

ETHEKWINI MUNICIPALITY ZONING CERTIFICATE

Page 1 of 2

ATT: RUND

ETHEKWINI MUNICIPALITY

Development Planning, Environment & Management Unit

**DURBAN METROPOLITAN COUNCIL
CENTRAL REGIONAL OFFICE
DEVELOPMENT PLANNING**

**SITE PARTICULARS: TO BE COMPILED BY ENQUIRER**

DESCRIPTION: Portion ERF of the farm ERF 12554 of the farm DURBAN
 DATE: 2012/01/19
 NETT SITE AREA: 0
 ADDRESS: 124 MAHATMA GHANDI ROAD POINT

GENERAL LAND USE MANAGEMENT INFORMATION

ZONING: General Business

PLOT AREA RATIO: 8.0 of which residential may be either 4.0 or 2.0 dependant on its locality in CBD see Cl. 23(i)(b)(i).or 3.0 in the areas bounded by (i) Berea road, Richards road, Lancers Rd, Warwick av. (ii) Berea Rd, Umbilo rd, Moore rd, (iii) Roughly in the area bounded by Epsom rd, Mansell rd, Umgeni Road, First av, Crabbe rd, Argyle rd and Ascot St.

COVERAGE: N/A

MIN. BUILDING LINE: 4.5m from centre line of vehicular street or 2.0m from C.L of non-vehicular street.

MIN. SIDE SPACE: N/A

MIN. REAR SPACE: N/A

MAX. PERMITTED HEIGHT: 59deg angle from opposite side of street (max width 30m) or 110m with a 5.0m setback at 15.0m

PARKING REQUIREMENTS: See appendix 6.For Area's Outside that Demarcated in Appendix 6, Dependant on Land use.See cl.12

NO. OF UNITS: N/A

PERMITTED / SPECIAL CONSENT USES: SEE BELOW

PERMITTED : Business premises (excluding those referred to in Column 4) Dwelling Houses, Domestic Staff Accommodation, Residential Building, Shop, Restaurant, Fast Food Outlet, Licensed Hotel, Place of Assembly, Place of Amusement, Institution, Place of Instruction, Creche, Industrial Building (Excluding those referred to in columns 4 and 5), Social Hall, Totalisator Depot. **SPECIAL CONSENT USES :** Action Sports Bar, Adult Premises, Bath House, Bottle Store, Casino, Escort Agency, Funeral Parlour, Massage Parlour, Place of Worship, Night Club, Parking Garage except as is provided in sub-clause 6(23), Petrol Service Station, Panel Beating, Shelter, Spray Painting, Tavern, Work House, Other uses not under Columns 3 and 5, any other Authorised in terms of clause 6 bis. **NOTE:** 20% may in certain areas be added to the permissible floor area when parking is provided (see appendix 6 and CL.23(7)(c)(i))

Additional Remarks:

DISCLAIMER:

The controls given above are those specific to the land use zone in which the property falls. However, attention is drawn to the Town Planning Scheme Regulations where, in certain cases, additional requirements can be called for at the discretion of the Deputy Head : Development Planning 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.