

# **ANNEX H**

## ZONE: CONSERVATION

**SCHEME INTENTION:** A Conservation Zone is land (other than publicly owned land) dedicated to the conservation and management of natural areas of land and/or water for the ecosystem services that the areas provide, biodiversity that they support, and/or their landscape, historic or scientific interest values.

**MAP COLOUR REFERENCE:** Pale Green (R 144, G 238, B 144)

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> </ul>	<ul style="list-style-type: none"> <li>• Nature-Based Recreation and Tourism</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> </ul>	<ul style="list-style-type: none"> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Private Open Space</li> <li>• Place of Public Worship</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Shop</li> <li>• Special Building</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

### ADDITIONAL CONTROLS

1. Within a Conservation Zone, unless with the prior written approval from the Municipality after consultation with the Deputy Head: Environmental Planning and Climate Protection and within the principles encompassed within the Scheme Intention for this Zone: -
  - 1.1 No earthworks, development, sand winning, mining or the erection of any structure, including but not restricted to buildings, fencing, swimming pools, wastewater and storm water infrastructure (including evapo-transpiration areas for on-site sanitation), roads, tracks, driveways, walking or cycling trails or dams shall be permitted.
  - 1.2 No landscaping or planting of any vegetation shall be permitted, unless it is a requirement for the rehabilitation of the environment in terms of a management plan agreed with the Municipality.
  - 1.3 No harvesting, collecting, cutting, hunting or otherwise damaging of indigenous flora or fauna and soil and water resources, shall be permitted, unless it is a requirement for the rehabilitation of the environment in terms of a management plan agreed with the Municipality.
  - 1.4 No vehicles, motorised or non-motorised, other than on established roads, driveways or tracks, shall be permitted.
  - 1.5 No domesticated animals shall be permitted where these are judged by the Deputy Head: Environmental Planning and Climate Protection to be having a significant environmental impact, e.g., but not limited to, they are causing harm to ecosystems through hunting, selective grazing or overgrazing or by causing soil erosion.
  - 1.6 No use of the land which may, by virtue of the activities of that use, be detrimental to the intentions of this Zone, shall be permitted.
2. Within a zone which flanks a Conservation Zone that forms part of the same parent erf, the area of the Conservation Zone portion may, by Special Consent, be taken into account in calculating the total potential permitted in terms of floor area, coverage, height, and density, on that portion zoned for developmental use and not for conservation purposes, provided that:
  - 2.1 this does not, in the opinion of the Municipality, impact significantly on the environmental attributes the Conservation Zone aims to protect, compromise the overall development or interfere with the amenities of the area, existing or as contemplated by the Scheme; and
  - 2.2 a 25-metre non-building buffer to the Conservation Zone portion shall be observed where such clustering occurs, provided further that the requirements of exclusions from developable area, such as land which is:
    - (i) overstep;
    - (ii) geo-technically unstable;
    - (iii) subject to flooding;
    - (iv) inaccessible;
    - (v) affected by servitudes;
 or any other exclusions as determined by the Municipality, shall, other than with respect to environmentally sensitive areas, apply in determining the theoretical potential over the entire site.
3. The Municipality may, at its sole discretion and in consultation with the Deputy Head: Environmental Planning and Climate Protection, exempt an applicant from applying for the Special Consent where:
  - 3.1 a 25-metre non-building buffer requirement is sought to be relaxed or dispensed with; or
  - 3.2 the transference of floor area, coverage and height, and where the unit potential where the flanking zone is residential in nature, from a conservation zoned portion to the other zoned portion of an erf, is sought or

- 3.3 a smaller erf size other than the designated zone minimum subdivision size is sought in the non-conservation portion and may be permitted under certain circumstances pertaining to that zone,  
 Provided that the prior written consent of the registered owners of each adjoining and opposite properties to the site and such other properties as the Municipality, in consultation with the Deputy Head: Environmental Planning and Climate Protection, may direct, has first been obtained.
- 4 The uses related to Nature-Based Recreation and Tourism shall be at the discretion of the Municipality in consultation with the Deputy Head: Environmental Planning and Climate Protection provided that such uses shall honour the intent of this Zone; provided further that they may include hides, viewing platforms and media centres used to enlighten the public of the attributes and benefits of the Conservation Zone.
5. Parking to be provided on the adjacent Zone in terms of Section 8

DEVELOPMENT PARAMETERS						
SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
Discretion of Municipality	Discretion of Municipality	N/A	N/A	1 storey except in the case of hides and viewing platforms.	12,5% for sites less than 1600m <sup>2</sup> in extent and 200 m <sup>2</sup> for sites 1600 m <sup>2</sup> or greater in extent	N/A

**ZONE: GENERAL COMMERCIAL 1**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for medium impact commercial purposes. Accommodation of commercial or business activities within a residential area where the commercial activity provides a service to the residential community and is not detrimental to the residential amenity of the area. **MAP COLOUR REFERENCE:** Blue

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Conservation area</li> <li>• Flat*</li> <li>• Flea Market</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Laundry</li> <li>• Multiple Unit Development</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Shop</li> </ul>	<ul style="list-style-type: none"> <li>• Adult Premises</li> <li>• Agricultural Land</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Convention Centre</li> <li>• Crèche</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Motor Display Area</li> <li>• Motor Workshop</li> <li>• Night Club</li> <li>• Parkade</li> <li>• Place of Public Worship</li> <li>• Retirement Centre</li> <li>• Recycling Centre</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Cemetery/crematorium</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Direct Access Service Centre</li> <li>• Dwelling House</li> <li>• Escort Agency</li> <li>• Fuelling and Service Station</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> </ul>	<ul style="list-style-type: none"> <li>• Mortuary</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Excluding Hotel
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.
4. Other than for a manager's or caretaker's flat, where residential use is included in a composite building the residential portion shall not exceed a FAR of 0.35 and coverage of 50%.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
0 m / For Multi Unit Development site : 7.5m	3 m / Multi Unit Development site : 4.5m	N/A	Exclusively commercial-450 m <sup>2</sup> /Commercial and Residential-1800 m <sup>2</sup>	3	80%/ Residential 50%	1.00/ Residential 0.35

**ZONE: INSTITUTION 3**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Institutions such as hospitals, nursing homes, sanatorium, clinic, convalescent home, orphanage, retirement centre, or other buildings used as a public or private institution.

**MAP COLOUR REFERENCE:** Burnt sienna cross-hatch tartan

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Crèche</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Institution</li> <li>• Office – Medical</li> <li>• Private Open Space</li> <li>• Retirement Centre</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Arts and Crafts Workshop</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Cemetery/crematorium</li> <li>• Flat</li> <li>• Garden Nursery</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Mortuary</li> <li>• Museum</li> <li>• Office</li> <li>• Place of Public Worship</li> <li>• Reform School</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Shop</li> <li>• Special Building</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Laundry</li> </ul>	<ul style="list-style-type: none"> <li>• Mobile Home Park and Camping Ground</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Accommodation for motor vehicles to be provided on the erf as per Section 8
2. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	1800 m <sup>2</sup>	3	75%	2.00

**ZONE: MEDIUM IMPACT  
MIXED USE ZONE**

**SCHEME INTENTION:** To provide for development of a number of formal and informal business opportunities and allow for the development of a range of complimentary land uses of a commercial, office, administrative informal trade and residential nature for the development of mixed use nodes & corridors, but excluding industries of a non-agricultural nature.

**MAP COLOUR REFERENCE:** Mauve and orange bands

PRIMARY	CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Agricultural activity</li> <li>• Agricultural Land</li> <li>• Arts and Crafts Workshop</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Conservation Area</li> <li>• Display Area</li> <li>• Dwelling House</li> <li>• Flat</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Motor Display Area</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Nature Reserve</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Retirement Centre</li> <li>• Shop</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Base Telecommunications Transmission Station</li> <li>• Betting Depot</li> <li>• Bus and Taxi Rank</li> <li>• Car Wash</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Flea Market</li> <li>• Government / Municipal</li> <li>• Health and Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Home Business</li> <li>• Institution</li> <li>• Laundry</li> <li>• Museum</li> <li>• Parkade</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> </ul>	<ul style="list-style-type: none"> <li>• Adult Premises</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Cemetery/crematorium</li> <li>• Chalet Development</li> <li>• Correctional Facility</li> <li>• Direct Access Service Centre</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Mobile Home</li> <li>• Mobile Home Park &amp; Camping Ground</li> <li>• Mortuary</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> </ul>	<ul style="list-style-type: none"> <li>• Motor Workshop</li> <li>• Nature Reserve</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Sand-wining</li> <li>• Scrap Yard</li> <li>• Special Building</li> <li>• Veterinary Clinic</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Accommodation for motor vehicles to be provided on the erf as per Section 8
2. Other than for residential use, subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
4.5 m	2 m	N/A	1500 m <sup>2</sup>	15m (from Ground Floor)	50%	0.5

**ZONE: MULTI-LEVEL SELF-STORAGE**

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

- Predominantly Multi-level self-storage ancillary and subservient uses.
- A multi-level storage facility means a multi-storey building consisting of self-contained units that are leased or rented on an individual basis for the storage of personal, business and/or household goods but not for vehicles, boats, trailers or caravans. Access to all storage units shall be from the inside of the building only. Storage containers are not considered self-storage facilities.
- Ancillary and subservient uses means an area used for the day to day operations and functions of a self-storage facility specific to the needs of the self-storage customer.

**MAP COLOUR REFERENCE:** Yellow with Purple cross-hatch

PRIMARY	CONSENT	PRECLUDED
<ul style="list-style-type: none"> <li>• Multi-level self-storage facility and ancillary and subservient uses</li> <li>• Conservation Area</li> <li>• Dwelling Unit*</li> </ul>	<ul style="list-style-type: none"> <li>• Medium Density Residential</li> <li>• General Residential</li> <li>• Residential Buildings</li> <li>• Institution</li> <li>• Place of Worship</li> <li>• Shop</li> <li>• Restaurant</li> <li>• Offices</li> <li>• Warehouse</li> <li>• telecommunications infrastructure</li> </ul>	Other uses not listed under the Primary and Special Consent Use Columns

**ADDITIONAL CONTROLS**

- A site development plan and a landscaping plan, unless otherwise determined by the municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans.
- An approved site development plan shall only be amended with the consent of the Municipality and no building plan which does not comply with the proposals and conditions as set out in the approved site development plan will be approved by the Municipality.
- \*Notwithstanding the provisions of the above table, if the site is utilised for the purposes of Multi-level self-storage, only one dwelling unit may be permitted on each site to accommodate a manager, foreman, caretaker or security personnel.
- Notwithstanding anything to the contrary in the Municipality Parking Policy, parking for the Multi-level self-storage usage shall be provided at a ratio of 0.5 bays/200m<sup>2</sup> of FAR. Should any other use in terms of this zone be applied to the site then normal parking ratios shall apply as per the Municipality Parking Policy.
- In addition to the above, any development is further subject to the general provisions of the Consolidate Outer West Town Planning Scheme of the eThekweni Municipality.
- Any development within this zone is not exempt from the requirements of any other legislation.
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**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS			DWELLING UNITS PER HECTARE	MINIMUM ERF SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE SPACE	REAR SPACE					
7.5	3M	3M	N/A	1800M <sup>2</sup>	13.5M (3 storeys maximum inclusive of roof apex)	50%	1.50

**ZONE: PLANNED UNIT  
DEVELOPMENT 5**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Planned Unit Developments in the form of dwelling houses, flats, community facility and ancillary uses. Protection of the residential quality and character of developments and the well-being of its residents accommodating multiple uses of buildings to maximize on the neighbourhood environment.

**MAP COLOUR REFERENCE:** Orange with solid black border and PUD number

PRIMARY	CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Dwelling House</li> <li>• Flat</li> <li>• Multiple Unit Development*</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land • Arts and Crafts Workshop</li> <li>• telecommunications infrastructure</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Laundry</li> <li>• Office</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet • Shop</li> <li>• Special Building</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort</li> </ul>	<ul style="list-style-type: none"> <li>• Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> </ul>	<ul style="list-style-type: none"> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Sand-winning</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*All landscaping shall be to the discretion of the Municipality.
2. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.
3. There is no minimum curtilage or erf size, or other subdivisional control.
4. Internal public and private roads, public open space and private open space within a development will not be deducted from the area of the Planned Unit Development (PUD) to determine potential. Educational requirements will however be deducted from the gross area.
5. Community facilities specifically designed to serve a PUD such as squash courts, crèches, community halls, minor commercial outlets (each less than 100 m<sup>2</sup> in area) etc. may be provided in a PUD without the loss of any potential unit yield.
6. \*A development plan shall be submitted for consideration by the applicant. Such development plan shall take into account and address the reasonable concerns of the Municipality in relation to impact on the surrounding areas and may include factors such as the environment, geotechnical aspects, sewage disposal, typical unit types, etc.
7. Any lot created in terms of an approved development plan may be developed on the submission of building plans without any further development plan approval, provided that no substantial variation is proposed from the approved development plan.
8. Accommodation for motor vehicles to be provided as per Section 8 Provided that where housing is intended for persons who are likely to have a low car ownership, this clause may be relaxed on obtaining the special consent of the Municipality.
9. For all residential buildings, provision is to be made for landscaping and maintaining the grounds to the satisfaction of the Municipality, and not less than 25 per cent of the site shall be set aside and maintained as a garden and play area, which must be kept free of parking spaces and driveways. As part of the above, an area of 100 m<sup>2</sup> of usable land per residential unit shall be set aside on either flat or moderately sloping land in an easily accessible and, as far as possible, centrally located position for the recreational use of the residents to the satisfaction of the Municipality. Provided that the Municipality may, in special circumstances, relax this requirement in regard to location and extent.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS						
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR	DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
7.5 m (Not on individual subdivisional boundaries in a particular development)	3 m (Not on individual subdivisional boundaries in a particular development)	50 units per hectare	N/A	3	N/A	N/A



**ZONE: RURAL RESIDENTIAL 1**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for residential areas with a predominantly rural character and generally but not limited to being outside the urban edge. Providing for activities that are in keeping with the rural character of the area.  
**MAP COLOUR REFERENCE:** Olive green and yellow bands

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Riding Stables</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• telecommunications infrastructure</li> <li>• Convention Centre</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Flea Market</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Institution</li> <li>• Nature Reserve</li> <li>• Pet Grooming Parlour</li> <li>• Private Open Space</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Special Building</li> <li>• Zoological Garden</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Airport</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Government/Municipal</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Laundry</li> </ul>	<ul style="list-style-type: none"> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Workshop</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Museum</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Place of Public Worship</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality.
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality
- 4.

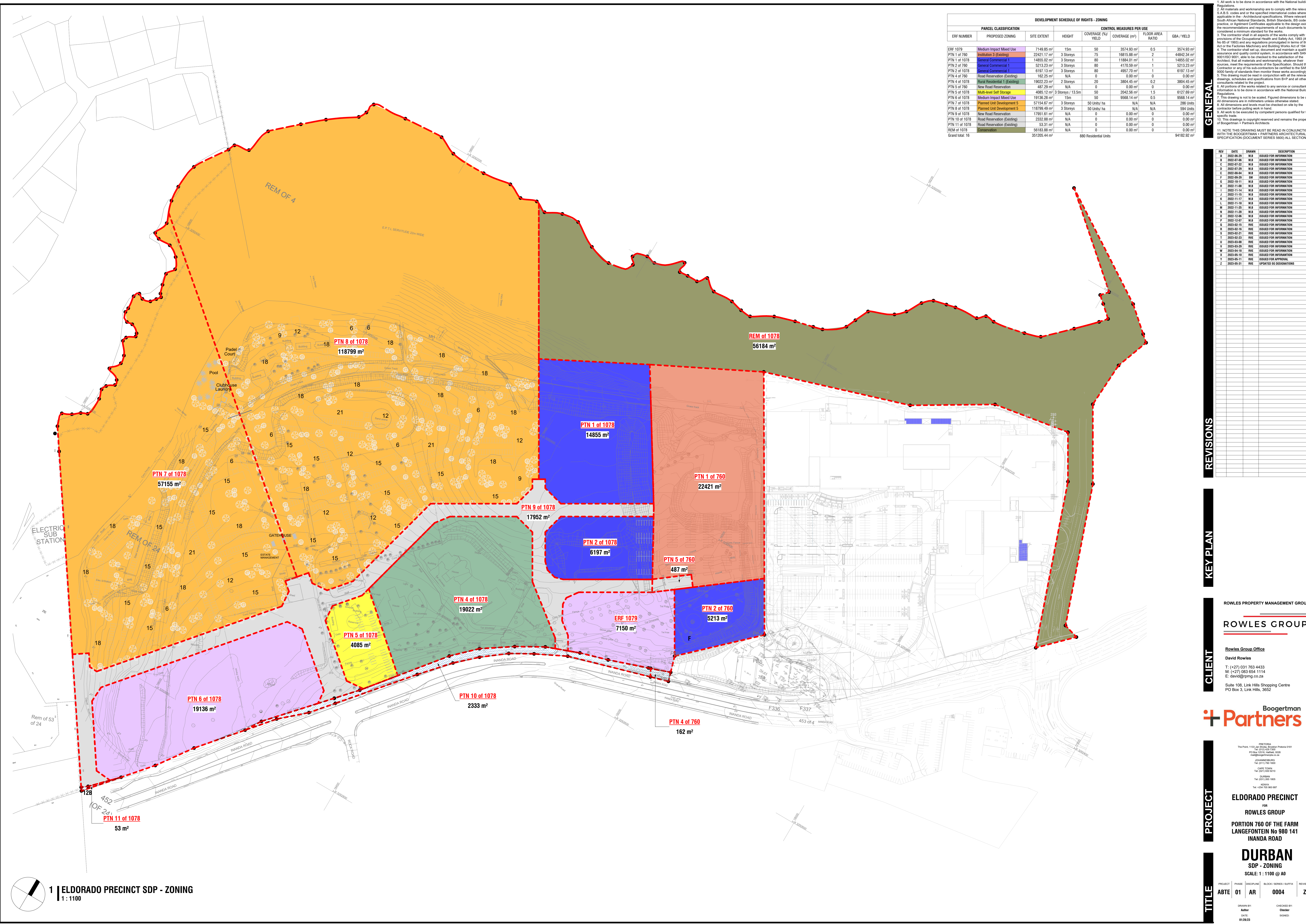
**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINES: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	4000 m <sup>2</sup>	2	20 %	0.20

**Table 3 : Proposed Zonings and Development Scenarios**

<b>SCHEDULE OF PROPOSED DEVELOPMENT RIGHTS</b>				
<b>Proposed Ptn</b>	<b>Site Area (m<sup>2</sup>)</b>	<b>Proposed Zoning</b>	<b>Potential Floor Area (m<sup>2</sup>) / Yield</b>	<b>Development Scenario</b>
Ptn 1 of Erf 760	22 421	Institution 3 (existing)	13	200 bed private hospital with 2 500m <sup>2</sup> medical consulting rooms
Ptn 2 of Erf 760	5 213	General Commercial 1	5 213	Restaurant / Fast food cluster of 3 x drive-thru
Erf 1079	7 150	Medium Impact Mixed Use	3 575	Car dealership with motor workshop and fitment centres (tyres, exhaust, shocks)
Ptn 4 of Erf 760	162	Road Reserve (existing)		Expropriated Inanda Road Reserve
Ptn 5 of Erf 760	487	Road Reserve		Private access roads
Ptn 1 of Erf 1078	14 855	General Commercial 1	14 855	Large retailer / wholesaler – Builders Warehouse, cash & carry, Makro
Ptn 2 of Erf 1078	6 197	General Commercial 1	6 197	Convenience retail
Ptn 4 of Erf 1078	19 022	Rural Residential 1 (existing)	3 804	Existing residential
Ptn 5 of Erf 1078	4 085	Multi-level self-storage	6 127	Self-storage units with offices above by consent
Ptn 6 of Erf 1078	19 136	Medium Impact Mixed Use	9 568	Large box retailers – Tile merchants, plumbing, builders supplies, furniture, outdoors
Ptn 7 of Erf 1078	57 155	Planned Unit Development 5	286 units	Multiple unit development - Flats
Ptn 8 of Erf 1078	118 800	Planned Unit Development 5	594 units	Multiple unit development - Flats
Ptn 9 of Erf 1078	17 951	Road Reserve		Private access roads
Ptn 10 of Erf 1078	2 333	Road Reserve (existing)		Expropriated Inanda Road Reserve
Ptn 11 of Erf 1078	53	Road Reserve (existing)		Expropriated Inanda Road Reserve
Rem of Erf 1078	56 183	Conservation		Environmental conservation area





ERF NUMBER	PROPOSED ZONING	SITE EXTENT	DEVELOPMENT SCHEDULE OF RIGHTS - ZONING				CONTROL MEASURES PER USE		
			HEIGHT	COVERAGE (%)	COVERAGE (m²)	FLOOR AREA RATIO	COVERAGE (m²)	FLOOR AREA RATIO	GBA / YIELD
ERF 1079	Medium Impact Mixed Use	7149.85 m²	15m	50	3374.93 m²	0.5	3574.93 m²		
PTN 1 of 760	Institution 3 (Existing)	22421.17 m²	3 Storeys	75	16815.88 m²	2	4842.34 m²		
PTN 1 of 1078	General Commercial 1	14855.02 m²	3 Storeys	80	11884.01 m²	1	14855.02 m²		
PTN 2 of 760	General Commercial 1	4213.23 m²	3 Storeys	80	4170.59 m²	1	3213.23 m²		
PTN 2 of 1078	General Commercial 1	6197.13 m²	3 Storeys	80	4957.70 m²	1	6197.13 m²		
PTN 4 of 760	Road Reservation (Existing)	182.25 m²	N/A	0	0.00 m²	0	0.00 m²		
PTN 4 of 1078	Rural Residential 1 (Existing)	19022.23 m²	2 Storeys	20	3804.45 m²	0.2	3804.45 m²		
PTN 5 of 760	New Road Reservation	487.29 m²	N/A	0	0.00 m²	0	0.00 m²		
PTN 5 of 1078	Multi-level Self Storage	4085.12 m²	3 Storeys / 13.5m	50	2042.56 m²	1.5	6127.69 m²		
PTN 6 of 1078	Medium Impact Mixed Use	19136.28 m²	15m	50	9568.14 m²	0.5	9568.14 m²		
PTN 7 of 1078	Planned Unit Development 5	57154.67 m²	3 Storeys	50 Units/ha	N/A	N/A	286 Units		
PTN 8 of 1078	Planned Unit Development 5	118799.00 m²	3 Storeys	50 Units/ha	N/A	N/A	594 Units		
PTN 9 of 1078	New Road Reservation	17951.81 m²	N/A	0	0.00 m²	0	0.00 m²		
PTN 10 of 1078	Road Reservation (Existing)	2332.88 m²	N/A	0	0.00 m²	0	0.00 m²		
PTN 11 of 1078	Road Reservation (Existing)	53.31 m²	N/A	0	0.00 m²	0	0.00 m²		
REM of 1078	Conservation	56183.88 m²	N/A	0	0.00 m²	0	0.00 m²		
Grand total:		351205.44 m²			880 Residential Units		94182.92 m²		

1. All work is to be done in accordance with the National Building Regulations.  
 2. All materials and workmanship are to comply with the relevant S.A.S. codes and the specified international codes where applicable in the Architectural specifications. Where relevant, South African National Standards, British Standards, BS codes of practice, or Agreement Certificates applicable to the design exist, the recommendations and requirements of such documents to be considered a minimum standard for the works.  
 3. The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act of 1994 (Act No. 95 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1961.  
 4. The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001:2001, able to be checked to the satisfaction of the Architect. That of materials and workmanship, wherever their source, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then monitor these works accordingly.  
 5. This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from P&P and all other consultants related to the project.  
 6. All portions of the works related to any service or consultant's information is to be done in accordance with the National Building Regulations.  
 7. This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.  
 8. All dimensions and levels must be checked on site by the contractor before putting work in hand.  
 9. All work to be executed by competent persons qualified for the specific trade.  
 10. This drawing is copyright reserved and remains the property of Boogertman + Partners Architects.  
 11. NOTE: THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE BOOGERTMAN + PARTNERS ARCHITECTURAL SPECIFICATION (DOCUMENT SERIES 5000) ALL SECTIONS.

REV	DATE	DRAWN	ISSUED FOR INFORMATION	DESCRIPTION
A	2022-09-29	M.B.	ISSUED FOR INFORMATION	
B	2022-07-06	M.B.	ISSUED FOR INFORMATION	
C	2022-07-27	M.B.	ISSUED FOR INFORMATION	
D	2022-07-29	M.B.	ISSUED FOR INFORMATION	
E	2022-08-04	M.B.	ISSUED FOR INFORMATION	
F	2022-08-29	SM	ISSUED FOR INFORMATION	
G	2022-10-11	M.B.	ISSUED FOR INFORMATION	
H	2022-11-08	M.B.	ISSUED FOR INFORMATION	
I	2022-11-14	M.B.	ISSUED FOR INFORMATION	
J	2022-11-15	M.B.	ISSUED FOR INFORMATION	
K	2022-11-17	M.B.	ISSUED FOR INFORMATION	
L	2022-11-18	M.B.	ISSUED FOR INFORMATION	
M	2022-11-25	M.B.	ISSUED FOR INFORMATION	
N	2022-11-29	M.B.	ISSUED FOR INFORMATION	
O	2022-12-06	M.B.	ISSUED FOR INFORMATION	
P	2022-12-07	M.B.	ISSUED FOR INFORMATION	
Q	2022-02-15	RVE	ISSUED FOR INFORMATION	
R	2022-02-16	RVE	ISSUED FOR INFORMATION	
S	2022-02-21	RVE	ISSUED FOR INFORMATION	
T	2022-02-23	RVE	ISSUED FOR INFORMATION	
U	2022-03-30	RVE	ISSUED FOR INFORMATION	
V	2022-03-29	RVE	ISSUED FOR INFORMATION	
W	2022-04-18	RVE	ISSUED FOR INFORMATION	
X	2022-05-10	RVE	ISSUED FOR INFORMATION	
Y	2022-05-11	RVE	ISSUED FOR APPROVAL	
Z	2022-05-31	RVE	UPDATED SS DESIGNATIONS	

**GENERAL**

**REVISIONS**

**KEY PLAN**

ROWLES PROPERTY MANAGEMENT GROUP  
**ROWLES GROUP**

Rowles Group Office  
 David Rowles  
 T: (+27) 031 763 4433  
 M: (+27) 083 654 1114  
 E: david@rprmg.co.za

Suite 108, Link Hills Shopping Centre  
 PO Box 3, Link Hills, 3652

**CLIENT**

Boogertman  
**Partners**

PROFESSOR  
 The Park 1152, Jan Smuts, Grahamstown 6161  
 PO Box 1204, Grahamstown 6162  
 info@boogertmanpartners.co.za  
 JOHANNESBURG  
 THE CITY CENTRE 1600  
 CASE TOWN  
 DURBAN  
 THE CITY CENTRE 1600  
 KENYA  
 Tel: +254 750 900 847

**PROJECT**

**ELDORADO PRECINCT**  
 FOR  
**ROWLES GROUP**  
**PORTION 760 OF THE FARM**  
**LANGEFONTEIN No 980 141**  
**INANDA ROAD**

**DURBAN**  
**SDP - ZONING**  
 SCALE: 1: 1100 @ A0

**TITLE**

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
ABTE	01	AR	0004	Z

DRAWN BY: **Author** CHECKED BY: **Checker**  
 DATE: **01/26/23** SCALE: **0000**