OTHER AREAS	FRONT BUILDING LINE:	SIDE AND REAR					
OTHER AREAS	7.5 m	3.0 m	N/A	To the satisfaction of the Municipality	10	50%	1.0
SPECIAL LAND USE AREAS	1.0m	1.0m	N/A	To the satisfaction of the Municipality	5	75%	N/A

**ZONE: ENTERTAINMENT**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Social and recreational facilities for public enjoyment. Ancillary uses such as restaurants and convenience shops are permitted at the discretion of eThekweni Municipality.

**MAP COLOUR REFERENCE:** PINK BACKGROUND WITH BLACK VERTICAL HATCH

**MAPREFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. All uses not to exceed a Floor Area Ratio of 2.0.
- 3.\*Office shall be permitted when ancillary to an Educational Building.
- 4.\*Restaurant/Fast Food Outlet the Floor Area Ratio not to exceed 0.5.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	N/A	To the satisfaction of the Municipality	5	90 %	See Additional Controls

**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 eThekweni Municipality that traffic entering and leaving the Erf will not adversely affect movement of pedestrians or vehicles on any public road or place.

**MAP COLOUR REFERENCE:** RED BORDER WITH DARK BLUE BACKGROUND

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. For the Design and Layout of a Fuelling and Service Station refer to Section 9 of this Scheme.
- 3.\*A Restaurant/Fast Food Outlet and Shop is permitted when ancillary to a Fuelling and Service Station and not to exceed a combined Floor Area of 400 m<sup>2</sup> in extent.
4. Special land use area in development parameters pertains to land previously established and administered in terms of former legislation such as the KwaZulu Land Affairs Act, 1992, as amended, Less Formal Township Establishment 1991 (Act 113 of 1991) (LFTEA), Land Tenures Rights Act, 1991 (Act No. 112 of 1991)

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS			DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	FRONT BUILDING LINE:	SIDE AND REAR					
OTHER AREAS	7.5 m	3.0 m	Not Applicable	1 800 m <sup>2</sup>	2	60 %	0.4
SPECIAL LAND USE AREAS	1.0m	1.0m	Not Applicable	To the satisfaction of the Municipality	2	75%	N/A

**ZONE: GENERAL COMMERCIAL**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Intense commercial and or business activities. Spatial Development and sustainable function of the Central Business District

**MAP COLOUR REFERENCE:** DARK BLUE

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni 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.\* Amanzimtoti District: Uses other than commercial and offices shall have a FAR: 2.0. The height and coverage shall be as specified below
4. In the Amanzimtoti CBD the properties listed below are exempt from providing parking for Residential use only at the discretion of the Head: Development Planning and Management: Erven 2352,2626,2324,2189,2359,2186,2183- 2185, 2106, 2632, 2631, 1605, 1460, R/214,1466,1465,1464,2734,2320,1607,1608,1282,4/331 and 5/331, all of Amanzimtoti.

**DEVELOPMENT PARAMETERS**

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE: FRONT	BUILDING LINE: SIDE & REAR					
Amanzimtoti *	n/a	3.0 m	Not Applicable	450 m <sup>2</sup>	6	90 %	3.0
Canonbrae	n/a	2.0m	Not applicable	450 m <sup>2</sup>	3	80%	15000 m <sup>2</sup> of GLA
Other Areas	7.5m	3.0m	Not applicable	450 m <sup>2</sup>	6	80%	1.8

**ZONE: GENERAL INDUSTRY**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for full range of industrial uses where the emphasis is on bulk and heavy industry and where due cognisance must be taken of environmental impacts. Ensuring sustainable locations which accommodate the requirements for industrial activities and minimize their impact on surrounding uses.

**MAP COLOUR REFERENCE:** PURPLE

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
- 2.\*A Dwelling House for a manager, foreman or caretaker or security personnel to be permitted on each industrial.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	900 m <sup>2</sup>	4	80 %	1.0

**ZONE: GENERAL RESIDENTIAL**

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

**MAP COLOUR REFERENCE:** DARK BROWN BORDER

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. **\*A Dwelling House shall have a Floor Area Ratio of 0.4, Coverage of 40 % and a Height of 3 storeys.**
3. **\*Craigieburn: A maximum FAR and Coverage of 1.0 and 40% respectively is permitted for a hotel**
4. **\*Restaurant/Fast Food Outlet and shop restricted to ground floor in a flat only.**
5. Where an Erf is used exclusively for a Dwelling House the sides and rear spaces shall 2.0 metres.
6. The maximum coverage maybe increased by not more than 10% of the area of the site solely for the purpose of providing covered parking.
7. Multi-Unit Development shall have a Floor Area Ratio of 0.5, Coverage of 40% and Height of 2 storeys.
8. **\*A Health Studio may be permitted for the exclusive use of the residents only.**

**DEVELOPMENT PARAMETERS**

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FAR
	BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
Amanzimtoti	7.5 m	4.5 m	N/A	1800 m <sup>2</sup>	4	35 %	1.0
Widenham	7.5 m	4.5 m	30	3700 m <sup>2</sup>	2	35%	0.35
Other Areas	7.5m	4.5m	N/A	1800m <sup>2</sup>	4	35%	0.75

**ZONE: GENERAL RESIDENTIAL 1**

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

**MAP COLOUR REFERENCE:** DARK BROWN

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. **\* A Dwelling House shall have a Floor Area Ratio of 0.4, Coverage of 40 % and a Height of 3 storeys.**
3. **Amanzimtoti:** Uses other than a Flat shall have a Floor Area Ratio of 0.5, Coverage of 50% and Height of 3 storeys.
4. **\* Multi-Unit Development shall have a Floor Area Ratio of 0.5, Coverage of 40% and Height of 2 storeys.**
5. **\* Shop/Restaurant/Fast Food Outlet restricted to ground floor in a Flat only**
6. Where an Erf is used exclusively for a Dwelling House the sides and rear spaces shall 2.0 metres.
7. **\* A Health Studio may be permitted for the exclusive use of the residents only.**
8. The maximum coverage may be increased by not more than 10% of the area of the site solely for the purpose of providing covered parking.

**DEVELOPMENT PARAMETERS**

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FAR
	BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
Amanzimtoti	7.5 m	4.5 m	N/A	1800 m <sup>2</sup>	N/A	40 %	2.0
Isipingo/Umkomaas/ Umbogintwini/ Kingsburgh	7.5 m	4.5 m	N/A	1 800 m <sup>2</sup>	5	40 %	1.0
Other Areas	7.5m	4.5m	N/A	1800m <sup>2</sup>	3	30%	0.35



**ZONE: GENERAL RESIDENTIAL 2**

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

**MAP COLOUR REFERENCE:** BROWN VERTICAL HATCH

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. **\*A Dwelling House shall have a Floor Area Ratio of 0.4, Coverage of 40 % and a Height of 3 storeys.**
3. **Amanzimtoti:** Uses other than a Flat: a Floor Area Ratio of 0.5 and Coverage 50 shall apply. In this zone a 4.5 metre side space requirement applies except for the south-eastern boundaries of the Erven, where there shall be a 6 metre side space.
4. Shop/Restaurant/Fast Food Outlet restricted to the ground floor in a Flat only.
5. \*Offices shall be permitted if incorporated in a block of Flats with a maximum Floor Area Ratio 0.4 Such usage to be restricted to the ground and first floor and on Erven on the east side of Beach Road between Shad Place and the Amanzimtoti River Lagoon (Erven 1661-668).
6. Where an Erf is used exclusively for a Dwelling House the sides and rear spaces shall 2.0 metres.
7. **\*A Health Studio may be permitted for the exclusive use of the residents only.**
8. The maximum coverage maybe increased by not more than 10% of the area of the site solely for the purpose of providing covered parking.
9. **\*Multi-Unit Development shall have a Floor Area Ratio of 0.5, Coverage of 40% and Height of 2 storeys.**

**DEVELOPMENT PARAMETERS**

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
Amanzimtoti	7.5 m	4.5 m	N/A	2000 m <sup>2</sup>	N/A	40%	2.45
Isipingo/Kingsburgh	7.5 m	4.5 m	N/A	1 800 m <sup>2</sup>	6	40 %	0.75
Other Areas	7.5m	4.5m	N/A	1800 m <sup>2</sup>	3	40%	0.40

**ZONE: GENERAL RESIDENTIAL 3**

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

**MAP COLOUR REFERENCE:** BROWN CROSS HATCH

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

- All landscaping at the discretion of the eThekweni Municipality.
- \* A Dwelling House shall have a Floor Area Ratio of 0.4, Coverage of 40 % and a Height of 3 storeys.**
- Shop/ Restaurant/Fast Food Outlet restricted to the ground floor in a Flat only.
- Where an Erf is used exclusively for a Dwelling House the sides and rear spaces shall 2.0 metres.
- \*A Health Studio may be permitted for the exclusive use of the residents only.**
- The maximum coverage maybe increased by not more than 10% of the area of the site solely for the purpose of providing covered parking.
- \*Multi-Unit Development shall have a Floor Area Ratio of 0.5, Coverage of 40% and Height of 2 storeys.**

**DEVELOPMENT PARAMETERS**

DISTRICT	SPACE ABOUT BUILDINGS		UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
Kingsburgh	9.0 m	4.5 m	N/A	1 800 m <sup>2</sup>	12	40 %	1.5
Umkomaas	7.5 m	4.5 m	N/A	900 m <sup>2</sup>	2	40 %	0.40
Other Areas	7.5m	4.5m	N/A	1800 m <sup>2</sup>	3	40%	0.4

**ZONE: GENERAL RESIDENTIAL 4**

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

**MAP COLOUR REFERENCE:** DARK BROWN HORIZONTAL HATCH WITH LIGHT BROWN BACKGROUND

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. **\*A Dwelling House shall have a Floor Area Ratio of 0.4, Coverage of 40 % and a Height of 3 storeys.**
3. **\*Restaurant/Fast Food Outlet/Shop restricted to the ground floor in a Flat only.**
4. Where an Erf is used exclusively for a Dwelling House the sides and rear spaces shall 2.0 metres.
5. **\*A Health Studio may be permitted for the exclusive use of the residents only.**
6. The maximum coverage maybe increased by not more than 10% of the area of the site solely for the purpose of providing covered parking.
7. **\*Multi-Unit Development shall have a Floor Area Ratio of 0.5, Coverage of 40% and Height of 2 storeys.**

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	4.5 m	Not Applicable	1 800 m <sup>2</sup>	•3 storeys and •2 storeys for any Erf within 30 metres of the Amenity Reserve	30 %	0.5

**ZONE: GENERAL RESIDENTIAL 5**

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

**MAP COLOUR REFERENCE:** BROWN BACKGROUND WITH PINK VERTICAL HATCH

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. **\*Restaurant/Fast Food Outlet/Shop restricted to the ground floor in a Flat only.**
3. Where an Erf is used exclusively for a Dwelling House the sides and rear spaces shall 2.0 metres.
4. **\*A shop may be permitted to cater for the day to day needs of the residents only.**
5. **\*A Health Studio may be permitted for the exclusive use of the residents only.**
6. **\*A Dwelling House shall have a Floor Area Ratio of 0.4, Coverage of 40 % and a Height of 3 storeys.**
7. **\*Multi-Unit Development shall have a Floor Area Ratio of 0.5, Coverage of 40% and Height of 2 storeys.**

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	4.5 m	N/A	1 800 m <sup>2</sup>	2	30 %	0.35

**ZONE: INDUSTRIAL AND COMMERCIAL PARK**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Light Industrial and Commercial activities that compliment or function alongside of each other. Mixed business areas which would accommodate formal and informal industrial business opportunities and commercial activities.

**MAP COLOUR REFERENCE:** LIGHT PURPLE BACKGROUND WITH DARK PURPLE VERTICAL HATCH

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
- 2.\*A Dwelling House for a manager, foreman or caretaker or security personnel to be permitted on each industrial Erf.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	2.0 m	Not Applicable	1 hectare	3	40 %	1.0

**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 except those included in restricted building.

**MAP COLOUR REFERENCE:** TUSCAN CROSS HATCH

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. **\*A Dwelling House may be permitted to accommodate for a manager, foreman, caretaker or security personnel on an Erf used predominantly for institutional purposes**
3. The height restriction in this zone maybe increased to 6 storeys by Special Consent for an Institution land use.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	4.5 m	Not Applicable	4000m <sup>2</sup>	4	40 %	1.25

**ZONE: INTERMEDIATE  
RESIDENTIAL**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for medium density residential developments.

**MAP COLOUR REFERENCE:** YELLOW BACKGROUND WITH BROWN BORDER AND BROWN HATCH

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.

2.\*Office use is permitted in this zone when ancillary, for administration purposes, to a Multiple unit Development.

3.\*A Health Studio permitted within this zone when ancillary to a Multiple Unit Development.

**DEVELOPMENT PARAMETERS**

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
Kingsburgh & Lower Illovo	7.5 m	4.5 m	15	1 800 m <sup>2</sup>	3	55 %	0.5
Clansthal	7.5m	4.5m	11	3600 m <sup>2</sup>	3	40%	0.4
Isipingo	7.5m	3.0m	1 unit per 400 m <sup>2</sup>	700 m <sup>2</sup>	2	35%	0.4
Other Areas	7.5m	4.5m	11	1800 m <sup>2</sup>	3	40%	0.4

**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:**

**COLOUR NOTATION:** Orange with yellow vertical lines

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

**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					
7.5m	3m	40	1 800 m <sup>2</sup>	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:**

**COLOUR NOTATION:** Orange with yellow horizontal lines

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

**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					
7.5m	3m	80	1 800 m <sup>2</sup>	3	40 %	1.2

**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:** CS / 05 / 2012

**COLOUR NOTATION:** Olive green and mauve bands

**PRIMARY:** • Agricultural Land • Conservation area • Dwelling House • Government / Municipal

**SPECIAL CONSENT**

<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Telecommunications Infrastructure</li> <li>• Builder's Yard</li> <li>• Bus and Taxi depot</li> <li>• Car Wash</li> <li>• Cemetery / Crematorium</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Direct Access Service Centre</li> </ul>	<ul style="list-style-type: none"> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry - Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> </ul>	<ul style="list-style-type: none"> <li>• Laundry</li> <li>• Mobile Home Park &amp; Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public of Worship</li> </ul>	<ul style="list-style-type: none"> <li>• Private Open Space</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Telecommunications Infrastructure</li> <li>• Transport Depot</li> <li>• Transport Use</li> <li>• Truck Stop</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>
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**PRECLUDED:** • Not Applicable

**ADDITIONAL CONTROLS**

- All landscaping shall be to the discretion of the Municipality.
- Existing Permissions to Occupy, Leases or similar legal agreements shall not be affected by this land use template.
- 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.
- \* 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).
- \*\* 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).
- 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.
- 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	To the satisfaction of the Municipality	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 be an interface to high impact industrial areas or as independent entities. Commercial activities may be permitted in this zone.

**MAP COLOUR REFERENCE:** LIGHT PURPLE

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.

**2.\* A Dwelling House may be permitted to accommodate a manager, caretaker or security personnel.**

3. Special land use area in development parameters pertains to land previously established and administered in terms of former legislation such as the KwaZulu Land Affairs Act, 1992, as amended, Less Formal Township Establishment 1991 (Act 113 of 1991) (LFTEA), Land Tenures Rights Act, 1991 (Act No. 112 of 1991)

**DEVELOPMENT PARAMETERS**

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
Other Areas	7.5 m	3.0 m	Not Applicable	900 m <sup>2</sup>	5	80 %	1.25
Lower Illovo, Kingsburgh & Craigeburn	7.5 m	3.0 m	Not Applicable	900 m <sup>2</sup>	2	50 %	0.5
SPECIAL LAND USE AREAS	1.0m	1.0m	Not Applicable	To the satisfaction of the Municipality	3	75%	N/A

**ZONE: LIMITED COMMERCIAL**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for low impact commercial purposes. Accommodation of commercial or business activities within a residential area where the commercial activity provides a service to the residential community and is not detrimental to the residential amenity of the area.

**MAP COLOUR REFERENCE:** BLUE CROSS HATCH WITH BLUE BORDER

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni 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.

**DEVELOPMENT PARAMETERS**

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
All other areas	7.5 m	Not Applicable	Not Applicable	450 m <sup>2</sup>	4	75 %	1.0
Umbogintwini/Clansthal	7.5 m	Not Applicable	Not Applicable	450 m <sup>2</sup>	1	50 %	0.5
Lower Illovo	7.5 m	Not Applicable	Not Applicable	450 m <sup>2</sup>	6	50%	0.5

**ZONE: MIXED USE**

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

**MAP REFERENCE: SS/05/2012**

**COLOUR NOTATION: LIGHT BLUE**

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

**ADDITIONAL CONTROLS**

• Not Applicable.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS			DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDES	REAR					
1.0M	1.0M	1.0M	N/A	To the satisfaction of the Municipality	3	75%	N/A

**ZONE: MIXED USE 1**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a mix of land-uses, as listed below.

**MAP COLOUR REFERENCE:** BLUE BACKGROUND WITH BLUE HORIZONTAL HATCH

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. Coverage shall be restricted to 50% for residential use.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5m	4.5m	N/A	450 m <sup>2</sup> 1800 m <sup>2</sup> for composite building	3	70%	0.8

**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:** SS / 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		To the satisfaction of the Municipality	To be determined in consultation with the Deputy Head: Environmental Planning and Climate Protection			



**ZONE: NOXIOUS INDUSTRY**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a full range of heavy and high impact industrial activities that produce fumes, gases, vapors, dust, smell, noise, vibration or other causes excluding extractive industry that are deemed dangerous to the general public by the eThekweni Municipality.

**MAP COLOUR REFERENCE:** PURPLE BACK GROUND WITH PURPLE HATCH

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.

**2.A Dwelling House for a manager, foreman or caretaker or security personnel to be permitted on each industrial.**

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	Not Applicable	Not Applicable	900 m <sup>2</sup>	25 metres	Not Applicable	Not Applicable

**ZONE: OFFICE**

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

**MAP COLOUR REFERENCE:** LILAC WITH REDCROSS HATCH

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
- 2.\* **A Dwelling House may be permitted to accommodate a manager, caretaker or security personnel.**
- 3.\***Shop is restricted to sale of goods directly related to the office use on site, not exceeding 100 square metres in extent.**
4. **\*Flat not allowed on the ground floor.**

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	1 000 m <sup>2</sup>	3	50 %	0.75

**ZONE: PLANNED UNIT  
DEVELOPMENT - CANONBRAE**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for medium density residential developments.

**MAP COLOUR REFERENCE:** PINK

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. **\*Office use is permitted in this zone when ancillary, for administration purposes, to a Multiple unit Development.**
3. **\*A Health Studio permitted within this zone when ancillary to a Multiple Unit Development.**
- 4 The layout plan of a PUD shall conform and make reference to all specifications of the approved Canonbrae Architectural Design guidelines and Plan No. ZP-01-00.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
3.0m	3.0m	25	As per plan ZP-01-00	2	40%	1.0
	2.0m to dwelling unit curtilages	30	As per plan ZP-01-00	2	45%	1.0
		35	As per plan ZP-01-00	2	50%	1.0

**ZONE: PRIVATE CEMETERY**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Cemetery that is owned privately. Family Cemetery that can be located within a residential area at a scale that is to the discretion of eThekweni Municipality.

**MAP COLOUR REFERENCE:** DARK GREEN BACKGROUND WITH LIGHT GREEN HORIZONTAL HATCH

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. Any proposed subdivision shall be specifically motivated to the satisfaction of the eThekweni Municipality.
3. Prior to development a Development Plan shall be provided and approved by the eThekweni Municipality, which shall be guided by a detailed geotechnical report. The Development Plan shall include a phasing plan, show areas that are to remain open due to their unsuitability for use for development purposes and proposed landscaping. The development may be phased.
4. Detailed plans showing all graves, internal access, services, parking, landscaping and buildings shall be provided and approved for each phase, prior to the commencement of construction of each such phase.
5. Upgrading of external access and egress points shall be determined in consultation with and be constructed to the satisfaction of the Provincial Department of Transport and the eThekweni Municipality.
6. The storm-water disposal system shall be designed by an engineer and shall be to the satisfaction of the Provincial Department of Transport and the eThekweni Municipality.
6. Agreements shall be reached with regard to the provision of services with the relevant service providers prior to the commencement of any construction.
7. An agreement being concluded prior to development, between the eThekweni Municipality and the developers regarding the continued maintenance and management of the cemetery once it reaches capacity.
8. A Schedule 2 permit shall be in terms of the Atmospheric Pollution Prevention Act, for the sitting and operation of the crematorium
9. **\* A Dwelling House may be permitted to accommodate a manager, caretaker or security personnel.**
10. **\*Office restricted to the administration of the cemetery.**

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	4.5 m	Not Applicable	To the satisfaction of the Municipality	2	12.5 %	0.125

**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. Generally, to promote private recreation, enhance aesthetical appearance and promote the maintenance of functional open space systems.

**MAP COLOUR REFERENCE:** LIGHT GREEN BACKGROUND WITH DARK GREEN BORDER

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. Not Applicable

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	3 hectares	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:** SS / 05 /2012

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

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

**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:** SS / 05 /2012

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

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

**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: RESIDENTIAL ESTATE**

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

**MAP COLOUR REFERENCE:** YELLOW BACKGROUND WITH BROWN CROSS HATCH

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. Sewage and refuse disposal, storm-water, drainage, water supply and reticulation and other essential services shall be to the satisfaction of the eThekweni Municipality.
3. **\*Office restricted to Administration of the Estate.**
4. In respect of Erf 133 Kingsburgh, a maximum of 210 dwelling units are permitted.
5. **\*A shop is permitted and shall not exceed a Floor Area Ratio of 120m<sup>2</sup> in extent.**
6. **\*Health Studio for the exclusive use of the residents only.**
7. Refer to Section 3 of the Scheme for internal building lines and side spaces.
8. Distance from internal street boundaries shall be 3.0 metres
9. Distance from internal street boundaries shall be 3.0 metres

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m(External Boundaries)	4.5 m(External Boundaries)	16	3 hectares	2	30 %	0.3



**ZONE: RESORT**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for. The purpose of short-term tourism mobile or permanent accommodation. Purposes aligned towards the enjoyment of the aesthetic and bio-physical qualities of the area. Environmental sustainability of tourist attraction areas. Preserving in original natural form of heritage sites that attract tourism.

**MAP COLOUR REFERENCE:** SAND WITH BLACK BORDER

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. Subject to a sewage disposal system to the satisfaction of the eThekweni Municipality.
- 3.\*A Dwelling House shall be restricted to the accommodation of staff.
- 4.\*A shop is restricted to sale of day to day commodities and shall not exceed a total Floor Area of 120m<sup>2</sup> in extent.
- 5.\*Office for administrative purposes, only, is permitted and shall not exceed a Floor Area of 50m<sup>2</sup> in extent.
- 6.\* A laundry may be permitted for the exclusive use of the residents.
- 7 \*A Health Studio may be permitted for the exclusive use of the residents.
8. Provided that the municipality may, at its discretion, permit buildings up to 6 storeys for the purpose of providing tourist accommodation facilities, including hotels

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	LANDUSE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR						
7.5 m	4.5 m	Not Applicable	1.0 hectare	Multiple Unit Development	2	30%	0.35
				Other Uses (Refer to Clause 10 under Additional Controls)	1	30%	-

**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 COLOUR REFERENCE:** OLIVE GREEN

**MAP REFERENCE:** SS/05/2012

PRIMARY	SPECIAL CONSENT	NOT PERMITTED	
<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Boarding House</li> <li>• Conservation Area</li> <li>• Dwelling House</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Arts and Crafts Workshop</li> <li>• Telecommunications Infrastructure</li> <li>• Chalet Development</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Flea Market</li> <li>• Garden Nursery</li> <li>• Mobile Home Park &amp; Camping Ground</li> <li>• Multiple Unit Development</li> <li>• Nature Reserve</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public of Worship</li> <li>• Private Open Space</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Special Building</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Beach Amenity Facility</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Bus and Taxi Depot</li> <li>• Car Wash</li> <li>• Cemetery/ Crematorium</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Dive Charter</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Golf Driving Range</li> <li>• Government / Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry - Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> </ul>	<ul style="list-style-type: none"> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mortuary</li> <li>• Motor Garage</li> <li>• Motor Display Area</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Transport Use</li> <li>• Truck Stop</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Not Applicable

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 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 maybe be an interface to high impact industrial areas or as independent entities. Commercial activities may be permitted in this zone. Extractive and noxious industrial activities are prohibited on this zone.

**MAP COLOUR REFERENCE:** DARK PURPLE

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

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

**DEVELOPMENT PARAMETERS**

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
Amanzimtoti	7.5 m	3.0 m	Not Applicable	900 m <sup>2</sup>	5	80 %	1.25
Other Areas	7.5 m	3.0 m	Not Applicable	900 m <sup>2</sup>	2	50 %	0.5

**ZONE: SPECIAL RESIDENTIAL180**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for single residential and multiple unit development use in a form of dwelling house/units 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. Business that comply with residential amenity such as Short Term Accommodation Establishment, and Home Business at the discretion of the eThekwin Municipality.

**MAP COLOUR REFERENCE:** Yellow with black cross hatching and border

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

**ADDITIONAL CONTROLS**

**GENERAL:**

1. Subject to the provision of an effluent disposal and storm water systems to the satisfaction of the Municipality.
2. Special land use area in development parameters pertains to land previously established and administered in terms of former legislation such as the KwaZulu Land Affairs Act, 1992, as amended, Less Formal Township Establishment 1991 (Act 113 of 1991) (LFTEA), Black Communities Development Act 1984 (Act 4 of 1984) (BCDA) and Black Administration Act, 1927 (Act 38 of 1927) (BAA).
3. No Density shall apply to a Flat or Multiple Unit Development within a Special Land Use Area.
4. Flat and Multiple Unit Development: for All other areas the number of Dwelling Units to be calculated as per clause 4.1.2
5. **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 SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
FRONT BUILDING LINE:	BUILDING LINE:SIDE AND REAR					
1.0 m	1.0m	See additional controls	180 m <sup>2</sup>	2	75 %	N/A

**ZONE: SPECIAL RESIDENTIAL  
200**

**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 neighbourhood 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 eThekweni Municipality.

**MAP COLOUR REFERENCE:** YELLOW BACKGROUND WITH GREEN BORDER

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. In this zone the maximum number of Dwelling Units which may be established as a Multiple Unit Development shall be determined by dividing the registered surveyed area of the Erf concerned by the minimum Erf area, as specified under Development Parameters, below, rounded off to the nearest whole number. Refer to clause 4.1.2

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 SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
3.0 m	1.0 m	Not Applicable	200 m <sup>2</sup>	3	60 %	0.8

**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 neighbourhood 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 eThekweni Municipality.

**MAP COLOUR REFERENCE:**YELLOW BACKGROUND WITH RED BORDER

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. In this zone the maximum number of Dwelling Units which may be established as a Multiple Unit Development shall be determined by dividing the registered surveyed area of the Erf concerned by the minimum Erf area, as specified under Development Parameters, below, rounded off to the nearest whole number. Refer to clause 4.1.2
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 SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
3.0 m	1.0 m	Not Applicable	350 m <sup>2</sup>	3	50 %	0.6

**ZONE: SPECIAL RESIDENTIAL  
600**

**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 neighbourhood 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 eThekweni Municipality.

**MAP COLOUR REFERENCE:** MUSTARD BACKGROUND WITH THIN YELLOW HATCH

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. Multiple Unit Development – refer to clause 4.1.4.
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 SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
4.5 m Corner sites 2.0m on one boundary	2.0 m	Not Applicable	600 m <sup>2</sup>	2	50 %	1.0

**ZONE: SPECIAL RESIDENTIAL  
700**

**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 neighbourhood 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 eThekweni Municipality.

**MAP COLOUR REFERENCE:** RED HATCH YELLOW BACKGROUND WITH BROWN BORDER

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. Multiple Unit Development – refer to clause 4.1.4.

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 SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	2.0 m	Not Applicable	700 m <sup>2</sup>	3	40 %	0.4



**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 neighbourhood 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 eThekweni Municipality.

MAP COLOUR REFERENCE: YELLOW

MAP REFERENCE: SS/05/2012

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

**ADDITIONAL CONTROLS**

1. Multiple Unit Development – refer to clause 4.1.4.
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 SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	2.0 m	Not Applicable	900 m <sup>2</sup>	3	40 %	0.4

**ZONE: SPECIAL RESIDENTIAL  
1200**

**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 neighbourhood 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 eThekweni Municipality.

**MAP COLOUR REFERENCE:** YELLOW BACKGROUND WITH BROWN CROSS HATCHWITH BLACK BORDER

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. Multiple Unit Development – refer to clause 4.1.4.
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 SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	2.0 m	N/A	1 200 m <sup>2</sup>	2	40 %	0.4

**ZONE: SPECIAL ZONE 1**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Resort Development and shall include areas for a Hotel, Flat, Commercial, Open Space and Parking.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.1

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	To the satisfaction of the Municipality	6	30 %	1.0

**ZONE: SPECIAL ZONE 2**

**SCHEME INTENTION:** To provide, preserve, and use land or buildings for development in terms of Council's Public Sector Housing Policies.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.2

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. Development of this zone shall be in terms of the requirements of Council's Public Sector Housing Policies.
2. Town Planning Control and Development are subject to the detail Layout Plan and Conditions as approved by the eThekweni Municipality.
3. All landscaping at the discretion of the eThekweni Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
TO THE SATISFACTION OF THE MUNICIPALITY						

**ZONE: SPECIAL ZONE 3 –  
ISIPINGO**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a limited mix of land-uses, as listed below.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.3

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. A minimum of 320 parking bays shall be provided at all times.
- 3.\*A Flat maybe permitted but not on the ground and the residential portion not to exceed a Floor Area Ratio of 0.35

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	To the satisfaction of the Municipality	6	90 %	Not to exceed 18 558.50 m <sup>2</sup>

**ZONE: SPECIAL ZONE 4 –  
ISIPINGO**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a limited mix of land-uses, as listed below.

**MAP COLOUR REFERENCE:**CROSS BLACK HATCH WITH THE NO.4

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. There shall be at all times pedestrian access from public parking and roads to permit public to gain access to the beach. Such access shall be to the satisfaction of the eThekweni Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	To the satisfaction of the Municipality	4	40 %	0.55

**ZONE: SPECIAL ZONE 5 –  
ISIPINGO**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a limited mix of land-uses, as listed below.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.5

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. The use of this zone shall be restricted to the use of a scrap yard, builders or allied trades yard, trucking and the manufacture of concrete blocks.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	To the satisfaction of the Municipality	1	25 %	0.25

**ZONE: SPECIAL ZONE 6 –  
ERVEN 384 AND 385 – ISIPINGO**

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

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.6

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.

2.\*A Shop (shall be in the nature of a kiosk and restricted to the sale of non-alcoholic beverages, cigarettes, magazines, newspapers, etc.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	To the satisfaction of the Municipality	6	95 %	3.0



**ZONE: SPECIAL ZONE 7 –  
GRAIGIEBURN**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a Fuelling and Service Station

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.7

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. For the Design and Layout of a Fuelling and Service Station refer to Section 9 of this Scheme.
3. **\*A Restaurant/Fast Food Outlet and Shop is permitted when ancillary to a Fuelling and Service Station and not to exceed a combined Floor Area of 400 m<sup>2</sup> in extent.**

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	2.0 m	Not Applicable	To the satisfaction of the Municipality	2	50 %	0.5

**ZONE: SPECIAL ZONE 8 –  
GRAIGIEBURN**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a limited mix of land-uses, as listed below.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.8

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. For Light Industrial uses the maximum permissible Floor Area per Erf is 150 m<sup>2</sup>.
2. A Home Business shall be permitted to be operated from a Dwelling House only.
3. Multiple Unit Development shall be restricted to 3 units only
4. All landscaping at the discretion of the eThekweni Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	ERF OR ERVEN	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR						
7.5 m	2.0 m	Not Applicable	1 000 m <sup>2</sup>	2	2 000 m <sup>2</sup> or less	25 %	0.25
					> 2 000 m <sup>2</sup>	12.5 %	0.125

**ZONE: SPECIAL ZONE 9 – REMAINDER / PORTION 3  
OF ERF 962 KINGSBURGH**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a limited mix of residential land-uses, as listed below.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.9

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. **PARK** means the development known as Coastline Crescent Gardens situated on the Remainder of 3 of Erf 962 Kingsburgh.
2. **STAND** means that portion of the Erf that has been and for the exclusive use and benefits of the occupants of such dwelling.
3. **Building Lines: except with the written authority of the eThekweni Municipality:** No caravan / plettenberg / tent / awning or similar structure (including those constructed of shade cloth or any part thereof shall be placed within: 7.5 metres from the boundary coterminous with any public road, 4 metres from any boundary coterminous with any other Erf, 2m metres from any boundary coterminous with any internal road or footpath and 2 metres from any boundary coterminous with any other stand. No other structure or any part thereof shall be placed within 1.0 metres from any boundary coterminous with any internal road or footpath and 2 metres from any other stand.
4. **Stand Control:** No stand shall be less than 200 m<sup>2</sup> in extent. The minimum frontage of any new stand shall not be less than 10 metres. The minimum width of an access way for a new "hatchet-shaped" stand shall be 4.0 metres.
5. **Coverage:** 40 % for all stands 200 m<sup>2</sup> or greater and 50 % less 200 m<sup>2</sup> in extent. All roofed areas including covered shade-cloth, are included in coverage, except for shade-cloth carports not exceeding 20 m<sup>2</sup> in extent. The eThekweni Municipality, at its discretion, relax this requirement for stands upon which approved caravans or holiday accommodation units have been erected prior to the adoption of this amendment. Should the type of structure be changed no relaxation shall be permitted.
6. **Floor Area Ratio:** A Floor Area Ratio of 1.0 is applicable in this zone.
7. **Height:** The maximum permitted Height in this zone shall be restricted to one (1) storey.
8. **Parking:** There shall be one (1) car parking space per stand on the stand for each stand. There shall be one (1) car parking space per three (3) stands for visitors.
9. **Recreational Facilities:** A minimum open space area of 3 000 m<sup>2</sup> in extent shall be set-aside for recreation and landscaping purposes.
10. **\*Shop: Permitted by Special Consent and shall not exceed a gross floor area of 120m<sup>2</sup>**
11. **General:** All ablution and laundry facilities, sewage reticulation, storm-water disposal and fire protection shall be to the satisfaction of the eThekweni Municipality. The character, design and external appearance of buildings, including the material used in their construction shall be to the discretion of the eThekweni Municipality, whose decision shall be final.
12. All landscaping at the discretion of the eThekweni Municipality

**ZONE: SPECIAL ZONE 10 – ERF  
369 – KINGSBURGH**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a limited mix of residential land-uses, as listed below.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.10

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality
2. Building line to be 9m and side/rear space shall be 4.5m.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
9.0 m	4.5 m	Not Applicable	To the satisfaction of the Municipality	3	35 %	0.7

**ZONE: SPECIAL ZONE 11 – WESTERN SIDE OF ROCKVIEW ROAD  
FROM BOUNDARY LANE TO FORTUIS WAY  
DOONSIDE – KINGSBURGH**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a mix of land-uses.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.11

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. If mixed uses are included on the Erf then the Floor Area Ratio shall not exceed 0.75 nor shall the Coverage exceed 50 % and the residential component shall not exceed a Floor Area Ratio of 0.3

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER H/A	MINIMUM SUBDIVISION SIZE	LANDUSE	HEIGHT IN STOREYS	COV	FAR
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR						
7.5 m	3.0 m	N/A	To the satisfaction of the Municipality	• Dwelling House	3	40 %	0.40
				• Educational Establishment	3	35 %	0.50
				• Fuelling and Service Station	5	50 %	0.50
				• Institution	3	20 %	0.50
				• Multiple Unit Development	3	30 %	0.35
				• Office – General	3	50 %	0.75
				• Office – Public	3	50 %	0.75
				• Place of Public Assembly	3	35 %	0.50
				• Shop	3	50 %	0.75
			• Other Land Uses not specified in this column	3	50%	0.5	

**ZONE: SPECIAL ZONE 12 – ERF 290 AND ERF  
362 KINGSBURGH**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a mix of land-uses, as listed below.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.12

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
- 2.\*A shop is permitted, and the gross area shall not exceed 60 m<sup>2</sup> in extent.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
9.0 m	4.5 m	Not Applicable	To the satisfaction of the Municipality	2	50 %	0.75

**ZONE: SPECIAL ZONE 13 – ERF 2306 – AMANZIMTOTI**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a mix of land-uses, as listed below.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.13

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. A maximum of 7 500 m<sup>2</sup> of Commercial Rights are permitted within this zone. Such area to form part of the Total Floor Area permitted within this zone, calculated on a Floor Area Ratio of 2.0. The siting within this zone of such commercial development shall be to the satisfaction of the eThekweni Municipality. The business premises are not permitted to face Beach Road. Such premises are to face a court, arcade or similar precinct. No display windows or cases or other features by which the premises may be identified are to be permitted, other than an advertising sign approved by the eThekweni Municipality.
3. The side space requirement is 4.5 metres and this requirement shall be increased by 1.5 metres for every storey in excess of six storeys for the full height of the building.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		UNITS PER H/A	MINIMUM SUBDIVISION SIZE	LANDUSE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR						
7.5 m	4.5 m	N/A	2 000 m <sup>2</sup> for any future subdivision	• Commercial Workshop	See Additional Controls		
				• Dwelling House	3	40 %	0.4
				• Flat	N/A	30 %	2.0
				• Hotel	N/A	30 %	2.0
				• Office - General	3	50 %	0.5
				• Shop	See additional Controls		
				• Place of Entertainment	N/A	50 %	0.5
				• Place of Public Assembly	N/A	50 %	0.5
				• Private Open Space	N/A	50 %	0.5
				• Public Open Space	N/A	50 %	0.5
				• Warehouse	2	50 %	0.5
				• Other Land Uses not specified in this column	3	50%	0.5

**ZONE: SPECIAL ZONE 14 - ERF  
2987 – AMANZIMTOTI**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a mix of land-uses, as listed below.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.14

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. **\*This zone shall be restricted to a nett retail shopping area of not more than 7 000 m<sup>2</sup> which shall include Offices. The bulk factor of any development not to exceed 0.3**
3. All trees bordering the Erf and as many others as possible to be retained to safeguard the amenities of the neighboring residential properties.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	To the satisfaction of the Municipality	3	40 %	0.3



**ZONE: SPECIAL ZONE 15 - ERF 1032 AND  
REMAINDER OF ERF 689 - AMANZIMTOTI**

**SCHEME INTENTION:** To provide, preserve, use land or buildings associated with an Institution.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.15

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.

**DEVELOPMENT PARAMETERS**

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

**ZONE: SPECIAL ZONE16– PORTION OF  
REMAINDER OF AMANZIMTOTI**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a mix of land-uses, as listed below.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.16

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. Parking requirements shall be in accordance with the parking provisions of the scheme.
3. **\*Flats not to be permitted on the ground floor and if they are included in a building within this zone, then the Floor Area Ratio for the residential usage within the building must not exceed 0.3**
4. **\*Dwelling Units are permitted for a manager, caretaker and security personnel.**

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		UNITS PER H/A	MINIMUM SUBDIVISION SIZE	LANDUSE	HEIGHT IN STOREYS	COVERAGE	FAR
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR						
7.5 m	3.0 m	N/A	To the satisfaction of the Municipality	• Dwelling Unit	3	40 %	0.4
				• Fuelling and Service Station	2	50 %	0.5
				• Office	6	90 %	3.0
				• Office - Medical	6	90 %	3.0
				• Shop	6	90 %	3.0
				• Warehouse	6	90 %	2.0
				• Other Land Uses not specified in this column	2	50%	0.5

**ZONE: SPECIAL ZONE 17– ERF 301 ATHLONE  
PARK AMANZIMTOTI**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a mix of land-uses, as listed below.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.17

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

- All landscaping at the discretion of the eThekweni Municipality.
- A Dwelling House is permitted for a manager, caretaker and security personnel.
- Height of all industrial buildings shall not exceed 4 storeys except with the Consent of eThekweni Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	LANDUSE	HEIGHT IN STOREYS	COVERAGE	FAR
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR						
7.5m	3.0m	N/A	To the satisfaction of the Municipality	Dwelling House	3	40 %	0.4
				Fuelling and Service Station	2	50 %	0.5
				Garden Nursery/ Agricultural Land/ Agricultural Building	3	20 %	0.5
				Industry – General/ Industry – Light/ Motor Garage/ Warehouse	4	80 %	1.0
				Office	3	50 %	0.5
				Shop	3	50 %	0.5
				Other Land Uses not specified in this column	3	50%	0.5

**ZONE: SPECIAL ZONE 18 – ERF  
370AMANZIMTOTI - KINGSWAY HOSPITAL**

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

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.18

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. A strip of Coastal Bush Reservation of at least a 15 metre width is to be retained along the property's western boundary with the National Road.
3. A Shop (shall be in the nature of a Kiosk and restricted to the sale of non-alcoholic beverages, cigarettes, magazines, newspapers, etc.
4. Residential use permitted when ancillary to a Hospital.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	To the satisfaction of the Municipality	4	60 %	1.0

**ZONE: SPECIAL ZONE 19 – REMAINDER  
OF ERF 28 AMANZIMTOTI**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a mix of land-uses, as listed below.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.19

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
- 2.\* **Restricted to one Dwelling House and Boarding Kennels for animals.**

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	To the satisfaction of the Municipality	3	40 %	0.4

**ZONE: SPECIAL ZONE 20 – ERVEN 229, 231, 232,  
234 AND REMAINDER OF ATHLONE PARK  
AMANZIMTOTI**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a mix of land-uses, as listed below.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.20

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. Preservation of a parkway / coastal bush strip of no less than 15 metres along the entire frontage with the National Road.
- 3.\* **Institution restricted to an Old Age Home and ancillary buildings.**

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	To the satisfaction of the Municipality	2	50 %	1.0

**ZONE: SPECIAL ZONE 21 – REMAINDER OF PORTION 1 OF ERF 823  
AND PROPOSED PORTION 3 OF ERF 823 NOW KNOWN AS  
PORTION 4 OF ERF 823 – AMANZIMTOTI**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a mix of land-uses, as listed below.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.21

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
- 2.\*A Dwelling House is permitted of which only one is permitted for a caretaker or manager.
3. For the Design and Layout of a Fuelling and Service Station refer to Section 9 of this Scheme.
- 4.\*A Restaurant/Fast Food Outlet and Shop is permitted when ancillary to a Fuelling and Service Station and not to exceed a combined Floor Area of 400 m<sup>2</sup> in extent.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	To the satisfaction of the Municipality	2	40 %	0.6

**ZONE: SPECIAL ZONE 22 – PORTION OF THE  
REMAINDER OF AMANZIMTOTI**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a mix of land-uses, as listed below.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.22

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
- 2.\* **Shop restricted to 200 m<sup>2</sup> and for the sale of beachwear, novelties and gifts only.**
3. Boat House and boat storage facilities also permitted.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	To the satisfaction of the Municipality	2	90 %	1.5



**ZONE: SPECIAL ZONE 23 – PROPERTIES ON THE WESTERN SIDE OF  
KINGSWAY FROM KATELA LANE TO HILL ROAD AND FROM ERF 605  
AMANZIMTOTI ON THE WESTERN SIDE OF ROCKVEIW ROAD TO  
BOUNDARY LANE**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a mix of land-uses, as listed below.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.23

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. If mixed uses are included on the Erf then the Floor Area Ratio shall not exceed 0.75 nor shall the Coverage exceed 50 % and the residential component shall not exceed a Floor Area Ratio of 0.3

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		UNITS PER H/A	MINIMUM SUBDIVISION SIZE	LANDUSE	HEIGHT IN STOREYS	COVERAGE	FAR
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR						
7.5 m	3.0 m	N/A	To the satisfaction of the Municipality	• Dwelling House	3	40 %	0.40
				• Educational Establishment	3	35 %	0.50
				• Fuelling and Service Station	2	50 %	0.50
				• Garden Nursery	3	35 %	0.50
				• Institution	2	20 %	0.50
				• Multiple Unit Development	3	40 %	0.40
				• Office – General	3	50 %	0.75
				• Office – Medical	3	50 %	0.75
				• Office – Public	3	50 %	0.75
				• Private Open Space	3	35 %	0.50
				• Place Open Space	3	35 %	0.50
				• Public Open Space	3	35 %	0.50
				• Shop	3	50 %	0.75
				Other Land Uses not specified in this column	3	50%	0.50

**ZONE: SPECIAL ZONE 24 – ERF  
17 –AMANZIMTOTI**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a mix of land-uses, as listed below.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.24

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
- 2.\* Shops including restaurants that are in keeping with hotel usage are permitted to a maximum gross area of 2 000 m<sup>2</sup> and restricted to a maximum height of two (2) storeys.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	To the satisfaction of the Municipality	2	30 %	0.60

**ZONE: SPECIAL ZONE 25 – PORTION 1 OF  
ERF 28 –AMANZIMTOTI**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a mix of land-uses, as listed below.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.25

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. Structures may include any factory assembled structure approved by the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	4.5 m	Not Applicable	To the satisfaction of the Municipality	3	40 %	0.4

**ZONE: SPECIAL ZONE 26 – REMAINDER  
OF ERF 32 - AMANZIMTOTI**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a mix of land-uses, as listed below.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.26

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
- 2.\*A Dwelling House is permitted for the exclusive use of a minister or caretaker.
- 3.\*An Educational Establishment is permitted when ancillary to a Place of Worship.
- 4.\*An institution is permitted when ancillary to a Place of Worship.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	To the satisfaction of the Municipality	3	50 %	1.0

**ZONE: SPECIAL ZONE 27 – ERF  
2453 UMLAZI LOCATION NO.  
4676**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a mix of land-uses, as listed below.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.27

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. Building lines shall be 10 metres as per National and Provincial Road requirements.
3. A minimum of 127 parking bays shall be provided on-site.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		UNITS PER H/A	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5m	3.0m	N/A	To the satisfaction of the Municipality	4	21730m <sup>2</sup>	31043m <sup>2</sup>

**ZONE: SPECIAL ZONE 28 – ERVEN 2341  
AND 2342 –AMANZIMTOTI**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a mix of land-uses, as listed below.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.28

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. **\*A Dwelling House is permitted to accommodate a caretaker, manager or security personnel.**
3. Height of all industrial buildings shall not exceed 4 storeys except with the Consent of the eThekweni Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		UNITS PER H/A	MINIMUM SUBDIVISION SIZE	LANDUSE	HEIGHT IN STOREYS	COVERAGE	FAR
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR						
7.5 m	3.0	N/A	To the satisfaction of the Municipality	•Shop	3	50%	0.5
				• Dwelling House	3	40 %	0.4
				• Funeral Parlour	3	35 %	0.5
				• Industry – Light	3	80 %	1.0
				•Place of Public Worship	3	50 %	0.5
				• Warehouse	3	80 %	1.0
				Other Land Uses not specified in this column	3	50%	0.5

**ZONE: SPECIAL ZONE 29 – DIVE CHARTER  
OPERATION – UMKOMAAS**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for the business of hiring or chartering small marine craft, with or without a certified skipper and crew, scuba diving equipment, air bottles, diving masks, and other minor equipment necessary or desirable for scuba diving purposes, and includes the storage of fuel for use of aircraft; the refueling, washing and maintenance of craft; the refilling of air bottles; the provision of restaurant accommodation and ablutions to serve the divers; and the sale by retail of scuba diving equipment, souvenirs, badges, T-shirts and other minor items of a similar nature.

**MAP COLOURREFERENCE:**CROSS BLACK HATCH WITH THE NO.29

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. For every Dive Charter Operation there shall be provided two (2) parking spaces for every vessel available for hire, plus two further spaces for every 25 m<sup>2</sup> of retail shopping space provided as part of the operation and restaurant facilities there shall be provided one (1) parking space for every six (6) seats.
3. Due consideration shall be taken in the design of a Dive Charter Operation for the amenity of adjoining properties and, where considered necessary, walling and vegetation shall be provided together with adequate sound proofing of equipment for filling air bottles, to the satisfaction of the eThekweni Municipality. Compliance with accepted safety regulations associated with the dispensing of fuels and the requirement of the National Occupational Safety's Act.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	To the satisfaction of the Municipality	900 m <sup>2</sup>	3	80 %	1.0

**SPECIAL ZONE 30: ERF 237  
UMBOGINTWINI  
GALLERIA SHOPPING  
CENTRE**

**SCHEME INTENSION:** To provide, preserve, use land or buildings to permit a mix of commercial, entertainment, office and recreational uses in a harmonious manner.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.30

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. The following additional controls shall apply to "The Galleria" shopping complex: -
3. The shopping centre development is to contain a maximum gross leasable area of 100 000 m<sup>2</sup>, which refers to all lettable space including storage but excludes public toilets, public malls and arcades, plant rooms, refuse disposal areas and management offices.
4. All roads requirements are to be met to the satisfaction of the South African Roads Agency (SANRA).
5. The maximum height shall be restricted to 4storey's provided: -
  - (a) that each shopping floor height shall not exceed 6m in height; and
  - (b) that such height restriction shall not include architectural features, mast lighting, advertising pylons; lift and meter rooms and such similar appurtenance.
6. That all access points to the site from public roads and traffic circulations within the site but excluding access to such circulations shall be substantially in accordance with the Traffic Engineer's Report.
7. That the car parking areas and shopping site generally, shall be landscaped with a duly approved plan to be lodged simultaneously with the building plans and for such landscaping to be completed within six months from date of occupation and shall be maintained throughout the occupation of the centre to the satisfaction of the Ethekeeni Municipality.
8. That accommodation for a caretaker maybe provided.
9. That, where any of these special conditions conflict with the general conditions of the Scheme, such special conditions shall apply.
10. The coastal forest and buffers shown Subdivision Plan 2280/Lay2001 Rev 03 dated 21/10/2006, are to be managed in terms of the Environmental Management Plan.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISIONSIZ E	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	To the satisfaction of the Municipality	To the satisfaction of the Municipality	4	40 %	0.5



**SPECIAL ZONE 31: Portion 2 of Erf 235 - UMBOGINTWINI**

**SCHEME INTENSION:** To provide, preserve, use land or buildings to permit a mix of commercial, offices and recreational uses in a harmonious manner.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.31

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. The purpose of this zone shall be to accommodate a wide range of office and warehouse and service activities, in such a way that contribute towards the creation of a harmonious, well-balanced environment of the highest aesthetic, landscaping and urban design quality.
3. The development of each component of the site shall be in accordance with detailed development and landscaping plans that shall meet the approval of the EtheKweni Municipality.
4. A sites owners association shall be formed, and every site owner and occupier belong to, ascribe to the objects of, abide and be bound by the requirements of the Association.
5. Open spaces not required for parking and circulation shall be landscaped in accordance with the details shown in the landscape plan referred to above.
6. Parking shall be provided at the following ratios:
  - Shops: 6 bays / 100 m<sup>2</sup> of shop floor area
  - Offices / Commercial: 4 bays / 100 m<sup>2</sup> of office floor area
  - All other uses 1 bay / 100 m<sup>2</sup> of floor area.
7. Loading areas shall be provided to the satisfaction of the EtheKweni Municipality.
8. The categories of shops which are to be permitted into this zone are as follows:
  - Activities related to motor vehicles in a motor city complex, with land uses such as motor showrooms, spare parts and accessory sales.
  - Specialised retail outlets requiring large floor areas at lower relative rentals; accepting in return a lower, but nevertheless attractive standard of finishes. Tenants and users will include home and office furniture suppliers; stationary suppliers; office equipment; electronic equipment; tile and sanitary ware merchants; home improvements centres, etc.
  - Specialty retail shops.
9. Storage of materials of any sort shall be confined to buildings erected for that purposes or in areas approved by the Council which are satisfactorily screened from view of the N2
10. \*Accommodation for a caretaker not exceeding 200 m<sup>2</sup> shall be permitted on each site.
11. The total development rights envisaged for the shops and warehouse component shall be 45 000 m<sup>2</sup> gross lettable area.
12. The total development rights envisaged for the office component shall be 18 000 m<sup>2</sup>.
13. **Notwithstanding the general height restriction of 3 storeys, with the office park component, a total of 6 000 m<sup>2</sup> may be utilized in the form of three office blocks with a maximum height of six storeys.**

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	F A R
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	Nil	N/A	To the satisfaction of the Municipality	2 - see additional controls	40 %	0.8

**SPECIAL ZONE 32**

**SCHEME INTENSION:** To provide, preserve, use land or buildings to permit a mix of commercial, offices, light industrial and recreational uses in a harmonious manner.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.32

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

- 1.All landscaping at the discretion of the eThekweni Municipality.
- 2.Motor Display Area and Motor Workshop may only be permitted between Oppenheimer Road and Dickens Road with Council's special consent.
- 3.Multiple Unit Development may only be permitted between Oppenheimer Road and Dickens Road, and Portion 4 of 235 where a maximum height of six (6) storeys may be permitted.
- 4.Place of Public Entertainment between Oppenheimer Road and Dickens Road may only be permitted with Council's special consent.
- 5.Parking:
  - a. Single Shops: 4 bays/100m<sup>2</sup> GLA
  - b. Shopping Centres/ Arts & Crafts Workshops 5000m<sup>2</sup>: 4 bays/100m<sup>2</sup> GLA
  - c.Supermarket/shopping centre > 5000m<sup>2</sup>: 5 bays/100m<sup>2</sup> GLA
  - d.Offices/Office – Medical: 4 bays / 100m<sup>2</sup> GLA
  - e. Restaurant/Fast Food Outlet: 8 bays/100m<sup>2</sup> GLA
  - f. Motor showroom: 3 bays /100m<sup>2</sup> GLA
  - g. Motor fitment centre: 2 bays/100m<sup>2</sup> GLA
  - h. Motor workshop: 4 bays/ service bay plus 4 bays/100m<sup>2</sup> GLA
  - i.Health Studio: 10 bays/100m<sup>2</sup> GLA

Where "GLA" or "Gross Leasable Area" means the area of a building designed for, or capable of occupancy and/or control by tenants, measured from the centre line of joint partitions to the inside of finished surface of the outside walls, and shall exclude:

- toilets
  - lifts shafts, service ducts, passages and vertical penetrations of floors;
  - lift motor rooms and rooms for other mechanical equipment required for the proper functioning of the building;
  - areas reasonably used in connection with the cleaning, maintenance and care of the building, excluding dwelling units for caretakers, supervisors, cleaners or maintenance staff, and
  - interior parking and loading bays
- 6.A site development plan is required to be submitted and approved prior to building plan submission.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5.m	2.0.m	N/A	900 m <sup>2</sup>	3	70%	0.8

**SPECIAL ZONE 33: Portion 2464  
of Umlazi Location No. 4676  
UMBOGINTWINI**

**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 eThekweni Municipality that traffic entering and leaving the Erf will not adversely affect movement of pedestrians or vehicles on any public road or place.

**MAP COLOUR REFERENCE:** CROSS BLACK HATCH WITH THE NO.33

**MAP REFERENCE:** SS/05/2012

PRIMARY	SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> <li>•Car Wash</li> <li>•Conservation Area</li> <li>• Fuelling and Service Station</li> <li>•Motor Display Area</li> <li>•Motor Workshop</li> <li>• Office</li> </ul>	<ul style="list-style-type: none"> <li>• Telecommunications Infrastructure</li> <li>•Motor Garage</li> <li>•Motor Vehicle Test Centre</li> <li>•*<b>Restaurant / Fast Food Outlet</b></li> <li>•*<b>Shop</b></li> <li>•Special Building</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Beach Amenity Facility</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Bus and Taxi Depot</li> <li>• Cemetery/Crematorium</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Dive Charter</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Golf Driving Range</li> <li>• Government / Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry - Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. For the Design and Layout of a Fuelling and Service Station refer to Section 9 of this Scheme.
- 3.\*A Restaurant/Fast Food Outlet and Shop is permitted when ancillary to a Fuelling and Service Station and not to exceed a combined Floor Area of 400 m<sup>2</sup> in extent.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	To the satisfaction of the Municipality	3	25 %	0.2

**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:**

**COLOUR NOTATION:** Olive green and light blue bands

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

**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 <sup>2</sup>	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
- Telecommunications Infrastructure
- 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
- Public 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

**PRECLUDED:** • Not Applicable

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

**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 SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	3.0 m	To the satisfaction of the Municipality		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:**

**COLOUR NOTATION:** Grey with black crosshatch

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

**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

**UNDETERMINED**

**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 eThekweni Municipality.

**MAP COLOUR REFERENCE:** GREEN BORDER WITH GREEN CROSS HATCH

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. Special land use area in development parameters pertains to land previously established and administered in terms of former legislation such as the KwaZulu Land Affairs Act, 1992, as amended, Less Formal Township Establishment 1991 (Act 113 of 1991) (LFTEA), Land Tenures Rights Act, 1991 (Act No. 112 of 1991)

**DEVELOPMENT PARAMETERS**

	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
OTHER AREAS	7.5 m	2.0 m	Not Applicable	2 Hectares	2	15 %	0.125
<b>SPECIAL LAND USE AREAS</b>	1.0m	1.0m	Not Applicable	To the satisfaction of the Municipality	2	75%	N/A



**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 there to.

**MAP COLOUR REFERENCE:** RED CROSS HATCH

**MAP REFERENCE:** SS/05/2012

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

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. **\*Multiple Unit Development/Flat/Dwelling House that is considered ancillary to the worship purpose may be permitted at the discretion of the Municipality.**
3. **\*A shop may be permitted at the discretion of the Municipality when ancillary to a Place of Worship.**
4. Special land use area in development parameters pertains to land previously established and administered in terms of former legislation such as the KwaZulu Land Affairs Act, 1992, as amended, Less Formal Township Establishment 1991 (Act 113 of 1991) (LFTEA), Land Tenures Rights Act, 1991 (Act No. 112 of 1991)

**DEVELOPMENT PARAMETERS**

	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
OTHER AREAS	7.5 m	3.0 m	Not Applicable	1800 m <sup>2</sup>	Not Applicable	30 %	0.5
SPECIAL LAND USE AREAS	1.0m	1.0m	Not Applicable	To the satisfaction of the Municipality	2	75%	N/A

**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: eThekwini 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: eThekwini Transport Authority.
3. The Head: Development Planning and Management and the Head: Ethekwini 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: Ethekwini 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 8.5.
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.

**8.2 PARKING AND LOADING STANDARDS**

**Except Where Otherwise Stated, the Following Parking and Loading Requirements Shall Apply**

LAND USE	PARKING	LOADING
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**8.2.1 RESIDENTIAL**

<b>i) Dwelling House</b>		
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	

<b>ii) Dwelling Units</b>		
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 houses	1 bay / bedroom + 2 bays / 100m <sup>2</sup> 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 <sup>2</sup> PFA office area + 0.5 bays / unit for visitors	1 bay (6mx4m)
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	
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 <sup>2</sup> 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 <sup>2</sup> PFA	1 bay (6mx4m) / 500m <sup>2</sup> PFA
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### 8.2.3 BUSINESS

<b>Shopping Malls</b>		
a) Neighborhood (<5 000m <sup>2</sup> )	4 bays / 100m <sup>2</sup> PFA	To satisfaction of Head: ETA
b) Community (5 000-15 000m <sup>2</sup> )	4 bays / 100m <sup>2</sup> PFA	Refer Clause 8.4
c) Regional (> 15 000m <sup>2</sup> )	4 bays / 100m <sup>2</sup> PFA	Refer Clause 8.4

d) Residential component within a commercial site	For the Residential component refer to Clause 7.3.1. above	Refer Clause 8.4
a) Single shops / Health and Beauty Clinic	4 bays / 100m <sup>2</sup> PFA (min 4 bays)	refer Clause 8.4
b) Restaurants / Fast Food Outlets not in a shopping mall	10 bays / 100m <sup>2</sup> PFA	refer Clause 8.4
c) Betting Depot not in a shopping mall	10 bays / 100m <sup>2</sup> (min 10 bays)	NIL
d) Funeral Parlour	5 bays / 100m <sup>2</sup> PFA (min 5 bays)	1 bay (6m x 4m)

#### 8.2.4 MEDICAL

a) Consulting rooms	6 bays / 100m <sup>2</sup> PFA (min. 6 bays)	1 bay (6mx4m)
b) Hospitals, Clinics, Medical Centers	1 bay / bed + 2 bays / 100m <sup>2</sup> PFA office area + 6 bays / 100m <sup>2</sup> PFA of consulting area	To satisfaction of Head: ETA
c) Veterinary Practice	2 bays / 100m <sup>2</sup> PFA office area + 6 bays / 100m <sup>2</sup> PFA of consulting area	To satisfaction of Head: ETA

#### 8.2.5 INDUSTRIAL

a) Manufacturing	1 bay / 100m <sup>2</sup> PFA (min 3 bays) + 2 bays / 100m <sup>2</sup> PFA office area	Refer Clause 8.4
b) Warehousing	1 bay / 100m <sup>2</sup> PFA (min 3 bays) + 2 bays / 100m <sup>2</sup> PFA office area	Refer Clause 8.4
c) Dairies, Bakeries and Laundries	1 bay / 100m <sup>2</sup> PFA + 2 bays / 100m <sup>2</sup> office area	Refer Clause 8.4
d) Storage Yards	1 bay / 100 m <sup>2</sup> PFA + 2 bays / 100m <sup>2</sup> office area	Refer Clause 8.4
e) Multi-unit manufacturing / warehouse / factory	1 bay / 100m <sup>2</sup> PFA (min 3 bays/unit) + 2 bays / 100m <sup>2</sup> PFA office area	Refer Clause 8.4

### 8.2.6 FUELING AND SERVICE STATION

a) Fueling and Service Station	2 bays / 100m <sup>2</sup> 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 <sup>2</sup> PFA (min. 2 bays)	NIL
d) Convenience Shop ( excl. fast food / food preparation outlets)	6 bays / 100m <sup>2</sup> PFA (min.10 bays)	1 bay (9mx3m)
e) Restaurant / Fast Food Outlet	10 bays / 100 m <sup>2</sup> 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 <sup>2</sup> 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

### 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 <sup>2</sup> PFA (min.30 bays)	1 bay (6mx4m)
b) Halls	20 bays / 100m <sup>2</sup> 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 <sup>2</sup> PFA (min. 30 bays)	1 bay (6mx4m)
f) Health studio / Gym	10 bays / 100m <sup>2</sup> PAA + 2 / 100m <sup>2</sup> PFA office area	1 bay (6mx4m)
g) Sport Field- Community facility	1 bay/4 seats (min. 30 bays)	1 bay (6mx4m)

### 8.2.10 TOURISM HOSPITALITY AND CONFERENCE

a) Convention Centre	Greater of 2 bays / 3 seats or 20 bays / 100m <sup>2</sup> + 2 bays / 100m <sup>2</sup> of office area	1 bay (6mx4m)
b) Hotel	2 bays / 3 rooms + 2 bays / 100m <sup>2</sup> of office area + 10 bays /100m <sup>2</sup> PFA ancillary uses	1bay (9mx4m)

### 8.2.11 MOTOR DEALERSHIP

a) Motor Display Area	2 bays / 100m <sup>2</sup> PFA	1 bay (17mx4.3m)
b) Workshop Area	4 bays / work-bay	1 bay (6mx4m)
c) Spares and Sales Area	5 bays / 100m <sup>2</sup> PFA	1 bay (6mx4m)
d) Office Area	2 bays / 100m <sup>2</sup> PFA	NIL

### 8.2.12 CAR WASH

a) Car Wash	4 bays / work bay	1 bay (6mx4m)
b) Ancillary Office Area	2 bays / 100m <sup>2</sup> PFA	NIL

### 8.2.13 WORKSHOPS-VEHICLE REPAIRS AND FITMENT CENTRES

a) Workshops	4 bays / work bay + 2 bays / 100m <sup>2</sup> PFA office area	1 bay (6mx4m)
b) Panel beating	4 bays / work bay + 2 bays / 100m <sup>2</sup> PFA office / ancillary area	1 bay (9m x 4m)

### 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 <sup>2</sup> 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 < 2000m<sup>2</sup>

Factory Size	Abs. Minimum
< 300 m <sup>2</sup>	1 bay 6m x 4m/ factory OR 1 bay 9m x 3m / 2 factories + 1 bay 9m x 3m communal
>300 m <sup>2</sup>	1 bay 9m x 3m factory + 1 bay 9 m x 3m communal

#### PFA< 1500 m<sup>2</sup>

Factory Size	Abs. Minimum
< 300 m <sup>2</sup>	1 bay 6m x 4m / factory OR 1 bay 9m x 3m / 2 factory + 1 WB50 communal / 1500 m <sup>2</sup> PFA
>300 m <sup>2</sup>	1 bay 9m x 3m / factory + 1 WB50 communal/ 1500 m <sup>2</sup> PFA

8.3.1.2 Site area ≥ 2000 m<sup>2</sup>

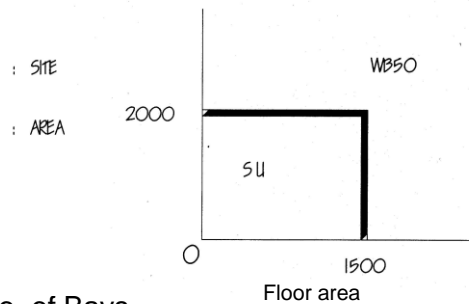
Factory Size	Abs. Minimum
< 300 m <sup>2</sup>	1 bay 6m x 4m / factory OR 1 bay 9m x 3m / 2 factories + 1 WB50 communal / 1500m <sup>2</sup> PFA
>300 m <sup>2</sup>	1 bay 9m x 3m / factory + 1 WB50 communal / 1500m <sup>2</sup> PFA

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 m<sup>2</sup> of PFA
- SU is required for PFA < 1500 m<sup>2</sup>
- The number of bays and type of vehicle are dependent on the site area, development proposed and the proposed floor area (PFA).

Example:

	SA > 2000 m <sup>2</sup>		SA < 2000 m <sup>2</sup>	
FA (m <sup>2</sup> )	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 areas 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	
<b>TWO-WAY TRAFFIC</b>					
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
<b>ONE-WAY TRAFFIC</b>					
90°	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

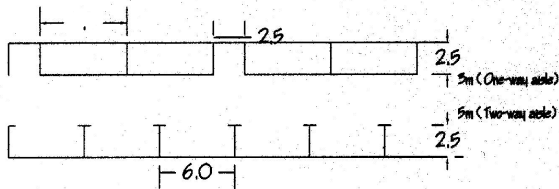
- 8.5.3 Parallel parking bays should be 2,5m wide and 4,9m long with a maneuvering bay 2,5m in length between each pair of bays. A minimum adjacent aisle width of 3m should be provided for gaining access. (see 8.6.15. below)
- 8.5.4 Vehicles must be parked in such a way that each vehicle can be freely moved in and out of its parking bay in a single maneuver.
- 8.5.5 The parking layout should be so designed that structural members such as columns, beams, walls, etc shall not obstruct the free maneuvering 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: -

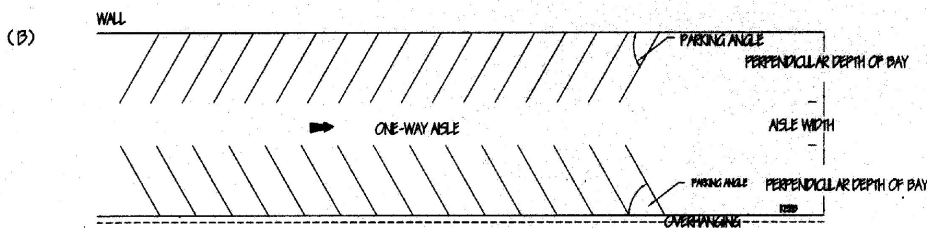
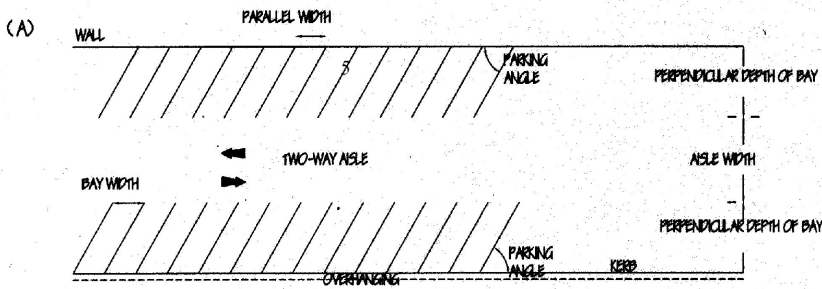
- (a) The shape of the site.
- (b) There exists an approved building of significance.
- (c) The locality and character of the proposed development.

GENERAL LAY-OUTS

PARALLEL PARKING BAYS



2. ANGLE PARKING BAYS



**8.6** The parking and loading requirements contained in sub-section 8.6 applies exclusively to areas previously established and administered in terms of former legislation such as the KwaZulu Land Affairs Act, 1992, as amended, Less Formal Township Establishment 1991 (Act 113 of 1991) (LFTEA), Black Communities Development Act 1984 (Act 4 of 1984) (BCDA) and Black Administration Act, 1927 (Act 38 of 1927) (BAA).

<b>LAND USE</b>	<b>PARKING</b>	<b>LOADING</b>
Agricultural Activity	To satisfaction of Head: DPEM	To satisfaction of Head: ETA
Builders Yard	2 bays/100m <sup>2</sup>	To satisfaction of Head: ETA
Shops, Offices, Restaurant/Fast Food Outlets	2 bays/100m <sup>2</sup> PFA	To satisfaction of Head: ETA
Car Wash	2 bays per work bay and 2 bays per 100m <sup>2</sup> 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 <sup>2</sup> PFA	To satisfaction of Head: ETA
Funeral Parlour	2 bays/100m <sup>2</sup> 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 <sup>2</sup> PFA for ancillary uses.	To satisfaction of Head: ETA
Industry	1 bay/100m <sup>2</sup> 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 <sup>2</sup> PFA for ancillary uses.	To satisfaction of Head: ETA
Motor Workshop	2 bays per work bay and 2 bays per 100m <sup>2</sup> 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 <sup>2</sup> PFA	To satisfaction of Head: ETA
Educational Establishment	To satisfaction of Head: DPEM	To satisfaction of Head: ETA

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 <sup>2</sup> whichever is the greater. (excluding foyers, kitchens, public walkways, administration offices, boardrooms and ablutions)	To satisfaction of Head: ETA
Scrap Yard	1 bay/100m <sup>2</sup>	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 m<sup>2</sup> in area. Any signage larger than the 0.20 m<sup>2</sup> 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 and/or 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 Station: -
  - (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, which 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.
- (vii) A Restaurant/Fast Food Outlet and Shop is permitted when ancillary to a Fuelling and Service Station and not to exceed a combined Floor Area of 400 m<sup>2</sup> in extent.

### 9.3. DESIGN AND LAYOUT FOR A 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 Erf 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 for 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, stormwater drainage and electricity; street and other lighting; the Mobile Home stands with their areas and dimensions and 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 rights 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 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 m<sup>2</sup>.

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 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:
- a. Any machine, apparatus or device which provides as the only prize, reward or consideration for successfully playing the game concerned,
- b. 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;
- c. The opportunity to play no more than ten further games immediately without the insertion of another coin or token;
- d. 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. The installation of 6 or more limited payout machines (up to a maximum of 40) will only be permitted on a premises where the zone permits the use of a Place of Public Entertainment.

## 9.5 DURBAN METROPOLITAN OPEN SPACE SYSTEM.

- 9.5.1 (a) Without the prior written approval of the Municipality, no person shall within a D'MOSS 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;
  - (v) permit any domesticated animal to cause harm to flora and fauna or the environment generally; or
  - (vi) carry out any work or undertake any activity upon any erf which may compromise the intention of D'MOSS as stated in the definition.
- (b) No such approval shall be given unless, after due examination by the Municipality and subject to such conditions as may 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.
- (c) (i) For the purpose of any examination referred to in paragraph (b), 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 recognized or registered Environmental Consultant.
- (d) Any conditions which the Municipality may impose in terms of paragraph (b) hereof, may, but shall not be restricted to:-
- (i) restricting the form or nature of the building or structure;
  - (ii) limiting the size and/or shape of the building or structure;
  - (iii) prescribing or restricting the materials of which the building or structure is to be constructed;
  - (iv) determining the siting of any building or structure and of any soak pits or other drainage works;
  - (v) prohibiting or controlling any excavation on the erf, the construction of any roadways, paths and other garden features;
  - (vi) prohibiting or controlling the removal of any natural vegetation;



- (vii) 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 (for example, but not limited to, hunting and overgrazing) on the environmental attributes of the D'MOSS area;
  - (viii) controlling any other aspects which the Deputy Head: Environmental Planning and Climate Protection considers to be necessary.
- (e) 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 Provincial or 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 thorough 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.

- (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.
- (i) 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**

1.

FILE REFERENCE NUMBER	PROPOSAL	DATE ADOPTED
REZ22/01/2014(1)(S)	AMENDMENT TO SCHEME –INCLUDE MOTOR WORKSHOP IN PRIMARY COLUMN AND DELETE FROM PRECLUDED COLUMN IN SPECIAL ZONE 32	11/08/2014
REZ01/07/2015/S	AMENDMENT TO SCHEME TO INCREASE HEIGHT ON ERVEN 260 & 261 AMANZIMTOTI FROM 4 STORIES TO 5 STORIES ON GENERAL RESIDENTIAL 2 ZONE	03/12/2015
REZ10/03/2015/S	AMENDMEND TO INCREASE COVERAGE ON ERF 370 ATHLONE PARK FROM 50% TO 60%	28/10/2015
REZ 05/03/2015/S	AMENDMENT OF THE SOUTH SCHEME BY THE AMENDING SECTION 7: THE DEVELOPMENT FACILITATION TABLE AS FAR AS PERMITTED, SPECIAL CONSENT, PROHIBITED LAND USE COLUMNS AND THE AMENDMENT OF THE ADDITIONAL CONTROLS COLUMN AS IT RELATES TO SPECIAL ZONE 32	21/04/2017

**2. 2016/2017 SCHEME REVIEW AMENDMENTS – DATE OF ADOPTION: 25/07/2017**

Cover Page	Add Review Date	25/07/2017
Scheme Profile	<p>Section 1 – General – Delete 1.11 – External Appearance of Building – Re-number Section 1</p> <p>Section 9 – Development Standards – Delete 9.5 – Multiple Unit Development and replace 9.5 with Durban Metropolitan Open Space System Controlled Area.</p> <p>Add - Section 10 – List of Scheme Amendments</p>	
Section 1 - General	<p>1.1 Title – Re-number and add ii) Annexure A and iii) Annexure B</p> <p>1.4 Purpose of Scheme – Add clause 1.4.5</p> <p>1.11 External Appearance of Buildings – Delete</p> <p>1.11.4 Delete clause 1.12.4 and replace with : Any decision, order or authorization given by the Planning and Development Appeal Tribunal in terms of the KwaZulu – Natal Planning and Development Act, 2008(Act No. 06 of 2008) or any alternative Planning and Development Appeal Tribunal set up in terms of an amendment or subsequent replacement legislation, shall be deemed to be a valid authority granted by the Municipality, and</p>	

as such, shall be construed as being in accordance with the duly adopted provisions of the scheme.

1.11.5 Add clause 1.12.5 Except with the prior approval of the Municipality, no person shall bring onto any premises of a dwelling unit or cause or allow being present thereon any public motor vehicles or trade vehicle, heavy or extra heavy vehicle for a period exceeding two hours, except for bona fide purposes of delivering or supplying goods or services to such premises. For the purposes of this clause, the expressions “public motor vehicle”, “trade vehicle”, “heavy and extra heavy vehicle” shall have the meanings assigned thereto by the Road Traffic Ordinance, 1966, Ordinance No.21 of 1966 as amended together with any schedule thereto, regulation made there under and amendment thereof.

1.12.2 Delete Clause 1.12.2 and replace with: 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.

1.13.1 iv) Add new clause: The installation of 5 limited payout machines which may be freely permitted on premises that are licenced 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 on premises were the zone permits the use of a Place of Public Entertainment.

1.13.1 v) Add new clause: Bed and Breakfast, Home Business,

	<p>Tuckshop/Spaza Shop and Medical Offices may only be permitted from a dwelling house.</p> <p>1.13.2 Ancillary Units – Amend clause ii) (b)</p> <p>1.13.3 Collapse Bed &amp; Breakfast and Guest House</p> <p>1.13.6 Add Clause 1.13.6 Medical Offices</p> <p>1.13.7 Add Clause 1.13.7 Aged Home Care Facility</p> <p>1.20 Amend Clause as per Environment Branch adoption</p>	
<p>Section 2</p>	<p>2.1 General Definition - Delete definition Antennae  - Add Aged Home Care Facility</p> <p>- Amend Definition of Basement by deleting provided that .... installations</p> <p>- Amend definition of Bed &amp; Breakfast – delete 4 bedrooms and replace with 10</p> <p>- Add definition of D'MOSS Controlled Area</p> <p>- Add definition Effective Date</p> <p>- Delete Definition of Guest House</p> <p>- Add to definition of Storey ...and 5.5m for non-residential purposes in height</p> <p>2.2 Land Use Definitions - Add to definition of Agricultural Activity... aquatic animals after livestock</p> <p>- Add to definition of BTTS ...but excludes any television receiving equipment with a diameter of 1.5m or less</p> <p>- Amend definition of Conservation Area</p> <p>- Add definition Nature Based Recreation and Tourism</p> <p>- Add to definition of Place of Public Entertainment – bingo hall after fun fair</p> <p>- Amend definition of Retirement Centre, delete shall and replace with maybe</p> <p>- Multiple Unit Development – delete 3 units and replace with 2 units</p>	

	- Flat – insert the words “onto a corridor or walkway after the words “separate entrance”	
Section 3	Space about buildings - Add clause 3.1.2 and renumber <ul style="list-style-type: none"> <li>- Amend clause 3.1.6 by deleting adjoining and replacing with affected</li> <li>- Add clause 3.1.11</li> <li>- Amend clause 3.2.5 by deleting adjoining and replacing with affected</li> <li>- Delete clause 3.2.8 i) (a) and renumber</li> <li>- Add clause 3.2.9</li> </ul>	
Section 4	Erf Controls - Add clause 4.1.4 <ul style="list-style-type: none"> <li>- Amend Clause 4.1.5</li> </ul>	
Section 5	Add clause: 5.2.2 Floor Area & Coverage 5.3 Height	
Section 6	<b>Reservation of land:</b> - Amend Environmental Conservation Reserve - Add Public Housing Reservation	
Section 7	<b>Development Facilitation Table:</b> - Delete reference to clause 9.5 Multiple Unit Development in all Development Facilitation Tables - Commercial Zone – delete reference to Kingsburgh under Development Parameters - Amend entire table for Conservation Zone - Controlled Industry/Special Controlled Industry Zone – Move Government/Municipal from Special Consent Column to Primary Column - Education Zone- Move Place of Public Worship from Special Consent Column to Primary Column - General Commercial Zone – Add clause 5 under additional controls <ul style="list-style-type: none"> <li>- condense development parameters</li> <li>- Move Car Wash, Fuelling and Service Station and Government and Municipal to Primary Use Column and delete from Special Consent Column</li> </ul>	

	<ul style="list-style-type: none"> <li>- General Industry Zone – Move Carwash, Fuelling and Service Station, Funeral Parlour and Government/Municipal from Special Consent column to Primary column</li> <li>- General Residential Zone - Move Private Open Space from Primary Column to Special Consent column and condense Development Parameters</li> <li>- General Residential Zones - Move Private Open Space from Primary Column to Special Consent column and condense Development Parameters <ul style="list-style-type: none"> <li>- Move Educational Establishment and Institution from Precluded column to Special Consent column</li> </ul> </li> <li>- Industrial and Commercial Park – Move Government/Municipal from Precluded column to Primary column</li> <li>- Intermediate Residential Zone - Move Flat from Precluded column to Primary column <ul style="list-style-type: none"> <li>- Move Private Open Space from Primary column to Special Consent column</li> </ul> </li> <li>- Light Industry Zone - Move Government/Municipal from Special Consent column to Primary column <ul style="list-style-type: none"> <li>- Move Container Depot, Funeral Parlour, Motor Display Area and Motor Garage to Primary column</li> </ul> </li> <li>- Limited Commercial Zone - Move Display Area, Government/Municipal and Motor Display Area from Special Consent column to Primary column. <ul style="list-style-type: none"> <li>- Move Parkade from Precluded column to Primary column</li> <li>- Move Dive Charter to Special Consent column</li> </ul> </li> <li>- Noxious Industry Zone - Move Carwash and Government/Municipal from Special Consent column to Primary column</li> <li>- Resort Zone - Move Private Open Space from Primary column to Special Consent column <ul style="list-style-type: none"> <li>- Move Place of Public Entertainment to Special Consent column</li> </ul> </li> <li>- Rural Residential Zone - Move Private Open Space from Primary column to Special Consent column</li> </ul>	
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	<ul style="list-style-type: none"> <li>- Service Industry Zone - Move Government/Municipal and Motor Display Area from Special Consent column to Primary column</li> <li>- Move Funeral Parlour from Precluded column to Primary column</li> <li>- Move Office Medical from Precluded column to Special Consent column</li>   <li>- Special Residential 200, 350, 600, 700, 900 &amp; 1200 - Move Multiple Unit Development from Special Consent column to Primary column.</li> <li>- Move Private Open space from Primary column to Special Consent column</li> <li>- Move Pet Grooming Parlour from Precluded column to Special Consent column</li> <li>- Move Educational Establishment and Institution from Precluded column to Special Consent column</li>   <li>- Special Zone 16 – Move Motor Display and Motor Workshop from Precluded column to Primary column</li>   <li>- Worship Zone – Move Shop from Special Consent column to Primary column</li> </ul>	
Section 8	<p>9. Parking Standards – Delete clause 8.1.3 and replace with “The Head: Development Planning and Management and the Head: EtheKwini 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: EtheKwini any request for the relaxation of parking.”</p> <p>10. Delete clause 8.1.4, 8.1.5, 8.1.6, 8.1.9, 8.1.10 &amp; 8.1.11</p> <p>11. Amend clause 8.2.3 and reduce parking to 4 bays for shopping malls and single shops</p>	
Section 9	Development Standards – Delete clause 9.5 – Multiple Unit Development and replace with Durban Metropolitan Open Space System	

Annual Scheme Review: 2021/2022 Adopted on 30 June 2022 at full Council.

Annual Scheme Review: 2023/2024 Adopted on 28 June 2024 at full Council.