

Annexure 1: Comparison of changes to the Msunduzi Land Use Scheme

STRUCTURE OF THE SCHEME	
Previous PMB Town Planning Scheme	Msunduzi Land Use Scheme
<p>Part One: Introduction and Interpretations</p> <ul style="list-style-type: none"> • Title • Date of Adoption • Interpretation-General • Area of Scheme • Responsible Authority • Interpretation-Use of Land and Buildings • Use of Land or Buildings for More than One Purpose • Existing Use Rights • Transitional Use Rights 	<p>Section 1: Introduction</p> <ul style="list-style-type: none"> • Title • Application of Scheme • Application of Laws • Effective Date • Adoption Date • Planning Authority • Scheme Map • Amendments to the Scheme • Inspection of the Scheme • Purpose of the Scheme • Principles of the Scheme • Objectives of the Scheme • Legal Status of the Scheme • Use of Land or Building for More Than One Purpose • Existing Use Rights • Use of Land and Buildings
<p>Part Two: Erection and/or Use of Buildings and Use of Land</p> <ul style="list-style-type: none"> • General • Calculation of Bulk, Coverage and Height 	<p>Section 2: Definitions</p> <ul style="list-style-type: none"> • General Definitions <ul style="list-style-type: none"> - List of Definitions - Definitions • Land Use Definitions <ul style="list-style-type: none"> - List of definitions - Definitions
<p>Part Three: Use of Land and Buildings in the Various Use Zones, and Allied Matters</p> <ul style="list-style-type: none"> • Special Residential Zone • Intermediate Residential Zone • General Residential Zone • Office Zone • Transitional (Office) Zone • Limited Business Zone • General Zone • General Business Zone • City Centre Zone • Light Industrial Zone • General Industrial Zone • Garage Zone • Car Park Zone • Institutional Zone • Religious/Public Worship Zone • Educational Zone • Agricultural Zone • Undetermined Zone • Special Area Zone 1 (Racing stables site) • Special Area Zone 2 (10 Durban Road) • Special Area Zone 3 (2 Leinster Road) • Special Area Zone 4 (lower Howick Road) • Special Area Zone 5 (1 Beaumont Road) • Special Area Zone 6 (77 Allerton Road) • Special Area Zone 7 (Bulwer/Fleet Street) • Special Area Zone 8 (63 Pietermaritz Street) • Special Area Zone 9 (Bangalore/Mysore Road) • Special Area Zone 10 (65 Trelawney Road) • Special Area Zone 11 (Racecourse) • Special Area Zone 12 (18 Connaught Road) • Special Area Zone 13 (20 Connaught Road) 	<p>Section 3: Reservation of Land</p> <ul style="list-style-type: none"> • Provisions Applicable to Reservation of Land

- Special Area Zone 14 (Bird Sanctuary site)
- Special Area Zone 15 (276 Murray Road)
- Special Area Zone 16 (445 Town Bush Road)
- Special Area Zone 17 (Town Bush Road garden centre)
- Special Area Zone 18 (Troon Terrace)
- Special Area Zone 19 (771 Town Bush Road - Waltdorf)
- Special Area Zone 20 (Worlds View)
- Special Area Zone 21 (Prince Alfred Street - testing ground)
- Special Area Zone 22 (2-10 Chapel Street)
- Special Area Zone 23 (Redlands)
- Special Area Zone 24 (Camps Drift Park)
- Special Area Zone 25 (Boom Street)
- Special Area Zone 26 (Wigford/Trent Road)
- Special Area Zone 27 (151 Morcom Road)
- Special Area Zone 28 (Northway Mall)
- Special Area Zone 29 (RAS site)
- Special Area Zone 30 (Woodburn/Collegians site)
- Special Area Zone 31 (Liberty Mall)
- Special Area Zone 32 (61 Villiers Drive)
- Special Area Zone 33 (Victoria Country Club)
- Special Area Zone 34 (1 and 3 Riverton Road)
- Special Area Zone 35 (545 Chota Motala Rd – Daymed Medical Centre)
- Special Area Zone 36 (Almond Bank)
- Special Area Zone 37 (528 Chota Motala Rd)
- Special Area Zone 38 (Corner of New England Rd and Hesketh Drive)
- Special Area Zone 39 (19, 21 and 25 Connaught Road-Scottsville)
- Special Area Zone 40 (4 and 6 Gough Road and 11 Hyslop Road: Athlone.)
- Special Area Zone 41 (19, 21 and 23 Hyslop Road,: Athlone.)
- Special Area Zone 42 (Rita Light Industrial Park)
- Special Area Zone 43 (Hayfields Super spar)
- Special Area Zone 44 (Midlands Hospital)
- Special Area Zone 45 (26 new England Road and 14 and 16 Connaught Road: Scottsville)
- Special Business Area Zone 1 (Pick'n Pay)
- Special Business Area Zone 2 (Nedbank centre)
- Special Business Area Zone 3 (Southgate)
- Special Business Area Zone 4 (Grimthorpe Avenue)
- Special Business Area Zone 5 (210 Ohrtmann Road)
- Special Business Area Zone 6 (Knipe/Williams Street)
- Special Business Area Zone 7 (Murphy/Garfield Street)
- Special Business Area Zone 8 (244-250 Boom Street)
- Special Business Area Zone 9 (Debi Place)
- Special Business Area Zone 10 (Mayors Walk centre)
- Special Business Area Zone 11 (50 Durban Road)
- Special Business Area Zone 12 (Mill City)
- Special Business Area Zone 13 (Brookside Gardens)
- Special Business Area Zone 14 (50 Simeon Road)
- Special Business Area Zone 15 (40 Durban Road)
- Special Business Area Zone 16 (44 Durban Road)
- Special Business Area Zone 17 (60 Durban Road)
- Special Business Area Zone 18 (Cascades centre)
- Special Business Area Zone 19 (80 Roberts Road)
- Special Business Area Zone 20 (1 Durban Road)
- Special Business Area Zone 21 (Barloworld)
- Special Business Area Zone 22 (Wildbreak)
- Special Business Area Zone 23 (86 Roberts Road)
- Special Business Area Zone 24 (94 Roberts Road)
- Special Business Area Zone 25 (90 Roberts Road)
- Special Business Area Zone 26 (88 Roberts Rd)
- Special Business Area Zone 27 (Edendale Shopping Centre)

Part Four: Reservation of Land and Associated Matters

Section 4: Land Use Categories, Land Use Zones and Controls

- **Agriculture**
 - Agriculture 1
 - Agriculture 2
 - Forestry
- **Civic and Social**
 - Cemetery
 - Educational
 - Municipal and Government
 - Health and Welfare
 - Institutional
 - Worship
- **Commercial/Mixed Use**
 - General
 - Core Mixed Use 1
 - Convention Centre
 - Low Impact Mixed Use
 - Medium Impact Mixed Use
 - Mixed Use 1
 - Multi-Purpose Retail and Office
 - Garage and Petrol Filling Station
- **Environmental Services**
 - Active Public Open Space
 - Environmental Reservation
 - Passive Public Open Space
 - Private Open Space
 - Protected Area 1
- **Industry**
 - General Industry
 - Light Industry
 - Extractive Industry
 - Logistics 1
- **Residential**
 - Special Residential 1
 - Special Residential 2
 - Special Residential 3
 - Special Residential 4
 - Special Residential 5
 - General Residential 1
 - General Residential 2
 - General Residential 3
 - General Residential 4 (Hotel)
 - Intermediate Residential
 - Rapid Urbanisation Management Zone
 - Rural Residential
 - Retirement Village
 - Student Village
- **Transportation**
 - Airport
 - Bus and Taxi Rank
 - Car Park
- **Tourism**
 - Tourism 1
- **Office**
 - Office
 - Transitional Zone 1
 - Transitional Office
- **Utilities and Services**
 - Refuse Landfill
 - Undetermined
 - Utilities and Services 1
- **SPECIAL AREA ZONES**
 - Special Area 1: 2 Leinster Road
 - Special Area 2: 1 Beaumont Road
 - Special Area 3: Bulwer/Fleet Street

	<ul style="list-style-type: none"> - Special Area 4: 63 Pietermaritz Street - Special Area 5: Bangalore/Mysore Road - Special Area 6: Racecourse - Special Area 7: Bird Sanctuary site - Special Area 8: 276 Murray Road - Special Area 9: Town Bush Road garden centre - Special Area 10: 771 Town Bush Road – Waltdorf - Special Area 11: Worlds View - Special Area 12: Redlands - Special Area 13: Camps Drift Park - Special Area 14: Boom Street - Special Area 15: Wigford/Trent Road - Special Area 16: 151 Morcom Road - Special Area 17: Northway Mall - Special Area 18: RAS - Special Area 19: Woodburn/Collegians Site - Special Area 20: Liberty Mall - Special Area 21: 61 Villiers Drive - Special Area 22: Victoria Country Club - Special Area 23: 1 and 3 Riverton Road - Special Area 24: Almond Bank - Special Area 25: 528 Chota Motala Rd - Special Area 26: Corner of New England Rd and Hesketh Drive - Special Area 27: 4 and 6 Gough Road and 11 Hyslop Road - Special Area 28: 19, 21 and 23 Hyslop Road: Athlon - Special Area 29: Rita Light Industrial Park - Special Area 30: Hayfields Super Spar - Special Area 31: 26 New England Road and 14 and 16 Connaught Road: Scottsville - Special Area 32: 12 and 14 Gough Road: Athlone - Special Area 33: 50 Link Road - Special Area 34: Between Henderson Road and George Macfarlane - Special Area 35: 301 Burger Street: Central Area • SPECIAL BUSINESS AREA ZONES - Special Business Area 1: Southgate - Special Business Area 2: Grimthorpe Avenue - Special Business Area 3: 210 Ohrtmann Road - Special Business Area 4: Knipe/Williams Street - Special Business Area 5: Murphy/Garfield Street - Special Business Area 6: 244-250 Boom Street - Special Business Area 7: Debi Place - Special Business Area 8: 50 Durban Road - Special Business Area 9: Mill City - Special Business Area 10: Brookside Gardens - Special Business Area 11: 40 Durban Road - Special Business Area 12: 44 Durban Road - Special Business Area 13: 60 Durban Road - Special Business Area 14: 80 Roberts Road - Special Business Area 15: 1 Durban Road - Special Business Area 16: Barloworld - Special Business Area 17: Wildbreak - Special Business Area 18: 86 Roberts Road - Special Business Area 19: 94 Roberts Road - Special Business Area 20: 90 Roberts Road - Special Business Area 21: 88 Roberts Rd - Special Business Area 22: Edendale Shopping Centre
<p>Part Five: Saving for Special Purposes</p>	<p>Section 5: Development Parameters and Regulations</p> <ul style="list-style-type: none"> • Frontages or Mean Width • Rear Access Lanes - Medium Impact Mixed Use - Core Mixed Use

	<ul style="list-style-type: none"> • Side and Rear Space • Calculation of Floor Area, Coverage and Height • Saving for Special Purposes • Subdivision of Land • External Appearance of Buildings • Buildings and Items of Historic or Architectural Interest or Merit • Transfer of Building Floor Area • Control of Demolition of Buildings • Advertisements and Hoardings • Permission Granted Before Approval of Scheme • Binding Force of Conditions Imposed • Appropriation of Land for Other Uses • Making of Applications and Lodging of Plans • Entry and Inspection of Premises • Contraventions of the Scheme • Record of Permissions and Conditions • Service of Notices • Saving for Powers of Municipality • Conflict of Scheme/Conditions of Title • Regulations • Non-Conforming Existing Use • Site Development Plans • Additional Provisions Applicable to Hotels • Additional Provisions Applicable to Home Activity • Additional Provisions Applicable to Home Business • Additional Provisions Applicable to Bed and Breakfast • Additional Provisions Applicable to Noxious Industrial Building • Additional Provisions Applicable to Outbuilding • Additional Provisions Applicable to Social Hall • Noise Control - Industrial/Residential Areas • Relaxation of Maximum Height Controls • Land Subject to Flooding • Listed Buildings • Relaxation of Building Lines, Side and Rear Spaces
<p>Part Six: Sub-division of Land</p> <ul style="list-style-type: none"> • General Restrictions in Respect of the Subdivision of Land • Additional Restrictions in Respect of the Subdivision of Land for Residential Purposes • Additional Restrictions in Respect of the Subdivision of Land for Purposes other than Residential • Subdivision of Land by Double Parcellation • Subdivision of Land (Development Scheme) without Access to a Street • Subdivision of Land for Residential Purposes, without Individual Access to a Street 	<p>Section 6: Management Overlays</p> <ul style="list-style-type: none"> • General Provisions applicable to Management Overlays • Requirements to prepare a Management Overlay • Purpose of a Management Overlay • Adoption, Replacement, Amendment of Management Overlay • Identification and Numbering of Management Overlays • The Status of Management Overlays • The register of Management Overlays • MANAGEMENT OVERLAY PROVISIONS <ul style="list-style-type: none"> ▪ Agricultural Management Overlay (AMO) <ul style="list-style-type: none"> - Designation of AMO - Development Rules - General Provisions - Consideration of Applications ▪ Environmental Management Overlay (EMO) <ul style="list-style-type: none"> - Designation of EMO - Development Rules - General Provisions - Consideration of Applications ▪ Heritage Resources Management Overlay (HRMO) <ul style="list-style-type: none"> - Designating of HRMO - Development Rules - General Provisions - Consideration of Applications ▪ Densification Zone Management Overlay (DZMO) <ul style="list-style-type: none"> - Designating of DZMO - Development Rules - General Provisions

	- Consideration of Applications -					
<p>Part Seven: General Amenity and Convenience</p> <ul style="list-style-type: none"> External Appearance of Buildings Buildings/Items of Historic or Architectural Interest or Merit Transfer of Building Bulk Control of Demolition of Buildings Advertisements and Hoardings 	<p>Section 7: Technical and Design Requirements</p> <ul style="list-style-type: none"> Design Criteria for Medium Density Housing Design Criteria for Parking Depot and On-Site Parking Generally Maintenance of Property Waste Management Un-Serviced Areas Access to Provincial Roads Traffic Generating Site Guidelines for Permitting Retail Uses into Industrial Zones 					
<p>Part Eight: Miscellaneous</p> <ul style="list-style-type: none"> Permission granted before approval of Scheme Binding force of conditions imposed Appropriation of land for other uses Making of applications and lodging of plans Entry and inspection of premises Contraventions of Scheme Record of permissions and conditions Inspection of Scheme Service of notices Saving for powers of Council Conflict of Scheme/Conditions of Title Regulations Schedules Short title Manor Sports field is still zoned "General Industrial" 	<p>Section 8: Appendices</p> <ul style="list-style-type: none"> Appendix 1: Amendments Relating to Individual Properties Appendix 2: List of Listed Buildings Appendix 3: Register of Management Overlays Appendix 4: Register of Development Applications Lodged Appendix 5: Register of Amendments To The Scheme Appendix 6: DFA Approvals Appendix 7: Schedule of Properties Zoned "Special Area 14" Appendix 8: Parking Regulations Appendix 9: Amendments to Special Area and Special Business Area Zone Numbers 					
<p>Appendixes</p> <ul style="list-style-type: none"> Appendix 1: Design Criteria for Medium-density Housing Appendix 2: Design Criteria for Parking Garages Appendix 3: Amendments Relating to Individual Properties Appendix 4: Additional Uses in Hotels Appendix 5: Noise Control - Industrial/Residential Areas Appendix 6: Relaxation of Height Controls Appendix 7: Land Subject to Flooding Appendix 8: Listed Buildings, Items Appendix 9: Relaxation of Building Lines, Side- and Rear Spaces Appendix 10: Development Controls: Greater Edendale and Sobantu 						
<p>1. The following section has been introduced in the scheme:-</p> <p>1.1. Section 6: Management Overlays 1.2. Section 7: Technical and Design Requirements</p> <p>2. Density Zones for the Special Residential Zone have been collapsed and zoned as follows</p> <p>2.1. Density Zone 1 (220m²)- Special Residential 1 (180m) 2.2. Density Zone 2 & 3 (325m²& 400m²)- Special Residential 2 (450m²) 2.3. Density Zone 4 & 5 (500m² & 650 m²)- Special Residential 3 (650m²) 2.4. Density Zone 6 (1000m²)- Special Residential 4 (900m²) 2.5. Density Zone 7 (1500m²)- Special Residential 5 (1200m²)</p> <p>3. Parking Regulations now cover additional land uses introduced.</p> <p>4. Amendments with regard to the Appendix occurred as follow:-</p> <table border="0"> <tr> <td> <ul style="list-style-type: none"> Appendix 1: Design Criteria for Medium-density Housing: </td> <td>Incorporated into Section 7: Technical and Design Requirements</td> <td rowspan="2"> <p>The following Appendixes are now incorporated into the scheme:-</p> <ul style="list-style-type: none"> Appendix 1: Amendments Relating to Individual Properties </td> </tr> <tr> <td> <ul style="list-style-type: none"> Appendix 2: Design Criteria for Parking Garages: </td> <td>Incorporated into Section 7: Technical and Design Requirements</td> </tr> </table>		<ul style="list-style-type: none"> Appendix 1: Design Criteria for Medium-density Housing: 	Incorporated into Section 7: Technical and Design Requirements	<p>The following Appendixes are now incorporated into the scheme:-</p> <ul style="list-style-type: none"> Appendix 1: Amendments Relating to Individual Properties 	<ul style="list-style-type: none"> Appendix 2: Design Criteria for Parking Garages: 	Incorporated into Section 7: Technical and Design Requirements
<ul style="list-style-type: none"> Appendix 1: Design Criteria for Medium-density Housing: 	Incorporated into Section 7: Technical and Design Requirements	<p>The following Appendixes are now incorporated into the scheme:-</p> <ul style="list-style-type: none"> Appendix 1: Amendments Relating to Individual Properties 				
<ul style="list-style-type: none"> Appendix 2: Design Criteria for Parking Garages: 	Incorporated into Section 7: Technical and Design Requirements					

• Appendix 3: Amendments Relating to Individual Properties:	Now becomes Appendix 1	• Appendix 2: List of Listed Buildings
• Appendix 4: Additional Uses in Hotels:	Incorporated to Section 5: Development Parameters and Regulations	• Appendix 3: Register of Management Overlays
• Appendix 5: Noise Control - Industrial/Residential Areas:	Incorporated to Section 5: Development Parameters and Regulations	• Appendix 4: Register of Development Applications Lodged
• Appendix 6: Relaxation of Height Controls:	Incorporated to Section 5: Development Parameters and Regulations	• Appendix 5: Register of Amendments To The Scheme
• Appendix 7: Land Subject to Flooding:	Incorporated to Section 5: Development Parameters and Regulations	• Appendix 6: DFA Approvals
• Appendix 8: Listed Buildings, Items:	Now becomes Appendix 2	• Appendix 7: Schedule of Properties Zoned "Special Area 14"
• Appendix 9: Relaxation of Building Lines, Side- and Rear Spaces:	Incorporated to Section 5: Development Parameters and Regulations	• Appendix 8: Parking Regulations
		• Appendix 9: Amendments to Special Area and Special Business Area Zone Numbers

AMENDMENTS TO PROVISIONS:

1. Eaves amended from 500mm to 1200mm.
2. Under Building definition Boundary walls, fences or garden ornamentations amended from 1,8m to 2m
3. The following provisions removed from Outbuilding:-
 - i. "in respect of Sites within Density Zones allowing 20 units/ha and more, comprise domestic garages for not more than two (2) motor cars and servant's room with toilet and bathroom facilities and with the Special Consent of the Council, other domestic rooms;
 - ii. in respect of Sites within Density Zones allowing 15 units/ha and less, comprise domestic garages for not more than four (4) motor cars, two (2) servant's rooms with toilet and bathroom facilities and with Special Consent of the Council, other domestic rooms."
4. A maximum limit of 50% introduced for an Outbuilding
5. Clause 6.6 (now clause 5.6) relating to subdivision of land without individual access to a street.

AMENDMENTS TO DEVELOPMENT PARAMETERS:

1. Special Residential

Previously

FAR: 0,50
 Coverage: 50%
 Height: 2 storeys
 Building Line: Density zone 1-4: 6m & Density Zone 5-7: 7m
 Side and Rear Space: 1,5m

New

Special Residential (SR)1

FAR: 1,50
 Coverage: 80%
 Height: 2 storeys
 Building Line: 3m
 Side and Rear Space: 1,5m

Special Residential (SR)2

FAR: 0,60
 Coverage: 60%
 Height: 2 storeys
 Building Line: 3m
 Side and Rear Space: 1,5m

Special Residential (SR)3

FAR: 0,60
 Coverage: 60%
 Height: 2
 Building Line: 7m PMB;3m Sobantu
 Side and Rear Space: 1,5m ;3m PMB; 1m Sobantu

Special Residential (SR)4

FAR: 0,60
 Coverage: 60%
 Height: 3
 Building Line:3m

Side and Rear Space:1m

Special Residential (SR)5

FAR: 0,60

Coverage; 60%

Height:2

Building Line:7m

Side and Rear Space:1,5m

2. **General Residential**

Previously

Bulk Zone 2 and 3 (Central City Area)

FAR: residential building 0,666: all other 1,50

Coverage: dwelling & residential building :33,3%, all other:75%

Height; Controlled by 60° light angle

Building Line:7m

Side and Rear Space: 3m central city;4m outside central city

Bulk Zone 3 (Outside Central City Area)

FAR:

Coverage:

Height; dwelling ; Controlled by 60° light angle; residential building and all other uses 3 storeys

Building Line:7m

Side and Rear Space: 3m central city;4m outside central city

New

General Residential (GR)1

FAR: 1,00

Coverage: 70%

Height; N/A

Building Line: 7m

Side and Rear Space: 3m

General Residential (GR)2

FAR: 1,25

Coverage: 40%

Height: N/A

Building Line:7m

Side and Rear Space: 3m

General Residential (GR)3

FAR:1,50

Coverage: 40&PMB; 60% Sobantu & Greater Edendale

Height: N/A

Building Line: 7m PMB;3m Sobantu & Greater Edendale

Side and Rear Space:3m PMB; 1m Sobantu & Greater Edendale

General Residential (GR)4-Hotel

FAR: 1,75

Coverage: 70%

Height: N/A

Building Line:7m

Side and Rear Space:3m

3. Intermediate Residential: FAR increased from 0,50 to 1,00 and Coverage increased from 33,3% and 50% to 60%
4. Office: FAR increased to 1,50 , Height restriction not applicable and Coverage increased to 75%
5. Transitional Office: FAR 1,50 ,Coverage 75% and units per hectare not applicable
6. Low Impact Mixed Use: FAR 1: 0,50 Residential (PMB), Coverage 50% (PMB) and Units per hectare not applicable
7. General: FAR 1,50, Coverage 75% and Units per hectare not applicable
8. Medium Impact Mixed Use: FAR 4: Residential 0,50 (PMB), Coverage 100%; Residential 50 (PMB) and Units per hectare not applicable
9. Core Mixed Use 1: FAR 4,50;Residential 2 , Coverage 100%; Residential 50%, Height 34m and Units per hectare not applicable
10. Light Industry: FAR 3 (PMB), Coverage 75% (PMB) and Units per hectare not applicable
11. General Industry: FAR 1,50 (PMB) & 1,00 (Greater Edendale), Coverage 90% (PMB) and Units per hectare not applicable
12. Garage and Petrol Filling Station: FAR 4,00 (PMB) & 0,80 (Greater Edendale), Coverage 100% (Both areas) and Units per hectare not applicable
13. Car Park: FAR 4,00 ,Coverage 100% and Height and units per hectare not applicable
14. Institutional: FAR 1,00 (Sobantu) & 0,70 (Greater Edendale), Coverage 50% (Sobantu), Height 3 storeys (Sobantu) and Units per hectare not applicable
15. Worship: FAR 1,00 (Sobantu), Coverage 50% (Sobantu) and Units per hectare not applicable
16. Educational: FAR 1,50 (Sobantu) &1,00 (Greater Edendale), Coverage 75% (Sobantu), Height 3 storeys (PMB and Sobantu) and Units per hectare not applicable
17. Agriculture: AGRI 1 & AGRI 2 Building line 6m and Units per hectare not applicable
18. Undetermined: Building Line 6m and units per hectare not applicable

FRONTAGES AMENDED AS FOLLOWS:

- Special Residential (SR)
Previously New

ERF SIZES AMENDED AS FOLLOWS:

- Special Residential
Previously New

Density Zone 1: 10m Density Zone 2: 11m Density Zone 3: 13m Density Zone 4: 15m Density Zone 5: 17m Density Zone 6: 20m Density Zone 7: 25m	SR 1: 6m SR 2: 10m SR 3: 10m SR 4: 10m SR 5: 15m	Density Zone 1: 220m ² Density Zone 2: 325m ² Density Zone 3: 400m ² Density Zone 4: 500m ² Density Zone 5: 650m ² Density Zone 6: 1000m ² Density Zone 7: 1500m ²	SR 1: 180m ² SR 2: 450m ² SR 3: 650m ² SR 4: 900m ² SR 5: 1200m ²
<ul style="list-style-type: none"> Low Impact Mixed Use: from 20m to 15m General Residential: from 20m to 10m Intermediate Residential: from 20m to 15m Office; from 20m to 15m 		<ul style="list-style-type: none"> Garage and Petrol Filling Station previously unspecified to 1800m² General Residential from 1000m² to 900m² (GR 1-3) and GR 4 1800m² Intermediate Residential from 3000m² to 1200m² General Residential from 1000m² to 900 m² 	

LIST OF NEW LAND RESERVATIONS

- Railway Purposes
- New public roads and streets and widening of existing roads and streets
- Existing Road and Lane

LIST OF AMENDED LAND USE ZONES

1. Agriculture to Agriculture 1 and 2 (as per KZN DARD categories)	14. Special Area 2 (10 Durban Road) to Garage and Petrol Filling Station	25. Special Area 39(19, 21 and 25 Connaught Road-Scottsville) to General Residential 3
2. Sobantu and PMB Special Residential to Special Residential 3	15. Special Area 4 (Lower Howick Road) to General Residential 1	26. Special Area 42(Rita Light Industrial Park) to Light Industry
2.1 Greater Edendale Special Residential to Special Residential 4	16. Special Area 6(77 Allerton Road) to Intermediate Residential	27. Special Area 44 (Midland hospital) to Health and Welfare
3. General Residential to General Residential 3	17. Special Area 10 (65 Trelawney Road) to Office	28. Special Business Area 1 (Pick n Pay) to Low Impact Mixed Use
4. Limited Business to Low Impact Mixed Use	18. Special Area 12 (18 Connaught Road) to General Residential 2	29. Special Business Area 2 (Nedbank Centre) to Medium Impact Mixed Use
5. General Business to Medium Impact Mixed Use	19. Special Area 13 (20 Connaught Road) to General Residential 2	30. Special Business Area 10 (Mayors Walk Centre) to Medium Impact Mixed Use
6. City Centre Zone to Core Mixed Use 1	20. Special Area 16 (276 Murray Road) to Intermediate Residential	31. Special Business Area 14 (50 Simeon Road) to Low Impact Mixed Use
7. Light Industrial to Light Industry	21. Special Area 18 (Troon Terrace) to Intermediate Residential	32. Special Business Area 18 (Cascades Centre) to Multi-Retail and Office
8. Extractive Industrial to Extractive Industry	22. Special Area 21 (Prince Alfred Street - testing ground) to Light Industry	33. Special Business Area 27 to Medium Impact Mixed Use
9. General Industrial to General Industry	23. Special Area 22 (2-10 Chapel Street) to Light Industry	34. Unzoned to Undetermined
10. Religious/Public Worship to Worship	24. Special Area 35 (545 Chota Motala Rd – Daymed Medical Centre) to Health and Welfare	
11. Garage to Garage and Petrol Filling Station		
12. Conservation		
13. Special Area 1 (Racing Stables) to Agriculture 2		

LIST OF NEW LAND USE ZONES

1. Active Public Open Space	13. Low Impact Mixed Use	25. Retirement Village
2. Agriculture 1 (KZN DARD Category A-C)	14. Medium Impact Mixed Use	26. Student Village
3. Agriculture 2 (KZN DARD Category D)	15. Multi-Purpose Retail and Office	27. Tourism 1
4. Airport	16. Mixed Use 1	28. Utilities and Services 1
5. Bus and Taxi Rank	17. Municipal and Government	29. Special Residential 1
6. Cemetery	18. Passive Public Open Space	30. Special Residential 2
7. Convention Centre	19. Private Open Space	31. Special Residential 3
8. Core Mixed Use 1	20. Extractive Industry	32. Special Residential 4
9. Environmental Reservation	21. Protected Area 1 (also includes Conservation Areas)	33. Special Residential 5
10. Forestry (adapted from Afforestation and Commonage)	22. Rapid Urbanisation Management Zone	34. General Residential 1
11. Health and Welfare	23. Rural Residential	35. General Residential 2
12. Logistics 1	24. Refuse Landfill	36. General Residential 3
		37. General Residential 4 (Hotel)

LIST OF AMENDED DEFINITIONS:

- Administrator (Premier) to Amend to Premier
- Amend Appeals Board to Appeal Authority
- Council's Consent to Municipal Consent

LIST OF DELETED DEFINITIONS

- Bulk Zone
- Central City Area
- Coverage Factor

<ul style="list-style-type: none"> • Special Consent to Municipal Consent • Existing Building/Existing Work to Existing Building • Bulk to Floor Area • Bulk Factor to Floor Area Ratio • Double Parcellation to Panhandle • Existing to Existing Use • Town Planning scheme Map to Land Use Scheme Map • Overlay to Management Overlay • Petroleum Filling Station to Petrol Filling Station • Public Office to Government/Municipal Purposes • Parking Garage to Parking Depot • Business Premises to Business Purposes • Caravan Park to Camping Ground • Motor Salesroom to Motor Sales Premises • Public Garage to Motor Showroom 	<ul style="list-style-type: none"> • Density Zone and Density Zoning Map • Self-Contained Residential Unit
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<u>LIST OF NEW GENERAL DEFINITIONS</u>		<u>LIST OF NEW LAND USE DEFINITIONS</u>	
1. Agricultural Categories	31. Infant School/Early Childhood Development	1. Abattoir	43. Game Reserve
2. Amenity	32. Integrated Development Plan	2. Adult Premises	44. Garden Nursery
3. Appeal Authority	33. Land Use Scheme	3. Agri-tourism Facility	45. Government/Municipal Purposes
4. Approval	34. Land Use Scheme Map	4. Airport	46. Health and Beauty Parlour
5. Authorised Official	35. LFTEA	5. Ancillary Use	47. Health Studio
6. Basement	36. Licensed Premises	6. Art and Crafts Workshop	48. Heritage Purposes
7. Body Corporate	37. Liquor License	7. Bank	49. Hospital
8. Boundary	38. Listed Building	8. Bar	50. Hostel
9. Carport	39. Loading Space	9. Beauty Studio	51. Hotel
10. Competent Authority	40. Management Overlay	10. Betting Depot	52. Industry-Light
11. Consent	41. Mean Width	11. Bird Sanctuary	53. Landfill
12. Conservation: Heritage Resources	42. Mixed Use	12. Botanical Garden	54. Landing Strip
13. Deeds Registry	43. Municipal Area	13. Bottle Store	55. Launderette
14. Density	44. Municipal Consent	14. Builder's Yard	56. Livestock Farming
15. Developable Area	45. Municipal Planning Appeal Authority	15. Bus and Taxi Rank	57. Market
16. Development Rights	46. Municipal Planning Tribunal	16. Butchery	58. Medical Office
17. Eaves	47. Municipality	17. Café	59. Mortuary
18. Environmental Impact	48. National Building Regulations	18. Camping Ground	60. Museum
19. Environmental Impact Assessment	49. Occupant	19. Caretaker's Dwelling	61. Night Club
20. Environmental Legislation	50. Owner's Association	20. Casino	62. Office
21. Environmentally Sustainable	51. Panhandle	21. Cellular Telecommunication Infrastructure	63. Office Park
22. Existing Use	52. Registered Engineer	22. Cemetery	64. Parkade
23. Flood Line	53. Restrictive Conditions	23. Chalet Development	65. Place of Public Assembly
24. Floor Area	54. Service Agreement	24. Clinic	66. Private Conservation Area
25. Floor Area Ratio (FAR)	55. Servitude	25. Community Garden	67. Private Open Space
26. General Plan	56. Spatial Development Framework	26. Conference Facility	68. Private Recreation Area
27. Ground Floor	57. SPLUMA	27. Conservation Area	69. Protected Area
28. Ground Level	58. Street Boundary	28. Conservation Purposes	70. Public Open Space
29. Height	59. Subdivision of Land Act	29. Container Depot	71. Recreational Purposes
30. Heritage Resource	60. Waste	30. Convenience Shop	72. Recycling Centre
	61. Zone	31. Convention Centre	73. Restricted Building
		32. Crèche	74. Retirement Centre
		33. Crematorium	75. Riding Stables
		34. Cropping	76. Shopping Centre
		35. Dam	77. Tavern
		36. Eco-tourism Facility	78. Tourism Activities
		37. Educational Purposes	79. Transport Purposes
		38. Exhibition Centre	80. Truck Stop
		39. Farm Stall	81. Tuckshop
		40. Fast Food Outlet	82. Utilities Facility
		41. Flea Market	83. Veterinary Clinic
		42. Forestry	84. Warehouse