



**DEVELOPMENT PLANNING, ENVIRONMENT & MANAGEMENT UNIT**  
**Development Planning Department**  
**Land Use Management Branch**

**NORTH SCHEME OF THE ETHEKWINI MUNICIPALITY, VERULAM DISTRICT**  
**PLANNING CERTIFICATE**

**SITE PARTICULARS: TO BE PROVIDED BY ENQUIRER**

NAME OF ENQUIRER: **HANS COETZEE ARCHITECT** TEL NO.: 0836509775  
SITE DESCRIPTION: **PORTION 1 ERF 341 VERULAM.**  
SITE ADDRESS: **GARLAND STREET**  
NETT SITE AREA: **AS PER THE TITLE DEED**

**GENERAL LAND USE MANAGEMENT INFORMATION**

LAND USE ZONING : RAILWAY RESERVE  
FLOOR AREA RATIO : N/A  
COVERAGE : N/A  
MAX. PERMITTED HEIGHT : N/A  
BUILDING LINE : N/A  
SIDE SPACE : N/A  
REAR SPACE : N/A  
MINIMUM ERF SIZE : N/A  
NO. OF UNITS PERMITTED : NO SCHEME CONTROL  
PARKING REQUIREMENT : AS PER SECTION 8, PARKING AND LOADING STANDARDS  
PERMITTED / SPECIAL CONSENT USES : SEE ATTACHED

**Additional Remarks: Further comments may be generated upon the submission of a building plan.**

**DISCLAIMER:**

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- Note 3:** For further information please contact **N PALAYAN** Tel No. **031-311 6055**

Information checked by Marius Taljaard

  
**REGIONAL CO – ORDINATOR: LAND USE MANAGEMENT (NORTH)**  
**DEVELOPMENT PLANNING ENVIRONMENT AND MANAGEMENT UNIT**



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**SITE PARTICULARS: TO BE PROVIDED BY ENQUIRER**

NAME OF ENQUIRER: **HANS COETZEE ARCHITECT** TEL NO.: 0836509775  
SITE DESCRIPTION: **PORTION 2 ERF 341 VERULAM.**  
SITE ADDRESS: **GARLAND STREET**  
NETT SITE AREA: **AS PER THE TITLE DEED**

**GENERAL LAND USE MANAGEMENT INFORMATION**

LAND USE ZONING : RAILWAY RESERVE  
FLOOR AREA RATIO : N/A  
COVERAGE : N/A  
MAX. PERMITTED HEIGHT : N/A  
BUILDING LINE : N/A  
SIDE SPACE : N/A  
REAR SPACE : N/A  
MINIMUM ERF SIZE : N/A  
NO. OF UNITS PERMITTED : NO SCHEME CONTROL  
PARKING REQUIREMENT : AS PER SECTION 8, PARKING AND LOADING STANDARDS  
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**SITE PARTICULARS: TO BE PROVIDED BY ENQUIRER**

NAME OF ENQUIRER: **HANS COETZEE ARCHITECT** TEL NO.: 0836509775  
SITE DESCRIPTION: **REM OF ERF 341 VERULAM.**  
SITE ADDRESS: **GARLAND STREET**  
NETT SITE AREA: **AS PER THE TITLE DEED**

**GENERAL LAND USE MANAGEMENT INFORMATION**

LAND USE ZONING : LIGHT INDUSTRY  
FLOOR AREA RATIO : 1.0  
COVERAGE : 80%  
MAX. PERMITTED HEIGHT : 2 STOREYS  
BUILDING LINE : 7.5M  
SIDE SPACE : 2.0M  
REAR SPACE : 2.0M  
MINIMUM ERF SIZE : 900M<sup>2</sup>  
NO. OF UNITS PERMITTED : NO SCHEME CONTROL  
PARKING REQUIREMENT : AS PER SECTION 8, PARKING AND LOADING STANDARDS  
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**SITE PARTICULARS: TO BE PROVIDED BY ENQUIRER**

NAME OF ENQUIRER: **HANS COETZEE ARCHITECT** TEL NO.: 0836509775  
SITE DESCRIPTION: **REM OF PORTION 3 ERF 341 VERULAM.**  
SITE ADDRESS: **GARLAND STREET**  
NETT SITE AREA: **AS PER THE TITLE DEED**

**GENERAL LAND USE MANAGEMENT INFORMATION**

LAND USE ZONING : LIGHT INDUSTRY  
FLOOR AREA RATIO : 1.0  
COVERAGE : 80%  
MAX. PERMITTED HEIGHT : 2 STOREYS  
BUILDING LINE : 7.5M  
SIDE SPACE : 2.0M  
REAR SPACE : 2.0M  
MINIMUM ERF SIZE : 900M<sup>2</sup>  
NO. OF UNITS PERMITTED : NO SCHEME CONTROL  
PARKING REQUIREMENT : AS PER SECTION 8, PARKING AND LOADING STANDARDS  
PERMITTED / SPECIAL CONSENT USES : SEE ATTACHED

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**SITE PARTICULARS: TO BE PROVIDED BY ENQUIRER**

NAME OF ENQUIRER: **HANS COETZEE ARCHITECT** TEL NO.: 0836509775  
SITE DESCRIPTION: **REM OF PORTION 2 ERF 348 VERULAM.**  
SITE ADDRESS: **GARLAND STREET**  
NETT SITE AREA: **AS PER THE TITLE DEED**

**GENERAL LAND USE MANAGEMENT INFORMATION**

LAND USE ZONING : LIGHT INDUSTRY  
FLOOR AREA RATIO : 1.0  
COVERAGE : 80%  
MAX. PERMITTED HEIGHT : 2 STOREYS  
BUILDING LINE : 7.5M  
SIDE SPACE : 2.0M  
REAR SPACE : 2.0M  
MINIMUM ERF SIZE : 900M<sup>2</sup>  
NO. OF UNITS PERMITTED : NO SCHEME CONTROL  
PARKING REQUIREMENT : AS PER SECTION 8, PARKING AND LOADING STANDARDS  
PERMITTED / SPECIAL CONSENT USES : SEE ATTACHED

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NAME OF ENQUIRER: **HANS COETZEE ARCHITECT** TEL NO.: 0836509775  
SITE DESCRIPTION: **PORTION 8 ERF 348 VERULAM.**  
SITE ADDRESS: **GARLAND STREET**  
NETT SITE AREA: **AS PER THE TITLE DEED**

**GENERAL LAND USE MANAGEMENT INFORMATION**

LAND USE ZONING : LIGHT INDUSTRY  
FLOOR AREA RATIO : 1.0  
COVERAGE : 80%  
MAX. PERMITTED HEIGHT : 2 STOREYS  
BUILDING LINE : 7.5M  
SIDE SPACE : 2.0M  
REAR SPACE : 2.0M  
MINIMUM ERF SIZE : 900M<sup>2</sup>  
NO. OF UNITS PERMITTED : NO SCHEME CONTROL  
PARKING REQUIREMENT : AS PER SECTION 8, PARKING AND LOADING STANDARDS  
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