

**ZONE: SPECIAL RESIDENTIAL 400**

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

- Single residential and 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 shall be at the discretion of the eThekweni Municipality (see Section 1.14 - Exemptions).

**MAP COLOUR REFERENCE:** Yellow with Orange dots

**MAP REFERENCE:**

PRIMARY	SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> <li>• Dwelling House</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture Land</li> <li>• Boarding House</li> <li>• Crèche</li> <li>• *Health &amp; Beauty Clinic</li> <li>• Educational Establishment</li> <li>• *Institution</li> <li>• Place of Public Worship</li> <li>• *Retirement Centre</li> <li>• Special Building</li> <li>• Telecommunication Infrastructure</li> <li>• Uses authorised in terms of Sub-sections (1.13.3 – 1.13.8)</li> <li>• Any other use authorised in terms of Section 9.4 (Important Buildings and Objects)</li> </ul>	<ul style="list-style-type: none"> <li>• All other uses not indicated in the Primary and Special Consent columns</li> </ul>

**ADDITIONAL CONTROLS – LAND USE**

1. \*Health and Beauty Clinic:  
The principles of Home Business shall apply to the development of a Health and Beauty Clinic.
2. \*Institution:  
The minimum ERF size for an Institution shall be 900m<sup>2</sup>.
3. \*Place of Public Worship:  
The minimum Erf size for a Place of Worship shall be 900m<sup>2</sup>.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION (m <sup>2</sup> )	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE 3.0M	SIDE AND REAR SPACE 1.0M	One dwelling house for every 400m <sup>2</sup>	400	2	50%	N/A

46

44

42



# eThekweni Municipality

Corporate GIS Map Viewer

GoTo Co-ordinate

Help

Map Viewer Tour

Advanced Draw

Searches

Layers

Cadastral

Addressing

Cadastral

Town Planning

Signage Controls Group

Infrastructural Services

Electricity Services

Social Services

World Navigation

Aerial Photography 2018

Aerial Photography 2020

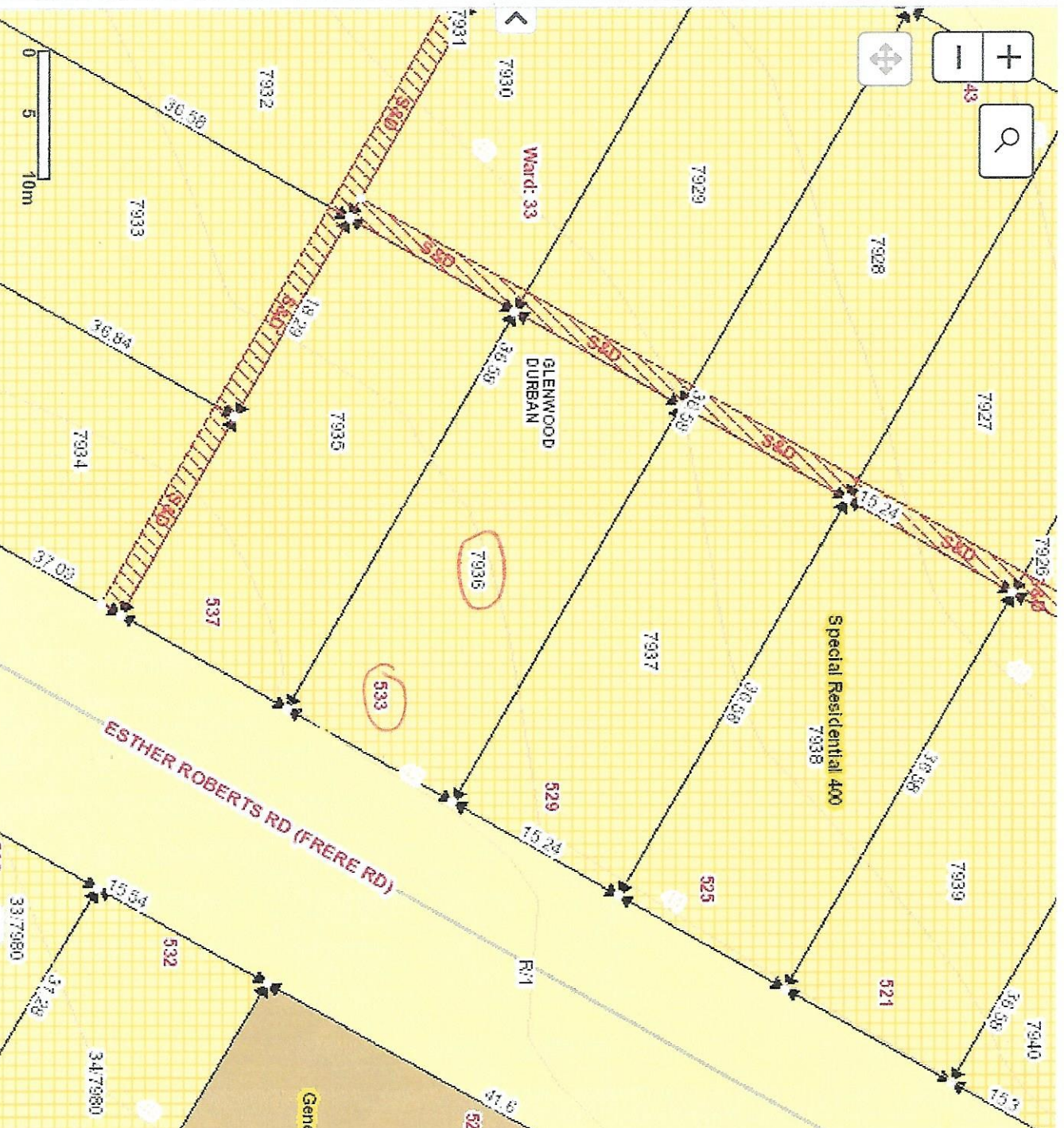
Aerial Photography 2020

Bookmarks

Identify

Measurement

Print





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Corporate GIS Map Viewer

- Advanced Draw
- Searches
- Layers
- Cadastral
- Addressing
- Cadastral
- Town Planning
- Signage Controls Group
- Infrastructural Services
- Electricity Services
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- World Navigation
- Aerial Photography 2018
- Aerial Photography 2020
- Bookmarks
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- Go To Co-ordinate
- Help
- Map Viewer Tour



557m<sup>2</sup> SR 400