

27. Residential Zone 3

LAND USE CATEGORY		Residential	
ZONING		Residential Zone 3	
PURPOSE		High Density Residential	
Objectives			
• High density residential developments with a gross density of more than 50 units per hectare. • Residential developments of medium to large scale that can consist of multiple stories or levels. • Areas identified for densification and high intensity mixed use, including areas along major corridors and business nodes. • Residential development in this category can include flats, boarding house, hotels and backpackers. • High density residential development can be combined with commercial activity in areas identified by the SDF as mixed use. • Increased height and coverage parameters should be based on the SDF proposals and possible overlay zones.			
USE OF THE PROPERTY			
Primary Use		Definition	Consent Use
General Residential Building		means a building for human habitation, together with such outbuildings and support facilities relating to the operation and sustainability of the scheme or building, and includes a boarding house, residential rooms, children's home, guest lodging facilities, retirement village, hostel, town housing, dwelling units, flats, but excludes hotels	• Child Care Facility • Home Occupation • Licensed Hotel • Licenced Restaurant • Medical Use • Self-Catering Units • Social Facility
DEVELOPMENT PARAMETERS			
Building Lines		Height	Coverage
Street	Lateral & Rear		
5m	4m		
		11m	50%
Density		Parking	
No density limit, subject to all other development parameters		General Residential Buildings : 2 s / du General Residential Buildings (Rooms) : 1 s / room Visitors : 1 s / 4 du or as determined by the Municipality	

General Provisions

▣ Common Open Space

- A minimum of 25% of the land or erf shall be set aside as common open space. This area excludes roads, service yards, private outdoor spaces and undevelopable land steeper than 1:5 and/or below the 1:50 years flood line of a river or a stream.
- The required provision of common open space may be relaxed if :
 - public open space is provided in the immediate vicinity; and
 - internal street reserves are planned and can be used as part of the open space system.

▣ Management

- Development in this zone must be managed by a Home Owners Association or Body Corporate as determined by the Kouga Spatial Planning & Land Use Management By-laws.
- Development in this zone must comply with the guidelines and parameters as determined by the Municipality.