



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

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eTHEKWINI MUNICIPAL LAND USE SCHEME: SOUTH SUB-SCHEME

Date : 22 March 2024
Name of Enquirer : rmbrown@border.co.za

SITE PARTICULARS:

Description : Erf 576 Kingsburgh
Address : 15 Gus Brown Road

GENERAL LAND USE MANAGEMENT INFORMATION

ZONING : General Residential 2
FLOOR AREA RATIO : 0,75
COVERAGE : 40%
MAX. PERMITTED HEIGHT : 6
BUILDING LINE : 7.5m
SIDE SPACE : 4.5m
REAR SPACE : 4.5m
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 BY: NAME : Sodashni Moodaly SIGNATURE: 

DATE: 22 March 2024

CHECKED BY: NAME: T PILLAY SIGNATURE:  DATE: 25 March 2024

ZONE: GENERAL RESIDENTIAL 2

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density on all types of residential accommodation. A wide range of ancillary uses which service the day to day needs of a community.

MAP COLOUR REFERENCE: BROWN VERTICAL HATCH

MAP REFERENCE: SS/05/2012

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

ADDITIONAL CONTROLS

1. All landscaping at the discretion of the eThekweni Municipality.
2. *A Dwelling House shall have a Floor Area Ratio of 0.4, Coverage of 40 % and a Height of 3 storeys.
3. Amanzimtoti: Uses other than a Flat: a Floor Area Ratio of 0.5 and Coverage 50 shall apply. In this zone a 4.5 metre side space requirement applies except for the south-eastern boundaries of the Erven, where there shall be a 6 metre side space.
4. Shop/Restaurant/Fast Food Outlet restricted to the ground floor in a Flat only.
5. *Offices shall be permitted if incorporated in a block of Flats with a maximum Floor Area Ratio 0.4 Such usage to be restricted to the ground and first floor and on Erven on the east side of Beach Road between Shad Place and the Amanzimtoti River Lagoon (Erven 1861-868).
6. Where an Erf is used exclusively for a Dwelling House the sides and rear spaces shall 2.0 metres.
7. *A Health Studio may be permitted for the exclusive use of the residents only.
8. The maximum coverage maybe increased by not more than 10% of the area of the site solely for the purpose of providing covered parking.
9. *Multi-Unit Development shall have a Floor Area Ratio of 0.5, Coverage of 40% and Height of 2 storeys.

DEVELOPMENT PARAMETERS

DISTRICT	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					
Amanzimtoti	7.5 m	4.5 m	N/A	2000 m ²	N/A	40%	2.45
Isipingo/Kingsburgh	7.5 m	4.5 m	N/A	1 800 m ²	6	40 %	0.75
Other Areas	7.5m	4.5m	N/A	1800 m ²	3	40%	0.40