

# **ANNEXURE D1**

## **ZONING CERTIFICATE**

**ETHEKWINI MUNICIPALITY****Development Planning, Environment & Management Unit**166 K. E. Masinga  
Road**Ethekwini Municipality Land Use Scheme: Central Planning Region  
Zoning Certificate**Name of Enquirer: **Somers Govender** Tel No: **083 792 7677**Date: **11 June 2021**SITE PARTICULARS: Site Description/Erf no.: **Portion 10 of Erf 2272 Durban**SITE ADDRESS: **113 Currie Road****GENERAL LAND USE MANAGEMENT INFORMATION**ZONING : **GENERAL RESIDENTIAL 1**FLOOR AREA RATIO : **1.2**COVERAGE : **50%**MIN.BUILDING LINE : **7.5m to all road frontages**MIN SIDE SPACE : **3m**MIN REAR SPACE : **3m**MAX.PERMITTED HEIGHT : **N/A**PARKING REQUIREMENTS: **Dependent on Land use: see Section 8**MAX. NO. OF UNITS : **One dwelling unit for every 90m<sup>2</sup> of FAR****Permitted/ special consent uses: see attached****Additional Remarks:**

- The site is covered with the Durban Metropolitan Open Space System (D'MOSS).

**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 Head: Development Planning Environment and Management 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.

Note 1: This information has been compiled at the above date, but as the Town Planning Scheme is in the 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 Legislation or any restrictive conditions in Title Deeds.

Note 3: For further information, please contact C Palayan

Tel no: 031-3117186

Information Compiled by: .....

Checked By: .....

ETHEKWINI MUNICIPALITY	
INFORMATION SYSTEMS BRANCH	
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SIGNATURE:	[Signature]
DATE:	11 June 2021