

ANNEXURE D2

GENERAL RESIDENTIAL 1

ZONE: GENERAL RESIDENTIAL 1

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

- the provision of Higher densities for all types of residential accommodation and;
- A wide range of ancillary uses which service the day to day needs of a residential community.

MAP COLOUR REFERENCE: Light Brown

MAP REFERENCE:

PRIMARY	SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> • Boarding House • Dwelling House • *Flat • Multiple Unit Development • Retirement Centre 	<ul style="list-style-type: none"> • Agricultural Land • Crèche • Chalet Development • Educational Establishment • Hotel • Parkade • Place of Public Worship • Institution • Laundry • Reform School • Special Building • Telecommunication Infrastructure • Uses authorised in terms of Sub-section s (1.13.3 – 1.13.8) <p>Any other use authorised in terms of sub-section 9.4</p>	<ul style="list-style-type: none"> • All other uses not indicated in the Primary and Special Consent columns

ADDITIONAL CONTROLS – LAND USE

*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 a launderette and washing facilities.
- b. the horticultural and recreational development of the site for the benefit or use of residents.

1. 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. Height:
- ii) Notwithstanding the provision above, the development on Portions 16, 17 and the Remainder, all of Erf 2073, Wentworth, situated at 24, 28 and 30 Foreshore Drive, Wentworth, shall be restricted to a maximum height of 3 storeys.

2. 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

B. No storey higher than the third storey in a building within this zone situated to the East of Prospect Hall Road area greater than 10% of the total area of the Erf.

3. Individual Sites:

1. The development at 481 Marine Drive, shall adhere to the following:

- i) The development of portion 12 of Erf 2073 Wentworth shall be restricted to a maximum of 4 units.
- ii) That no portion of the building shall exceed a maximum of 3.5 metres above the centre line of Marine Drive.

4. The development of portion 1 of Erf 695 Durban at 343 Innes Road shall be limited to:

- i) A maximum height of 91.5 metres above mean sea level;
- ii) The maximum number of units shall be restricted 12.

5. The development at 18 Conyngham Avenue shall adhere to the following conditions:

- i) The development of Portion 5 of Erf 611 Duikerfontein shall be restricted to a maximum of 6 residential units with a 2 storey height restriction.

2. Erf 962 Durban shall be subject to the following:

- The maximum number of units is restricted to 18 units
- Parking shall be provided at 2 bays per unit.

3. Portion 19 and 21 of 2073 Wentworth shall be subject to the following

- The maximum number of units is restricted to 17 units
- The height shall be restricted to a maximum of 3 storeys or 3.5 metres above the centre line of Marine Drive, whichever is the lessor.

6. The following shall apply to portions;

(Erf 962 Durban.

All development within this zone shall comply with the provisions applicable to a General Residential 1 zone provided that :-

1. the maximum number of units permitted in this zone shall be 18;

2. no building shall exceed a height of 105,75 metres above mean sea level;
3. (a) notwithstanding the provisions of Section 8, parking shall be provided at a rate of 2 undercover parking bays for each dwelling unit;
- (b) Parking for visitors shall be provided to the satisfaction of the Head: eThekweni Traffic Authority

7. The following shall apply to portion 11 of 3174 Durban;

- The maximum number of dwelling units which may be permitted in this Special Zone shall be 18.
- No building shall exceed the height restrictions of 68,1 metres to 65,2 metres above mean sea level as depicted on Plan No. 1819.1163 and Drawing No. 96600-06B filed in the offices of the Executive Director (Physical Environment).
- The total floor area of all buildings on the property shall not be greater than that calculated in accordance with a plot area ratio of 0,80.
- The maximum coverage of all buildings shall not exceed 40% of the site.
- The boundary wall along the Currie Road boundary of the Special Zone, shall not exceed a height of 2,0 metres above natural ground level at any point along its length.

8. The development of Portion 50 of Erf 3191 Durban North, 108 Umhlanga Rocks Drive shall be limited to a maximum height of 3 storeys

9. The development at 38 Cartmel Road (Portion 5 of erf 4391 Reservoir Hills) shall be restricted to a maximum number of 16 units and a maximum height of three (3) storeys.

10. The development of the Remainder of Erf 9430 of Durban shall be restricted to a maximum of six (6) residential units with a three (3) storey height restriction

11. the development at 38 Station Ridge Road (Portion 1 of Erf 591 Duikerfontein) shall adhere to the following conditions:-

- The recommendations of the Traffic Impact Statement dated May 2015 to be complied with to the satisfaction of the Head : eThekweni Transport Authority
- The development shall not exceed 22 residential units and the height is restricted to two storeys, with the exception of residential building block "C" as depicted on the site development plan submitted with the application which may be part 3 storey with the ground floor for parking

12. The development of Portion 11 of Erf 700 Durban (323 Innes Road) shall be restricted to a maximum three (3) storey height restriction.

13. The development of situated at 6 Spencer Road (Ptn. 24 of Erf 4291 Reservoir Hills) and 427-435 Clare Road (Ptns. 25 and 26 respectively, both of Erf 4291 Reservoir Hills) shall be restricted to a maximum height of four (4) storey's.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION (m ²)	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE AND REAR SPACE					
7.5m	3m	The maximum number of dwelling units permissible on an Erf shall be determined by dividing the permissible floor area by 90	900	N/A; *Unless as indicated on the Map	50%*	1.2