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**ZONING CERTIFICATE**

**DURBAN UNICITY METROPOLITAN COUNCIL CENTRAL  
OPERATION ENTITY DEVELOPMENT AND PLANNING UNIT**

TOWN PLANNING SCHEME IN COURSE OF PREPARATION

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**SITE PARTICULARS**

DESCRIPTION: ERF 9107 of the farm DURBAN  
 NET SITE AREA: 335.00  
 ADDRESS: 10 GLASTONBURY PLACE in UMBILO

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**GENERAL LAND USE MANAGEMENT INFORMATION**

ZONING:	Special Residential 400
PLOT AREA RATIO:	n/a.
COVERAGE:	40%, 50% for SR 120, Place of Instruction - 50%.
MIN. BUILDING LINE:	1800m <sup>2</sup> - 7.5m/ 1400m <sup>2</sup> - 7.5m/ 000m <sup>2</sup> - 7.5m, 650m <sup>2</sup> - 6.0m, 400m <sup>2</sup> & 180m <sup>2</sup> - may be 3.0m if parking available, Swimming Pool - 1.0m.
MIN. SIDE SPACE:	Aggregate of 5.0m (minimum of 2m), 180m <sup>2</sup> - aggregate of 3.0m, minimum of 1.0m/7 Precluded vehicular access - 2.0m, Semi detached -(180m <sup>2</sup> & 400m <sup>2</sup> ) 3.0m, Cluster Housing Development - 3.0m, Institution - 3.0m, Non-residential - 5.0m, Swimming Pool - 1.0m,
MIN. REAR SPACE:	5.0m, Non-residential - 5.0m, Swimming Pool - 1.0m, .
MAX. PERMITTED HEIGHT:	2 Storeys.
PARKING REQUIREMENTS:	Dwelling House - n/a / Dwelling House + Ancillary Unit - 2 bays, Cluster Housing - 1 bay per unit, Offices - 1 bay per 25m <sup>2</sup> .
NO. OF UNITS:	One dwelling house per minimum pre-scribed sub division attached or detached. Refer to Clause 20(10)(b)(iii) for details on Cluster Housing Development.. Ancillary Unit Only where one dwelling house on the site.
CONSENT	Dwelling House, Ancillary Unit, Cluster Housing Development.
SPECIAL CONSENT	Agriculture, Place of Instruction, Place of Worship, Social Hall, Crèche, Special Building or use, Offices in terms of Clause 7, Institution, Bed and Breakfast/Guesthouse in terms of Clause 7, Any other use authorised in terms of Clause 6(b)(a).

**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 Executive Director (Development and 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 the Central Operation Entity's By-Laws, the National Building Regulations or any restrictive conditions in Title Deeds.  
 Note3: For further information please contact [devmaninf@cosy.durban.gov.za](mailto:devmaninf@cosy.durban.gov.za) Tel. No.: (031) 300 2572

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 50%  
 MIN 2M  
 AVE 2M  
 RELAX 5-2  
 1/25  
 SPECIAL  
 CONSENT

*Handwritten notes at the bottom of the page:*  
 1. SURVEY SITE  
 CONSOLIDATION  
 REG. SQ. OFFICE  
 ATTORNEY - PERO BRACE  
 REMOVE CONDITIONS  
 SUBDIVISION & SELL SECTION