



proposed **luxury apartments** | musgrave road | durban



meso locality

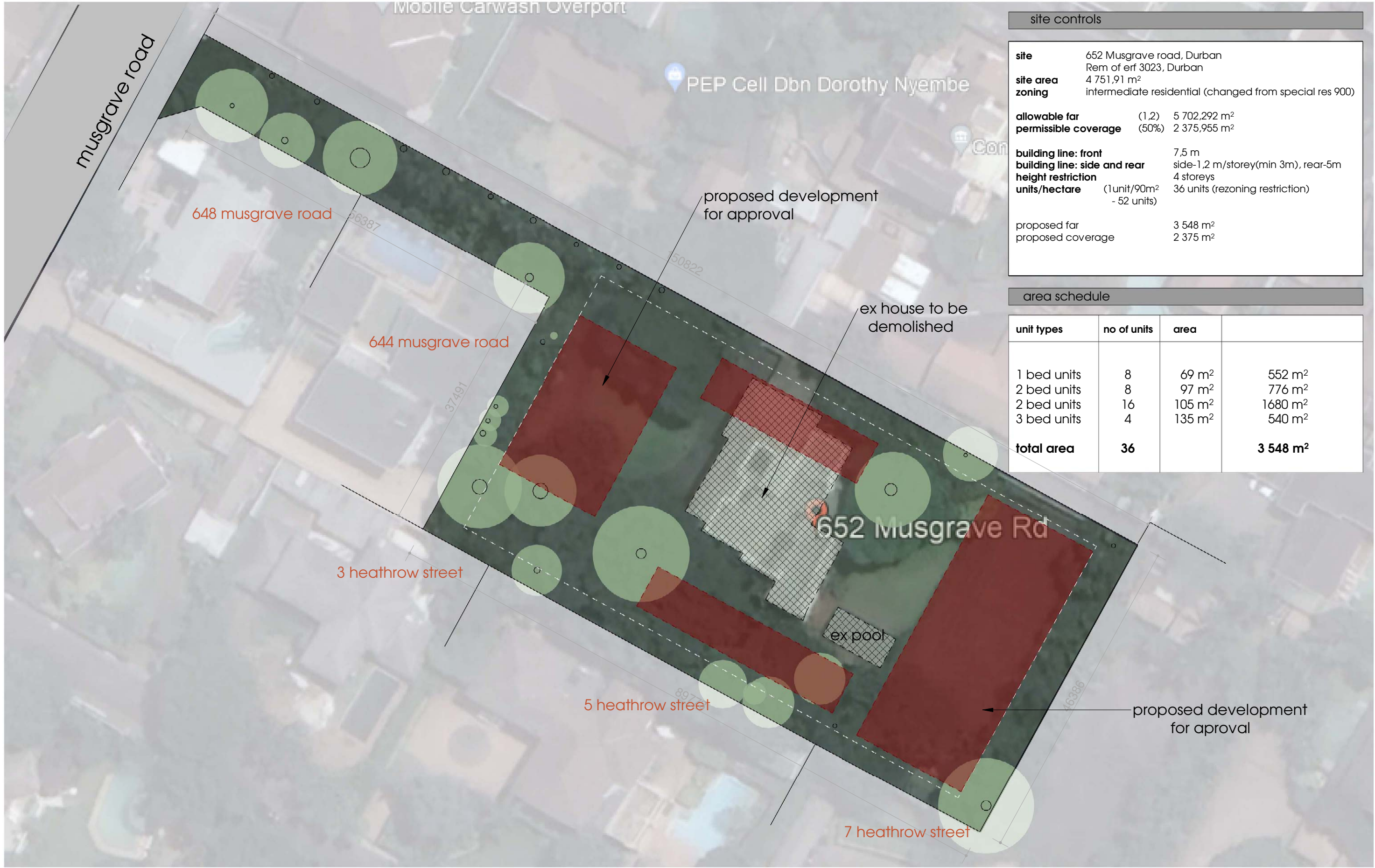
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23051 | nts | tj | 05 may 2023

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site controls	
site	652 Musgrave road, Durban Rem of erf 3023, Durban
site area	4 751,91 m ²
zoning	intermediate residential (changed from special res 900)
allowable far	(1,2) 5 702,292 m ²
permissible coverage	(50%) 2 375,955 m ²
building line: front	7,5 m
building line: side and rear	side-1,2 m/storey(min 3m), rear-5m
height restriction	4 storeys
units/hectare	(1unit/90m ²) 36 units (rezoning restriction) - 52 units
proposed far	3 548 m ²
proposed coverage	2 375 m ²

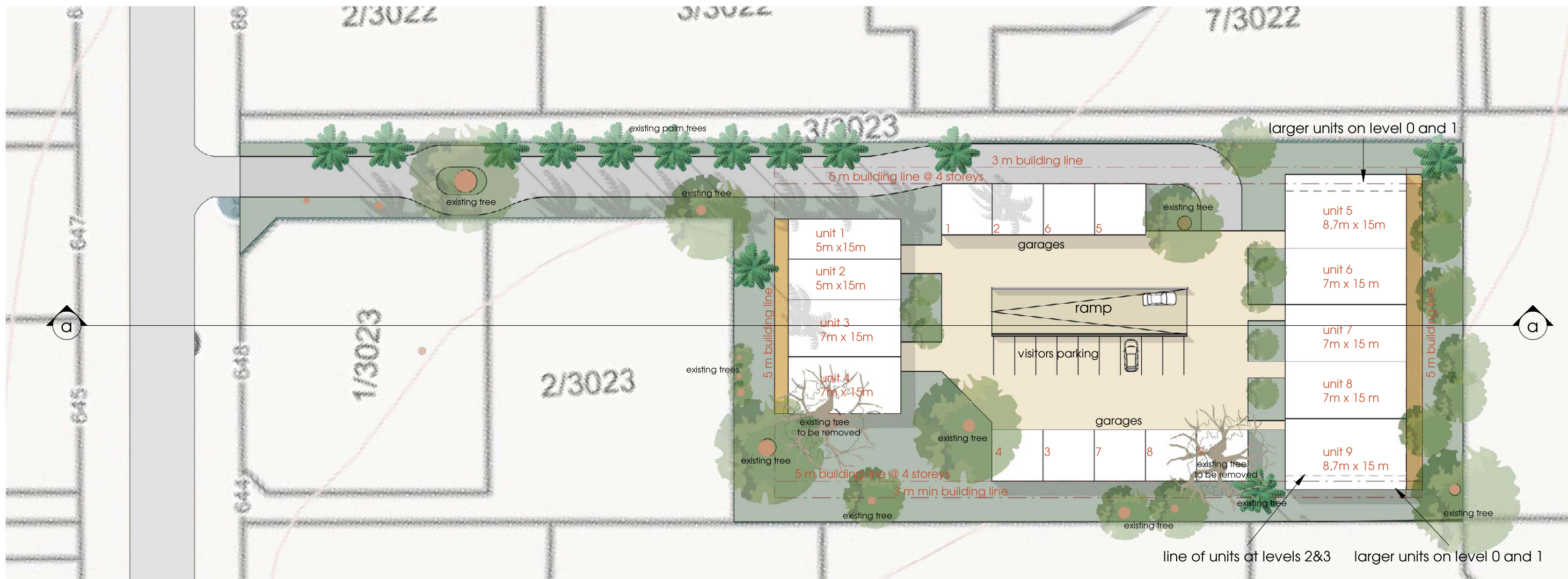
area schedule			
unit types	no of units	area	
1 bed units	8	69 m ²	552 m ²
2 bed units	8	97 m ²	776 m ²
2 bed units	16	105 m ²	1680 m ²
3 bed units	4	135 m ²	540 m ²
total area	36		3 548 m²

site plan

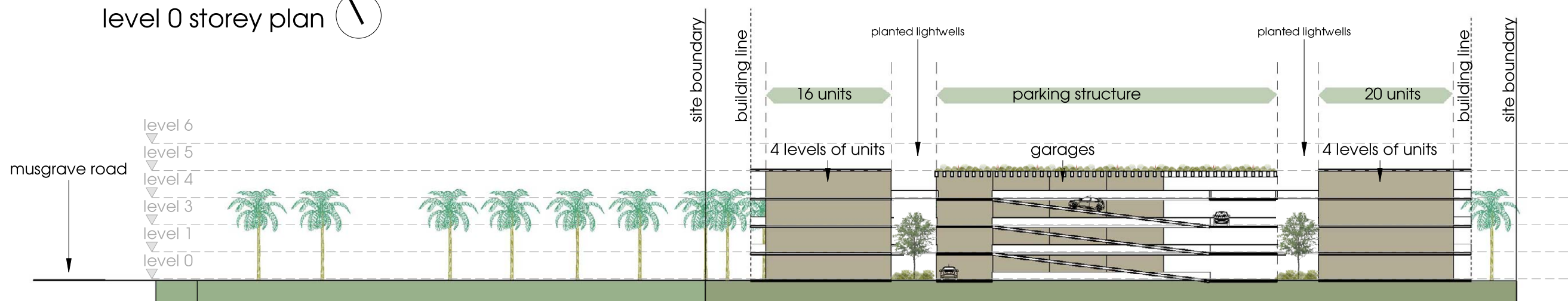
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level 0 storey plan



Section aa
1 : 500

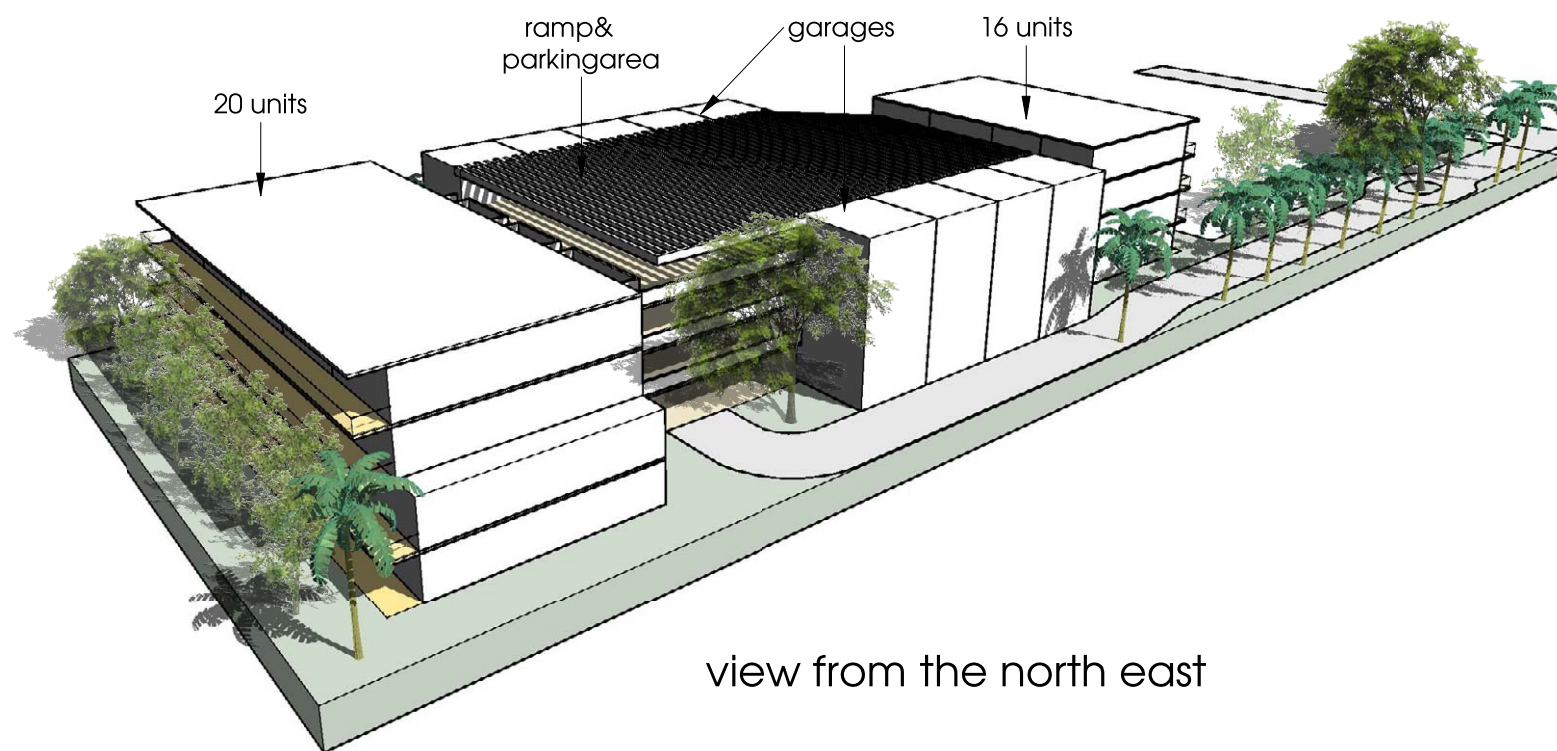
site plan and section aa

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view from the south west



view from the north east

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3D views

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