



**DEVELOPMENT PLANNING ENVIRONMENT & MANAGEMENT UNIT**  
**Development Planning Department**  
**Land Use Management Branch**

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Our Reference : External Request  
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**eTHEKWINI MUNICIPAL LAND USE SCHEME: CENTRAL SUB-SCHEME**

Date : 19 August 2022

Name of Enquirer : L. Grey

**SITE PARTICULARS:**

Description : Rem of Portion 10 of Erf 1825 of Wentworth

Street Address : 14 Lobelia road

**GENERAL LAND USE MANAGEMENT INFORMATION**

ZONING : SPECIAL RESIDENTIAL 400 m<sup>2</sup>  
FLOOR AREA RATIO : N/A  
COVERAGE : 50%  
MAX. PERMITTED HEIGHT : Two storeys  
BUILDING LINE : 3.0 Meters  
SIDE SPACE : 1.0 Meter  
REAR SPACE : 1.0 Meter  
MAX. NO. OF UNITS : One dwelling house for every 400m<sup>2</sup> of net site area  
ADDITIONAL CONTROLS (if applicable) : See Attached

**NB:** The controls given above are those specific to the land use zone in which the property falls. However, attention is drawn to the Scheme Clauses where, in certain cases, additional requirements can be called for at the discretion of the Head: Development Planning and Management and no information recorded above can be taken as comprehensive. Specific detailed information can only be given in respect of an application after it has been lodged showing the detailed proposals of the development.

**REMARKS:**

**Note 1:** This information has been compiled at the above date, but as the Scheme is in the course of preparation it may be amended from time to time.

**Note 2:** The information given is in respect of Land Use Management requirements only and must not be construed as indicating requirements in terms of the eThekweni Municipality By-Laws, the National Building Regulations, Environmental Legislation or any restrictive conditions in Title Deeds.

**Note 3:** Please note that if the site is affected by DMOSS or a watercourse, please consult the Biodiversity and Climate Protection Branch on 031 311 7517 in this regard.

**Note 4:** See Additional Controls on the Attached Development Facilitation Table Extract from the Scheme

COMPILED AND CHECKED BY : M.Mofokeng

SIGNATURE

DATE: 19 August 2022

CHECK BY : NAME

SIGNATURE:

DATE:

2022

**ZONE: SPECIAL RESIDENTIAL  
400**

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

- Single residential and multiple unit development and various building typologies.
- 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 shall be at the discretion of the eThekweni Municipality (see Section 1.14 - Exemptions).

**MAP COLOUR REFERENCE:** Yellow with Orange dots

**MAP REFERENCE:**

PRIMARY	SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> <li>• Dwelling House</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture Land</li> <li>• Boarding House</li> <li>• Crèche</li> <li>• Health &amp; Beauty Clinic</li> <li>• Educational Establishment</li> <li>• *Institution</li> <li>• Place of Public Worship</li> <li>• *Retirement Centre</li> <li>• Special Building</li> <li>• Telecommunication Infrastructure</li> <li>• Uses authorised in terms of Sub-section 1.13</li> <li>• Any other use authorised in terms of sub-section 9.4</li> </ul>	<ul style="list-style-type: none"> <li>• All other uses not indicated in the Primary and Special Consent columns</li> </ul>

**ADDITIONAL CONTROLS – LAND USE**

- \*Institution:  
The minimum ERF size for an Institution shall be 900m<sup>2</sup>.
- \*Place of Public Worship:  
The minimum Erf size for a Place of Worship shall be 900m<sup>2</sup>.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION (m <sup>2</sup> )	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE 3.0M	SIDE AND REAR SPACE 1.0M	One dwelling house for every 400m <sup>2</sup>	400	2	50%	N/A