

**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 residential community.

MAP COLOUR REFERENCE: Dark Brown

MAP REFERENCE:

PRIMARY	SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> • Boarding House • Chalet Development • Dwelling House • *Flat • Multiple Unit Development • Retirement Centre 	<ul style="list-style-type: none"> • Agricultural Land • Crèche • Educational Establishment • Hotel • Parkade • Place of Public Worship • Institution • Laundry • Reform School • Special Building • Telecommunication Infrastructure • Uses authorised in terms of Sub-section s (1.13.3 – 1.13.8) • Any other use authorised in terms of sub-section 9.4 	<ul style="list-style-type: none"> • All other uses not indicated in the Primary and Special Consent columns

ADDITIONAL CONTROLS – LAND USE

1. *Fiat:

Where the floor area exceeds 10 000m², adequate provision, to the satisfaction of the Municipality shall be made for;

- indoor facilities available to all residents for active and passive recreation, for the care of children, and for the launderette and washing facilities.
- the horticultural and recreational development of the site for the benefit or use of residents.

2. * Hotel;

In the Merewent, Chatsworth and Austerville South and North areas a Hotel may be erected without Special Consent on a site marked by the symbol "H" in red.

3. Height:

i) No portion of any building on any Erf shall project above the height above mean sea level indicated upon the map in relation to that Erf.

4. Coverage:

A. An area in extent not less than 20% of the Erf area and free of all buildings, parking spaces and driveways, shall be set aside for garden and recreation purposes

5. On the portions 115 of 690 Brickfield ;

All development within this zone shall comply with the provisions applicable to a General Residential 2 zone provided that :-

- the maximum number of units permitted in this zone shall be 74;
- no building shall exceed a height of 116 metres above mean sea level; provided that no building fronting the south eastern boundary of the site shall exceed three storeys in height or 116 metres above mean sea level, whichever is the lesser;
- no building shall be erected within 7,2 metres of the south eastern boundary of the site;
- on-site parking shall be provided to the satisfaction of the Head: EThekwini Traffic Authority

On the property described as Lot 2599 of MobeNi No. 13538.

Development of the land comprising this Site shall be based on a General Residential 2 zone; provided that :-

- The development shall be restricted to a maximum of 232 units;
- The height of any building within this site shall not exceed two storeys;

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION(m ²)	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE AND REAR SPACE	The maximum number of dwelling units permissible on an Erf shall be determined by dividing the permissible floor area by 55, the resultant quotient being taken to the nearest unit or, if there is a fraction of one-half, the next highest unit.	900	N/A; *Unless as indicated on the Map	50%	1.2
7.5m	3m					