

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 1 ERF 4300 of the farm RESERVOIR HILLS
 DATE: 2012/12/14
 NETT SITE AREA: 1
 ADDRESS: 132 WANDSBECK ROAD CLARE HILLS

GENERAL LAND USE MANAGEMENT INFORMATION

ZONING: Extended Residential 650

PLOT AREA RATIO: N/A

COVERAGE: 40%

MIN. BUILDING LINE: 6m to all road frontages. Swimming Pool; 1.0m. Abutting N2; 15m's abutting M19; 7.5m's

MIN. SIDE SPACE: Aggregate of 5m - one side not less than 2m. Multiple Unit: 3.0m on both sides. Swimming Pool; 1.0m. Non residential. 5.0m (see cl.19(4)(a))

MIN. REAR SPACE: 5m. Swimming Pool; 1.0m.

MAX. PERMITTED HEIGHT: 2 storeys

PARKING REQUIREMENTS: Dwelling House; 2bays plus 1bay For Ancillary Unit. Dwelling units (multiple) and other uses; see cl.12

NO. OF UNITS: One dwelling unit for every 650sqm of net site area with the resultant quotient being taken to the nearest unit or if there is a fraction of one half; the next highest. "The figure reached multiplied by three"

PERMITTED / SPECIAL CONSENT USES: SEE BELOW

PERMITTED : Dwelling House; Domestic Staff Accommodation; Ancillary Unit when ancillary to a Dwelling House; Extended Residential Building; Multiple Unit Development. **SPECIAL CONSENT :** Agriculture; Place of Instruction; Place of Worship; Social hall; Creche; Special building or use; Offices in terms of clause 7; Institution; any other use authorised in terms of clause 6 bis.

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.

REMARKS:

Note1: 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.

Note2: 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.