



TOWN PLANNING PARAMETERS		
PTN 19 SITE AREA	1812m <sup>2</sup>	
MAX. F.A.R 0.35 OF SITE AREA	634.2m <sup>2</sup>	
MAX. COVERAGE 30% OF SITE AREA	543.6m <sup>2</sup>	
SCHEME INTENTION: To provide, preserve, use land or buildings for single residential use in a form of a dwelling house 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, Guest House Establishment and Home Business at the discretion of the eThekweni Municipality.		
CADASTRAL PARAMETERS		
NO BUILD ZONES: Each portion has a no build zone boundary off-set of 2 meter. Portion boundaries along the Estate Perimeter having the 4,5m side and back space with a 7,5m Front space as per the Local By-Laws.		
BROADMEAD LANDSCAPING NODES & CORRIDORS		
BOUNDARY	SECONDARY	PRIMARY