

STUDIO 3B

"PROGRESS BY DESIGN"

Est. 2019



AMAFA/HERITAGE KWAZULU NATAL

332 INNES ROAD | AMAFA DUE DILIGENCE
MORNINGSIDE | KWAZULU-NATAL | SOUTH AFRICA

Locality

Regional Location

The suburb is a middle income area of Durban located about 2 kilometers (2,5 Kilometers) inland from the Indian Ocean coast, on the south bank of the Umgeni River. Its neighboring suburbs are Puntans Hill to the west, Essenwood to the south west, Windermere to the south and Stamford Hill to the east.

The Morningside area contains classical examples of large Edwardian and Victorian style homes with tin roofs and wide verandas, including the State President's residence (when at home). Around Florida Road in the suburb's southwest is a nightlife area consisting of shops, restaurants, pubs and bistros. It is the closest residential suburb to the Moses Mabhida Stadium (in Stamford Hill), which was completed in 2009 on the grounds of the Kings Park Sports Ground.

Propkey	1132485
Farmallotc	A
Regioncode	FU
Farmtownna	DURBAN
Farmallotn	0085
Erf	656
Portion	2
Rem	
Par	1
Docref	SG 791/1951
Areas	851m ²
Strnum	332
Strname	INNES
Strtype	ROAD
Suburb	MORNINGSIDE
District	DURBAN
Splitpar	00
Propertyid	N0FU0085000006560002
Gp	
Status	REGISTERED
Lbltxt	2/1/656

332 INNES ROAD

Site Due Diligence | Amafa Application

Morningside | KwaZulu-Natal | South Africa – 332 INNES ROAD



ERF NO: 656 PORTION 2 PAR 1
SITE AREA: 851m²



Locality

Regional Location

The suburb is a middle income area of Durban located about 2 kilometers (2,5 Kilometers) inland from the Indian Ocean coast, on the south bank of the Umgeni River. Its neighboring suburbs are Puntans Hill to the west, Essenwood to the south west, Windermere to the south and Stamford Hill to the east.

The Morningside area contains classical examples of large Edwardian and Victorian style homes with tin roofs and wide verandas, including the State President's residence (when at home). Around Florida Road in the suburb's southwest is a nightlife area consisting of shops, restaurants, pubs and bistros. It is the closest residential suburb to the Moses Mabhid Stadium (in Stamford Hill), which was completed in 2009 on the grounds of the Kings Park Sports Ground.

Propkey	1132485
Farmallotc	A
Regioncode	FU
Farmtownna	DURBAN
Farmallotn	0085
Erf	656
Portion	2
Rem	
Par	1
Docref	SG 791/1951
Areas	851m ²
Strnum	332
Strname	INNES
Strtype	ROAD
Suburb	MORNINGSIDE
District	DURBAN
Splitpar	00
Propertyid	N0FU00850000065600002
Gp	
Status	REGISTERED
Lbltxt	2/1/656

332 INNES ROAD

Site Due Diligence | Amafa Application

Morningside | KwaZulu-Natal | South Africa – 332 INNES ROAD



ERF NO: 656 PORTION 2 PAR 1
SITE AREA: 851m²



Locality

Regional Location

The suburb is a middle income area of Durban located about 2 kilometers (2,5 Kilometers) inland from the Indian Ocean coast, on the south bank of the Umgeni River. Its neighboring suburbs are Puntans Hill to the west, Essenwood to the south west, Windermere to the south and Stamford Hill to the east.

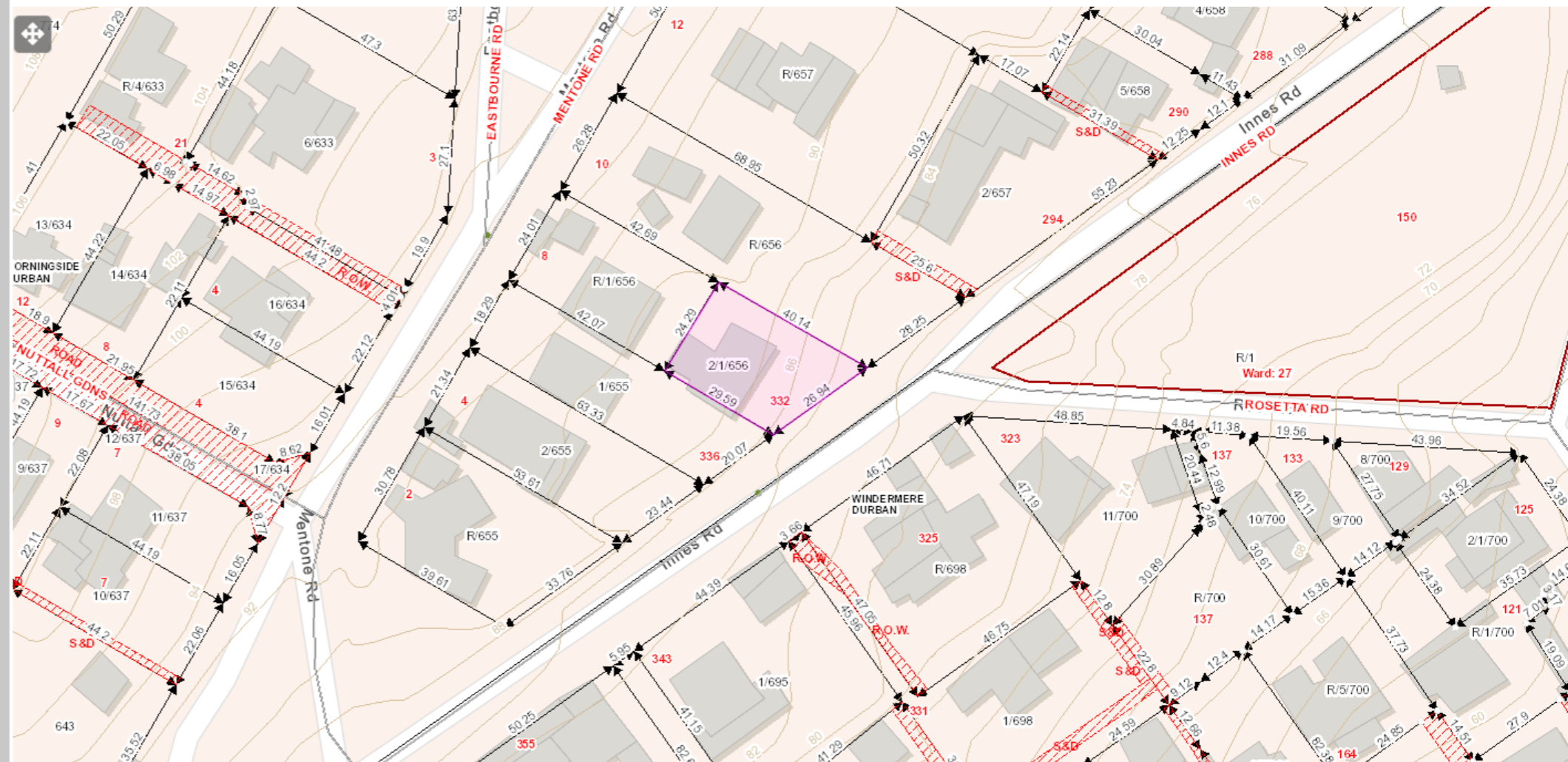
The Morningside area contains classical examples of large Edwardian and Victorian style homes with tin roofs and wide verandas, including the State President's residence (when at home). Around Florida Road in the suburb's southwest is a nightlife area consisting of shops, restaurants, pubs and bistros. It is the closest residential suburb to the Moses Mabhida Stadium (in Stamford Hill), which was completed in 2009 on the grounds of the Kings Park Sports Ground.

Propkey	1132485
Farmallotc	A
Regioncode	FU
Farmtownna	DURBAN
Farmallotn	0085
Erf	656
Portion	2
Rem	
Par	1
Docref	SG 791/1951
Areas	851m ²
Strnum	332
Strname	INNES
Strtype	ROAD
Suburb	MORNINGSIDE
District	DURBAN
Splitpar	00
Propertyid	N0FU0085000006560002
Gp	
Status	REGISTERED
Lbltxt	2/1/656

332 INNES ROAD
Site Due Diligence | Amafa Application

Morningside | KwaZulu-Natal | South Africa – 332 INNES ROAD

Site Services Diagram



NO SERVITUDE AND RESTRICTIONS



Locality

Regional Location

The suburb is a middle income area of Durban located about 2 kilometers (2,5 Kilometers) inland from the Indian Ocean coast, on the south bank of the Umgeni River. Its neighboring suburbs are Puntans Hill to the west, Essenwood to the south west, Windermere to the south and Stamford Hill to the east.

The Morningside area contains classical examples of large Edwardian and Victorian style homes with tin roofs and wide verandas, including the State President's residence (when at home). Around Florida Road in the suburb's southwest is a nightlife area consisting of shops, restaurants, pubs and bistros. It is the closest residential suburb to the Moses Mabida Stadium (in Stamford Hill), which was completed in 2009 on the grounds of the Kings Park Sports Ground.

Propkey	1132485
Farmallotc	A
Regioncode	FU
Farmtownna	DURBAN
Farmallotn	0085
Erf	656
Portion	2
Rem	
Par	1
Docref	SG 791/1951
Areas	851m ²
Strnum	332
Strname	INNES
Strtype	ROAD
Suburb	MORNINGSIDE
District	DURBAN
Splitpar	00
Propertyid	N0FU00850000065600002
Gp	
Status	REGISTERED
Lbltxt	2/1/656

332 INNES ROAD
Site Due Diligence | Amafa Application

Morningside | KwaZulu-Natal | South Africa – 332 INNES ROAD

Zoning Certificate – Special Residential 1200

ZONE: SPECIAL RESIDENTIAL 1200						
<p>SCHEME INTENTION: To provide, preserve, use land or buildings for:</p> <ul style="list-style-type: none"> • Single residential use in a form of a dwelling house and ancillary uses, and caters for 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 such as a Bed and Breakfast Establishment and Home Business at the discretion of the eThekweni Municipality (see Section 1.14 - Exemptions). <p>MAP COLOUR REFERENCE: Yellow with Orange cross hatch MAP REFERENCE:</p>						
PRIMARY		SPECIAL CONSENT		PRECLUDED		
<ul style="list-style-type: none"> • Dwelling House • Multiple Unit Development 		<ul style="list-style-type: none"> • Agriculture Land • Base Telecommunications Transmission Station • Boarding House • Crèche • *Health & Beauty Clinic • Educational Establishment • *Institution • Place of Public Worship • *Retirement Centre • Special Building • Uses authorised in terms of Sub-sections (1.13.3 – 1.13.8) • Any other use authorised in terms of Section 9.4 (Important Buildings and Objects) 		<ul style="list-style-type: none"> • All other uses not indicated in the Primary and Special Consent columns 		
ADDITIONAL CONTROLS – LAND USE						
<p>1. *Health and Beauty Clinic: The principles of Home Business shall apply to the development of a Health and Beauty Clinic.</p> <p>2. *Institution: The minimum ERF size for an Institution shall be 900m².</p> <p>3. *Place of Public Worship: The minimum Erf size for a Place of Worship shall be 900m².</p>						
DEVELOPMENT PARAMETERS						
SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION (m ²)	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE AND REAR SPACE	One dwelling house for every 1200m ²	1200	2	40%	N/A
5m	2.0m					

SITE CONTROLS

ALLOWED COVERAGE: 40% - 340,4m²

ALLOWED F.A.R: N/A

MAX HEIGHT: 2 STORIES

SITE AREA: 851sqm

SUMMARY:

PROPOSED MAX COVERAGE: 1083,2sqm

PROPOSED FAR: N/A (COVERAGE AND HEIGHT DEPENDANT)



Urban Context Analysis

Morningside | KwaZulu-Natal | South Africa – Mentone Road

Adjacent Site

20 Mentone Road
Morningside, Durban

New Residential Development



Adjacent Site

16 Mentone Road
Morningside, Durban

New Residential Development



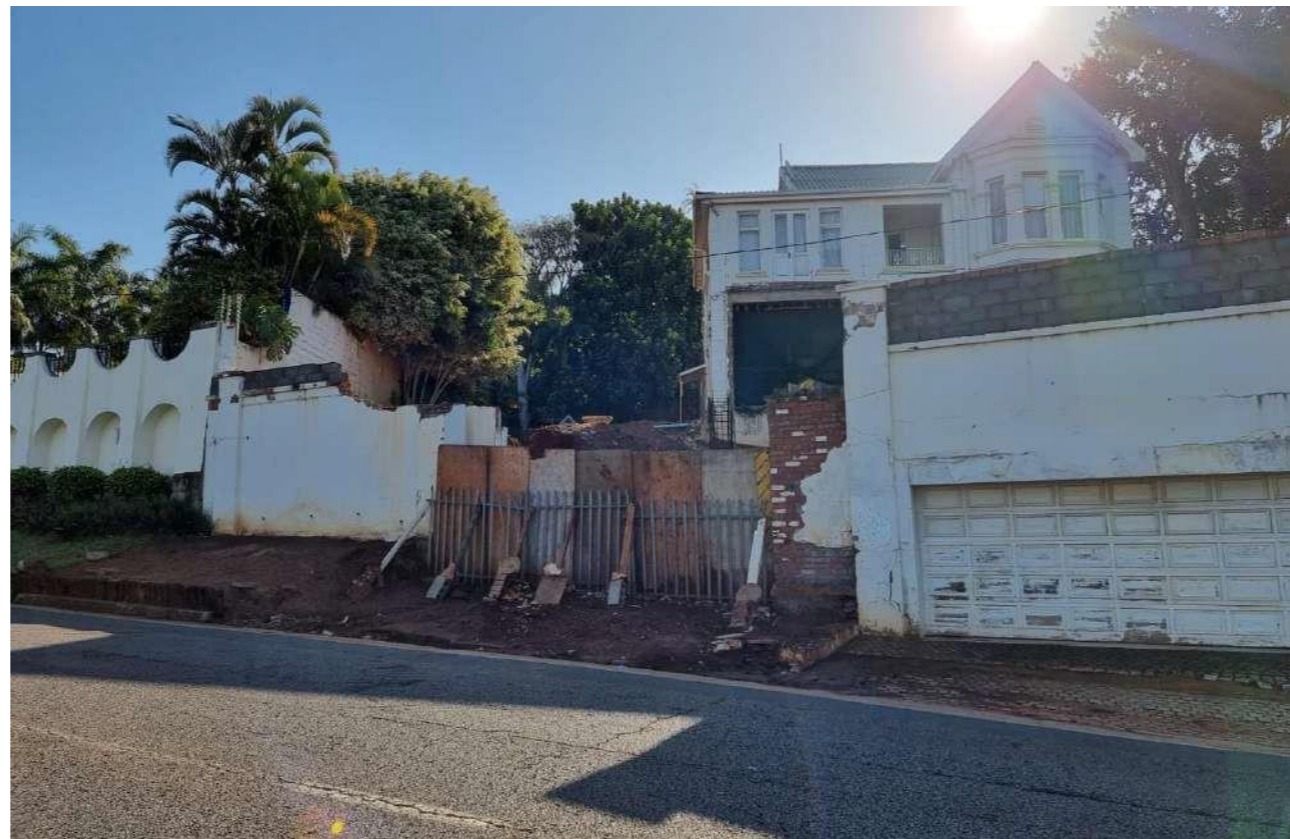
Urban Context Analysis

Morningside | KwaZulu-Natal | South Africa – Innes Road

Adjacent Site

288 Innes Road
Morningside, Durban

Additions and Alterations to Existing



Urban Context Analysis

1 Kilometre Radius

173-165 Lambert Road
Morningside, Durban

New Residential Development

1 Kilometre Radius

181 Lambert Road
Morningside, Durban

New Residential Development

Morningside | KwaZulu-Natal | South Africa – Lambert Road



Urban Context Analysis

1 Kilometre Radius

716 – 712 Musgrave Road
Morningside, Durban

Upmarket Residential Development

1 Kilometre Radius

748 Musgrave Road
Morningside, Durban

New Residential Development

Morningside | KwaZulu-Natal | South Africa – Musgrave Road



Urban Context Analysis

1 Kilometre Radius

275 -269 Montpelier Road
Morningside, Durban

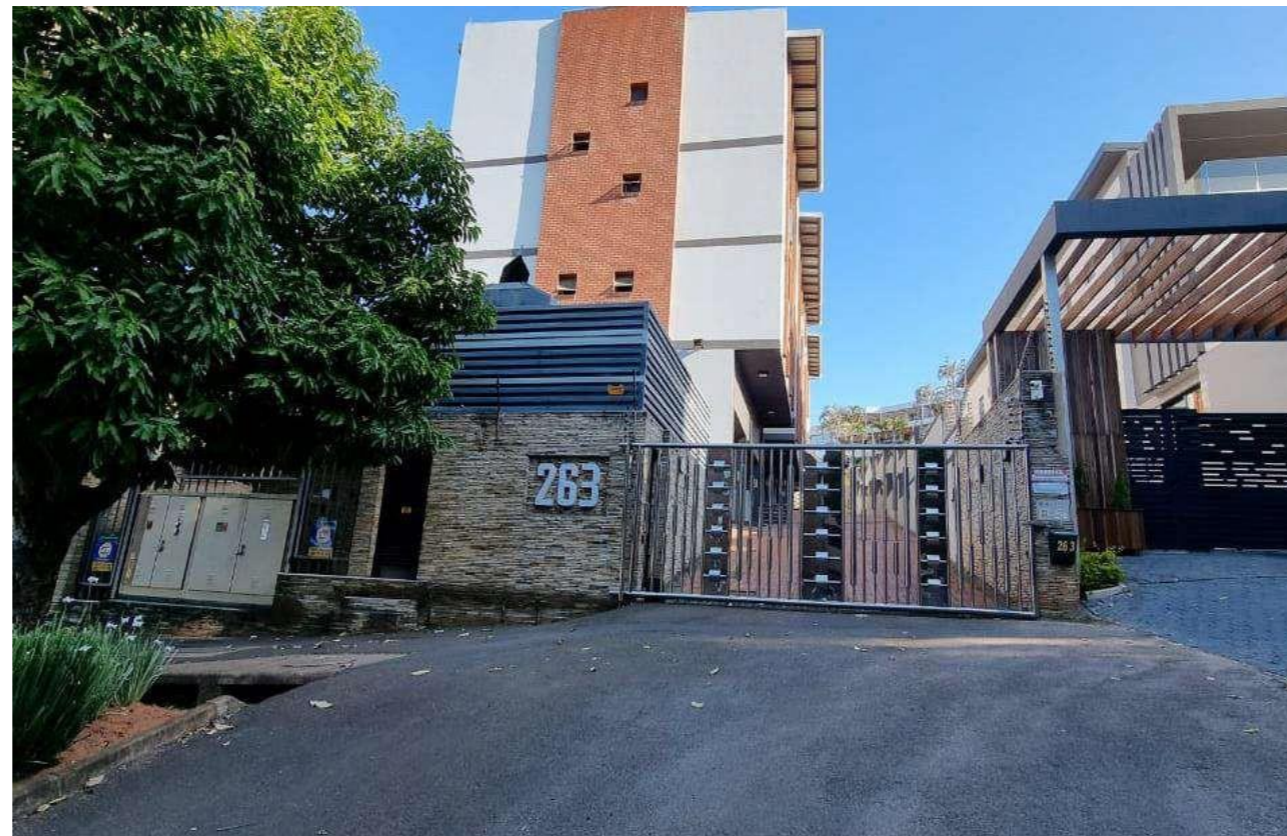
Upmarket Residential Development

1 Kilometre Radius

263 Montpelier Road
Morningside, Durban

Upmarket Residential Development

Morningside | KwaZulu-Natal | South Africa – Montpelier Road



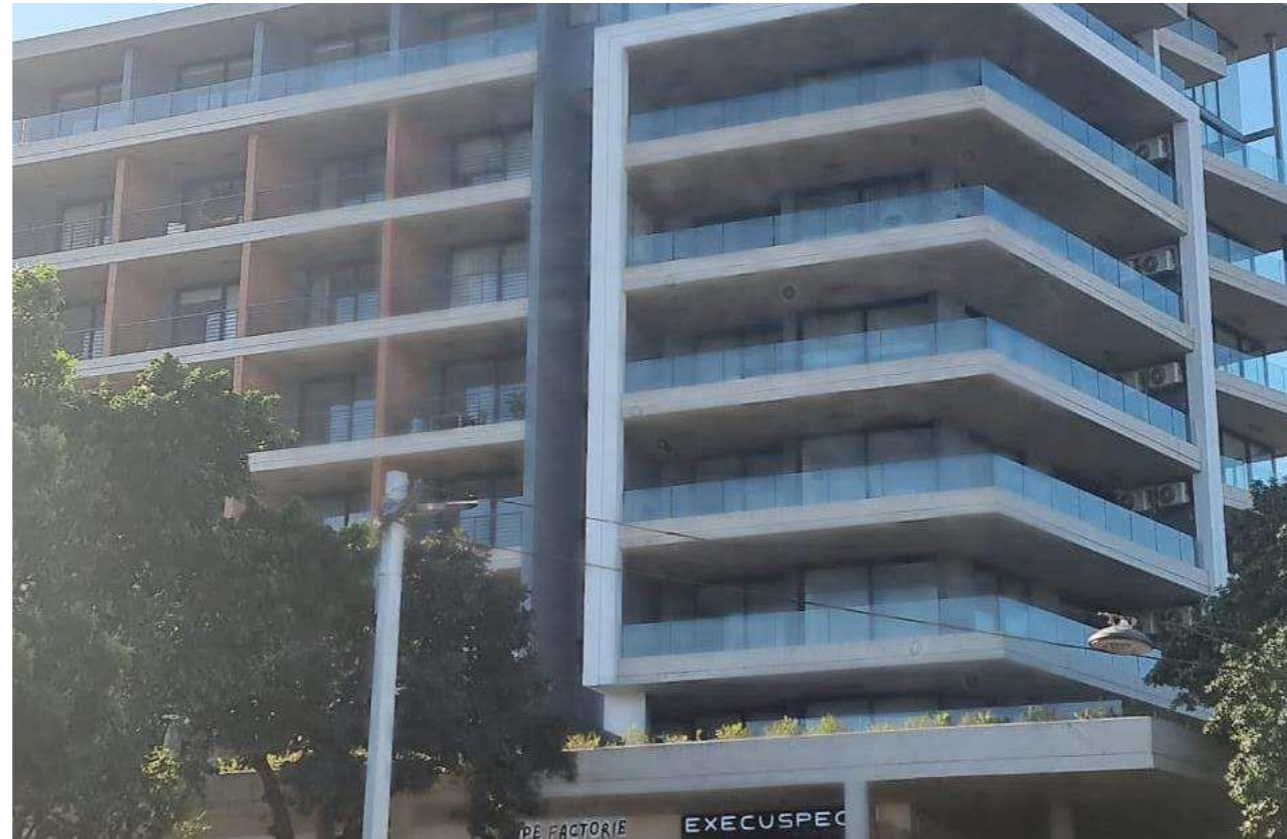
Urban Context Analysis

1 Kilometre Radius

262 Florida Road

Mixed-Use Residential Development

Morningside | KwaZulu-Natal | South Africa – Florida Road







332 INNES ROAD
Site Due Diligence | Amafa Application







332 INNES ROAD
Site Due Diligence | Amafa Application



STUDIO 3B

Est.2019


GET IN TOUCH

 Durban | KwaZulu-Natal
South Africa

 073 788 2447

 www.studio3b.co.za

 info@studio3b.co.za

 @_studio3b