

ZONING EXCERPT

ZONE: SPECIAL RESIDENTIAL 1800						
<p>SCHEME INTENTION: To provide, preserve, use land or buildings for single residential and multiple unit development use in a form of dwelling house/units and ancillary uses. Protection of the quality and character of residential neighbourhood and the well-being of its residents limiting multiple uses of buildings to minimize adverse impact on the residential environment. Business that comply with residential amenity such as a Bed and Breakfast Establishment, and Home Business at the discretion of the eThekweni Municipality.</p> <p>MAP COLOUR REFERENCE: Yellow with orange border</p>						
PRIMARY	SPECIAL CONSENT	PRECLUDED				
<ul style="list-style-type: none"> • Conservation area • Dwelling House • Multiple Unit Development 	<ul style="list-style-type: none"> • telecommunications infrastructure • Crèche • Educational Establishment • Garden Nursery • Government/Municipal • Health & Beauty Clinic* • Museum • Office – Medical • Place of Public Worship • Private Open Space • Retirement Centre • Special Building • Veterinary Clinic 	<ul style="list-style-type: none"> • Action Sports bar • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Animal facility • Arts and Crafts Workshop • Betting Depot • Boarding House • Builder's Yard • Car Wash • Chalet Development • Container Depot • Convention Centre • Correctional Facility • Cemetery/crematorium • Direct Access Service Centre • Display Area • Escort Agency • Flat 	<ul style="list-style-type: none"> • Flea Market • Fuelling and Service Station • Funeral Parlour • Health Studio • Hotel • Industry – Extractive • Industry – General • Industry – Light • Industry – Noxious • Institution • Landfill • Laundry • Mobile Home Park and Camping Ground • Mortuary • Motor Display Area • Motor Garage • Motor Vehicle Test Centre • Motor Workshop • Nature Reserve 	<ul style="list-style-type: none"> • Night Club • Office • Parkade • Pet Grooming Parlour • Place of Public Entertainment • Recycling Centre • Reform School • Refuse Disposal • Restaurant / Fast Food Outlet • Riding Stables • Scrap Yard • Shop • Student Residence • Transport Depot • Truck Stop • Utilities Facility • Warehouse • Zoological Garden 		
ADDITIONAL CONTROLS						
<ol style="list-style-type: none"> 1. All landscaping shall be to the discretion of the Municipality. 2. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality. 3. *The proposed building must be in keeping with the quality and character of the surrounding buildings. 4. *A minimum of 25% of the site area, including the parking area, shall be landscaped and maintained to the satisfaction of the Head Development Planning and Management. 5. *No external advertising other than the name of the building and the practitioners name plates shall be permitted 6. The self-storage facility on Remainder of Portion 98 (of 21) of the Farm Upper End Langefontein No. 980, as indicated on layout plan no. 14-61-P01 dated 24/05/2018 is hereby permitted. The facility is limited to the storage of household goods inclusive of vehicles, boats, trailers or caravans, but no storage of hazardous chemicals or substances shall be permitted. Storage containers are not considered self-storage facilities. Any further expansion or deviation that constitutes a material change to the operation shall void this provision, and shall further require appropriate rezoning of the property. 						
DEVELOPMENT PARAMETERS						
SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	1 per 1800 m ²	1800 m ²	2	30 %	0.35

5. DESCRIPTION OF PROPERTY

THE SUBJECT PROPERTY IS LOCATED AT 3 WISHART ROAD, ALBANY, HILLCREST AND COMPRISES OF A LARGE IN-HANDLE SITE, BELOW ROAD LEVEL ON A GENTLE SLOPING AND TERRACED SITE. THE PROPERTY IS IMPROVED WITH A NUMBER OF IMPROVEMENTS INCLUDING A SINGLE STOREY MAIN DWELLING ACCOMMODATING 2 X LOUNGE AREAS, DININGROOM, KITCHEN, 3 X BEDROOMS, 2 X BATHROOMS AND A COVERED VERANDAH. OTHER IMPROVEMENTS INCLUDE A STUDIO FLAT/HOME OFFICE, A COTTAGE ACCOMMODATING A BEDROOM, BATHROOM, KITCHENETTE AND LOUNGE, AN OUTBUILDING ACCOMMODATING STORES, TACKROOM AND STABLES AND A SECOND DWELLING ACCOMMODATING 2 BEDROOMS, KITCHEN/LOUNGE OPEN PLAN AND A BATHROOM AND AN ASSOCIATED SINGLE GARAGE. THE SITE AREA IS 8,092M² IN EXTENT AND CURRENTLY ZONED SPECIAL RESIDENTIAL 1800 WITH AN ALLOWANCE FOR APPROXIMATELY 3 – 4 SUBDIVISIONS, HOWEVER A RESTRICTION OF DEVELOPMENT DUE TO THE SINGLE VEHICLE ACCESS WHICH MAY ONLY ACCOMMODATE A SINGLE VEHICLE. SITEWORKS INCLUDE TARMAC ASPHALT DRIVEWAY PAVING, AUTOMATED SWING GATE ACCESS, BOUNDARY FENCING AND AN AREA FOR HORSE TRAINING.

5.1 DESCRIPTION OF IMPROVEMENTS:

DESCRIPTION	GROSS AREA/M ²	LETTABLE AREA	CONDITION
MAIN DWELLING	210 M ²	210 M ²	AVERAGE
DWELLING 2	97 M ²	97 M ²	AVERAGE
COTTAGE	45 M ²	45 M ²	GOOD
STUDIO	30 M ²	30 M ²	AVERAGE
OUTBUILDING	100 M ²	100 M ²	BELOW PAR
COVERED AREAS	85 M ²	85 M ²	AVERAGE

CONSTRUCTION MATERIALS AND FINISHES

ROOF:	CEMENT TILE AND CORRUGATED IRON ROOFING
UPPERSTRUCTURE:	PLASTERED AND PAINTED BRICK WALLING
WINDOW FRAMES:	TIMBER & ALUMINIUM FRAMES FITTED
FLOOR COVERING:	CONCRETE OVERLAIN WITH CERAMIC TILE FINISH
CEILINGS:	SUSPENDED CEILINGS