



SUSTAINABLE DEVELOPMENT & CITY ENTERPRISES
Development Planning, Environment & Management Unit

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Date: 10 July 2017

ZONING CERTIFICATE

ERF 2955 KINGSBURGH

This serves to certify:

THAT the property described as **Erf 2955 Kingsburgh** is within the jurisdiction of the eThekweni Municipality (South), and is zoned **General Residential 5** in terms of the South Scheme.

Yours Sincerely

MR T B MBHELE
HEAD: DEVELOPMENT PLANNING, ENVIRONMENT & MANAGEMENT

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, 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.

REMARKS:

Note 1: This information has been compiled at the above date, but as the Town Planning Scheme is in 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 any By-Laws, the National Building Regulations, Environmental Legislations or any restrictive conditions in Title Deeds.

ZONE: GENERAL RESIDENTIAL 5

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 residential community.

MAP COLOURREFERENCE: BROWN BACKGROUND WITH PINK 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 • Private Open Space • Public Open Space • Retirement Centre 	<ul style="list-style-type: none"> • *BTTS • Crèche • *Health Studio • Laundry • Mobile Home Park & Camping Ground • *Restaurant / Fast Food Outlet • *Shop • Special Building 	<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 • Car Wash • Cemetery/ Crematorium • Container Depot • Convention Centre • Correctional Facility • Direct Access Service Centre • Display Area • Dive Charter • Educational Establishment • 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 	<ul style="list-style-type: none"> • Industry -- Noxious • Institution • Landfill • Mortuary • Motor Garage • Motor Display Area • Motor Vehicle Test Centre • Motor Workshop • Museum • Nature Reserve • Night Club • Office • Office -- Medical • Parkade • Pet Grooming Parlour • Place of Public Entertainment • Place of Public of Worship • Recycling Centre • Reform School • Refuse Disposal • Restricted Building • Riding Stables • Scrap Yard • Transport Depot • Truck Stop • Veterinary Clinic • Warehouse • Zoological Garden

ADDITIONAL CONTROLS

1. All landscaping at the discretion of the eThekweni Municipality.
2. *Restaurant/Fast Food Outlet/Shop restricted to the ground floor in a Flat only.
- 3.*BTTS shall mean Base Telecommunications Transmission Station.
4. Where an Erf is used exclusively for a Dwelling House the sides and rear spaces shall 2.0 metres.
- 5.*A shop may be permitted to cater for the day to day needs of the residents only.
- 6.*A Health Studio may be permitted for the exclusive use of the residents only.
- 7.*A Dwelling House shall have a Floor Area Ratio of 0.4, Coverage of 40 % and a Height of 3 storeys.
8. Refer to Section 9.5 of this Scheme for the procedure and requirements of a Multiple Unit Development.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MIN ERF SIZE	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	4.5 m	N/A	1 800 m ²	2	30 %	0.35