



DEVELOPMENT PLANNING ENVIRONMENT & MANAGEMENT UNIT
Development Planning Department
Land Use Management Branch

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eTHEKWINI MUNICIPAL LAND USE SCHEME: CENTRAL SUB-SCHEME

Date : 02 Oct 2023
Name of Enquirer : Nomonde Caluza

SITE PARTICULARS:

Description : Rem of Portion 378 of the farm Riet Rivier (842)
Street Address : 26 Corkbrook Close

GENERAL LAND USE MANAGEMENT INFORMATION

ZONING : SPECIAL RESIDENTIAL 180 m²
FLOOR AREA RATIO : N/A
COVERAGE : 75%
MAX. PERMITTED HEIGHT : Two storeys
BUILDING LINE : 1.0 Meters
SIDE SPACE : 1.0 Meter
REAR SPACE : 1.0 Meter
MAX. NO. OF UNITS : One dwelling house for every 180m²
ADDITIONAL CONTROLS (if applicable) : See Attached

NB: The controls given above are those specific to the land use zone in which the property falls. However, attention is drawn to the Scheme Clauses where, in certain cases, additional requirements can be called for at the discretion of the Head: Development Planning and Management and no information recorded above can be taken as comprehensive. Specific detailed information can only be given in respect of an application after it has been lodged showing the detailed proposals of the development.

REMARKS:

- Note 1:** This information has been compiled at the above date, but as the Scheme is in the course of preparation it may be amended from time to time.
- Note 2:** The information given is in respect of Land Use Management requirements only and must not be construed as indicating requirements in terms of the eThekweni Municipality By-Laws, the National Building Regulations, Environmental Legislation or any restrictive conditions in Title Deeds.
- Note 3:** Please note that if the site is affected by DMOSS or a watercourse, please consult the Biodiversity and Climate Protection Branch on 031 311 7517 in this regard.
- Note 4:** See Additional Controls on the Attached Development Facilitation Table Extract from the Scheme

COMPILED AND CHECKED BY: M.Mofokeng

SIGNATURE

DATE: 02 Oct 2023

CHECK BY: NAME *Chantel Palayan*

SIGNATURE: *Palayan*

DATE: 02 Oct 2023

**ZONE: SPECIAL RESIDENTIAL
180**

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

MAP REFERENCE:

| PRIMARY | SPECIAL CONSENT | PRECLUDED |
|---|--|---|
| <ul style="list-style-type: none"> • Dwelling House • Multiple Unit Development • Flat * | <ul style="list-style-type: none"> • Agriculture Land • Boarding House* • Crèche • Health & Beauty Clinic • Educational Establishment • *Institution • Place of Public Worship • Retirement Centre • 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. *Institution:
The minimum ERF size for an Institution shall be 900m².
2. *Place of Public Worship
The minimum Erf size for a Place of Worship shall be 900m².
3. Special land use area in development parameters pertains to land previously established and administered in terms of former legislation such as the KwaZulu Land Affairs Act, 1992, as amended, Less Formal Township Establishment 1991 (Act 113 of 1991) (LFTEA), Black Communities Development Act 1984 (Act 4 of 1984) (BCDA) and Black Administration Act, 1927 (Act 38 of 1927) (BAA).
4. *Flat is only freely permitted within a Special land use area.
5. No prescribed density applies to Multiple Unit Development within a Special land use area.
6. *Student Residence by Special Consent only permitted within a Special land use area.
7. *Boarding House: The building shall conform to the appearance and definition of a Dwelling House and is limited to a maximum of 10 boarders.

DEVELOPMENT PARAMETERS

| SPACE ABOUT BUILDINGS | | DWELLING UNITS PER HECTARE | MINIMUM SUBDIVISION(m ²) | HEIGHT | COVERAGE | FLOOR AREA RATIO |
|-----------------------|---------------------|---|--------------------------------------|--------|----------|------------------|
| BUILDING LINE | SIDE AND REAR SPACE | One dwelling unit for every 180m ² | 180 m ² | 2 | 75 % | N/A |
| 1.0 m | 1.0 m | | | | | |