



**nelson mandela bay**  
M U N I C I P A L I T Y  
PORT ELIZABETH | UITENHAGE | DESPATCH

Town Planning System

TPS10002

### INFORMAL TOWN PLANNING ENQUIRY

|                        |          |                              |      |                    |   |
|------------------------|----------|------------------------------|------|--------------------|---|
| <b>Allotment Area:</b> | FERNGLEN | <b>Erf Number:</b>           | 367  | <b>Sub Number:</b> | 0 |
| <b>Consolidated:</b>   |          | <b>Subdivided:</b>           |      | <b>History:</b>    |   |
| <b>Area:</b>           | 892 m2   | <b>Proclaimed Main Road:</b> | -    | <b>Registered:</b> |   |
| <b>Lease:</b>          | -        | <b>Structure Plan:</b>       | 0    | <b>Parking:</b>    |   |
| <b>Noting Sheet:</b>   | BO8CCW2  | <b>Habital Rooms:</b>        | 0.00 | <b>Corner:</b>     | N |
| <b>Consent:</b>        | -        | <b>N-Tie:</b>                | N    |                    |   |
|                        | -        | <b>CBD:</b>                  | N    |                    |   |

#### Zone Information:

| Zone | Building Line | Coverage | Side and Rear Space | Height Restriction | Density | RVA | NCU | FSI  | Area ( m2 ) |
|------|---------------|----------|---------------------|--------------------|---------|-----|-----|------|-------------|
| RES1 | B3            | 60       | S5                  | 2 FLRS             | #       | #   | N   | 0.00 | 892.00      |

#### Code Descriptions:

- B3** Dwelling houses: 5m on erf > 500 m2 or 3m on erf <= 500m2.  
Carports: Nil for up to 6m, with consent. (see Reg. 8.2)  
Private garages: Nil for up to 7m, with consent. (see Reg. 8.1(11))  
Other buildings: 5m.
- S5** Dwelling houses: 1.5m.  
Car ports : With consent of abutting owners.  
Private garages : With consent of abutting owners.  
Other Buildings: 5m or half the height of the building.

#### Notes:

FERNGLEN EXT 3  
10 DUNKIRK ROAD