

CENTRAL SUB-SCHEME

	ZONE: GENERAL RESIDENTIAL 2	
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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 • Student Residence • Telecommunication Infrastructure • Uses authorised in terms of Sub-section 1.13 • 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. *Flat:
Where the floor area exceeds 10 000m², adequate provision, to the satisfaction of the Municipality shall be made for;

- a. indoor facilities available to all residents for active and passive recreation, for the care of children, and for the launderette and washing facilities.
- b. 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 :-

1. the maximum number of units permitted in this zone shall be 74;
2. 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;
3. no building shall be erected within 7,2 metres of the south eastern boundary of the site;
4. 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 :-

1. The development shall be restricted to a maximum of 232 units;
2. 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, to the next highest unit 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;	50%	1.2
7.5m	3m					

INNER WEST SUB-SCHEME

ZONE: SPECIAL RESIDENTIAL 1

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

- Single residential use in a form of a dwelling house and ancillary uses.
- Protection of the quality and character of residential neighborhood and the well-being of its residents
- Limiting multiple uses of buildings to minimize adverse impact on the residential environment.
- Business that comply with residential amenity such as a Short Term Accommodation Establishment and Home Business at the discretion of the eThekweni Municipality.

COLOUR NOTATION: Solar Yellow background fill with Mango foreground (dots) on top and black border

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

ADDITIONAL CONTROLS

1. MINIMUM ERF SIZE :

1. The minimum Erf size for properties identified in the Westville Action plan shall be 750m² and successfully rezoned to Special Residential is 750m²
2. In the case of Erven 5108 – 5264 Queensburgh, the minimum Erf size may be 500m²
3. In the case of properties in Queensburgh, the minimum Erf size shall be 1000m if the property is not on water bourne sewerage.

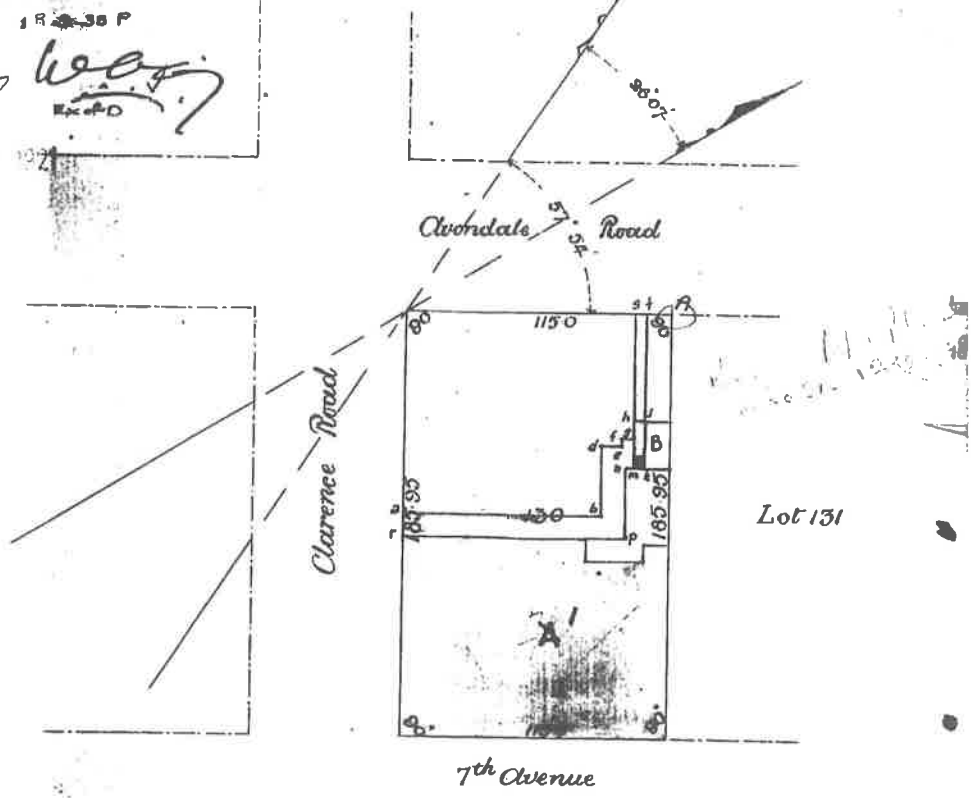
ZONE: SPECIAL RESIDENTIAL 1

DEVELOPMENT PARAMETERS

SUBZONE	SPACE ABOUT BUILDINGS			MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAG E	FLOOR AREA RATIO
	BUILDIN G LINE	SIDES	REAR				
Shallcross	7.5m	2.0m	2.0m	1800m ²	2	30%	0.3
Westville	7.5m	3.0m	3.0m	1200m ² See additional controls	2	30%	0.3
New Germany	7.5m	3.0m	3.0m	900m ²	2	30%	0.3
Pinetown & Dassenhoek	7.5m	3.0m	3.0m	As per BP1 map	2	30%	0.3
Queensburgh	7.5m	2.0m	3.0m	650m ² See additional controls	2	30%	0.3
Reservoir Hills	6.0m	2.0m	3.0m	650m ²	2	40%	N/A

Lot X in extent 22 P
 Surveyed by C. S. M. M. M.
 Is deducted
 Rem. 1 R. 38 P
 S. C. 6
 Sub Vol 487
 Fol 98

J. G. O.
 Sub Vol 116 P. 120
 6/12/93



Scale of 0 50 100 200 300 Feet

Now LOT 1096 DURBAN

The above Diagram represents a Piece of Land, containing
 ~ Acres 1 Roods 38.55 Perches, being Lot 130 Block
 M, situate on the Town Lands of the Borough of Durban, in the
 Colony of Natal. It is bounded on the North by Lot 131, East
 by 7th Avenue, South by Clarence Road, and West by
 Awoodale Road

Surveyed by me, _____ 12 35/1980

Reg. Div.
 FU

William Klop
 Government Surveyor.

S July 1893
 T573/1894

13353
 Q 45

FOR ENDORSEMENTS, etc., SEE BACK

SV 116 F120

DATE	REPLACEMENT	WIDTH	DEPTH	DATE
26-6-57				
5109/1957	11582 sq. ft.			
5378/1956	215 sq. ft.	1004/1956		

THE ELEC. CABLE...
 4-9/16 WIDE HAS BEEN Laid DOWN AS SHOWN
 S.G. No. 5378/1956
 DATE... 26-6-1957

THE Right of Way Serv. a. b. c. d. e. f. g. h. i. j. k. l. m. n. o. p. r
 WIDE HAS BEEN Laid DOWN AS SHOWN
 S.G. No. 5378/1956
 DATE... 26-6-1957

THE Right of Way Serv. a. b. c. d. e. f. g. h. i. j. k. l. m. n. o. p. r
 WIDE HAS BEEN Laid DOWN AS SHOWN
 S.G. No. 5378/1956
 DATE... 26-6-1957

A. Hudson

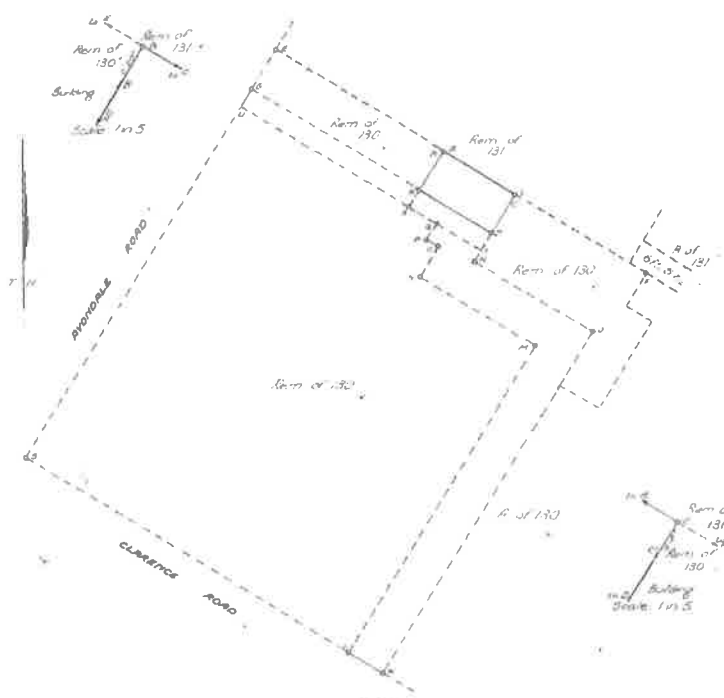
FOR SURVEYOR GENERAL
 D/T 5109/1957

A. Hudson

FOR SURVEYOR GENERAL
 D/T 5109/1957

REPLACEMENT
 1110/1993

REPLACEMENT
 94:05:17
 S
 K.M. STEWART



1. In case of corner of building at B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

Reg. Div.
FU

3

SIDES	English Feet	ANGLES OF DIRECTION
AB	10 00	32 10 30
BC	20 00	131 30 00
CD	10 78	212 18 30
DE	20 00	301 36 30
EF	47 15	301 58 00
FG	38 30	131 58 00
GH	37 00	301 36 30
HI	11 00	3 07 30
IJ	7 91	211 59 00
JK	32 33	121 15 00
KL	38 30	211 47 30
LM	10 14	301 08 30
NO	08 27	11 07 30
OP	32 00	311 15 00
PQ	8 00	3 25 00
QR	3 18	312 00 30
RS	2 32	37 10 30
ST	1 71	111 18 30
TU	0 81	31 16 30
UV	08 18	311 20 30

5378/56
 Approved
 Surveyor General

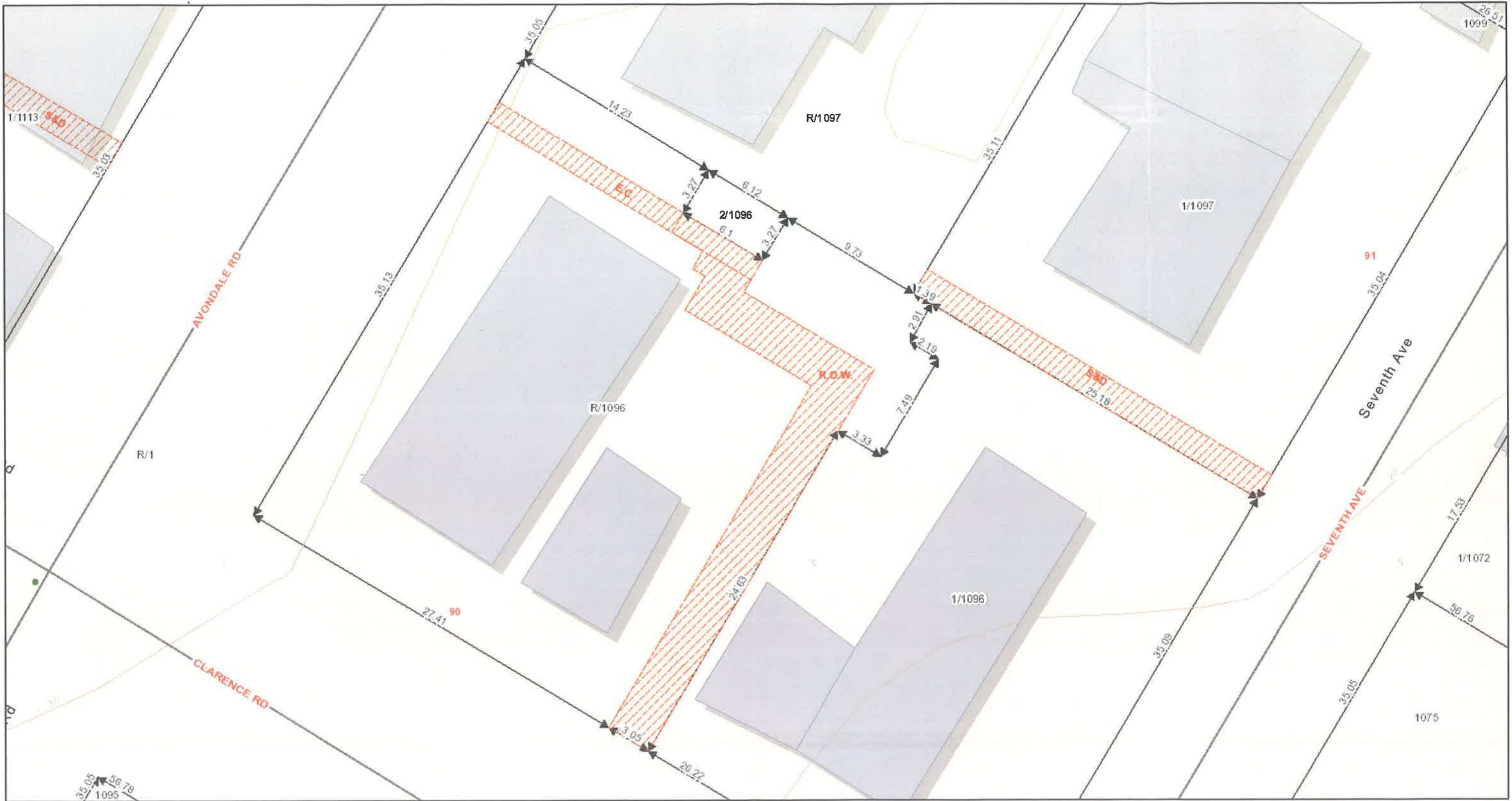
The State of Ontario represents a Right of Way
 2/10/94
 The State of Ontario represents an Easement
 2/10/94

Scale
 1" = 100'
 The figure represents 215 sq ft of land being
 215 sq ft of the Town Lot of Durham, N° 1737
 situate in the City of Durham Province of Ontario
 Surveyed in Sept. 1955 and Reg. 1956 by me.
 [Signature]

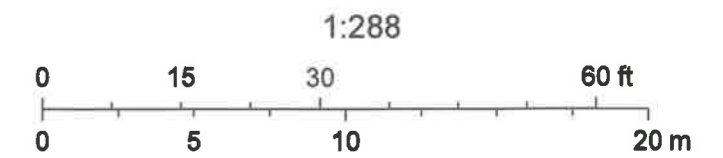
Plan number	The original diagram	File No 131/74/4
City	is Sub W	Survey Book 1004/56
Register of Deeds	71 16 to 20 relating to Deeds of Transfer	Index Degree Street E.S. Compass Q 15 General Plan

FOR ENDORSEMENTS, etc., SEE BAC

eThekwini Municipality 2022



September 12, 2022



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eThekwini Municipality 2022



September 12, 2022

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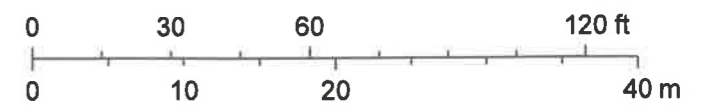
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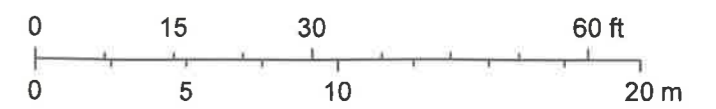
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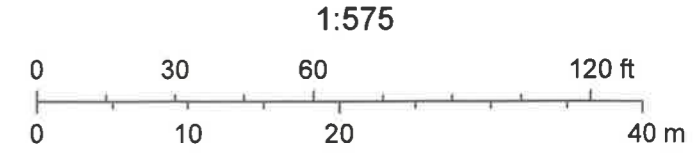


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