



CITY OF TSHWANE
"we are the same"

CITY PLANNING, DEVELOPMENT AND REGIONAL SERVICES DEPARTMENT

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Your ref:

Enquiries: A. C. Walker

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Date: 4 December 2008

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008

PROPERTY DESCRIPTION: ERF 3200, PRETORIA

1. **USE ZONE 6: BUSINESS 1** subject to Annexure T : B(no. not yet allocated)
2. **PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):**
 - Business Building
 - Dwelling-units
 - Government Purpose
 - Guest-house
 - Institution
 - Light Industry subject to Schedule 10
 - Parking Garage subject to Schedule 10
 - Parking Site subject to Schedule 10
 - Place of Instruction
 - Place of Public Worship
 - Place of Refreshment
 - Residential Building excluding Boarding House, Hostel and Blocks of Tenements
 - Retail Industry
 - Shop
 - Social Hall
 - Sport and Recreation Club
 - Vehicle Sales Mart subject to Schedule 10
 - Vehicle Sales Showroom
 - Veterinary Clinic
3. **PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):**
 - Blocks of Tenements
 - Boarding House
 - Hostel
 - Other uses not in Columns 3 and 5, that is uses not specified in paragraphs 2 and 4 of this certificate.

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4. **PURPOSES FOR WHICH BUILDINGS MAY NOT BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):**

Industry
Noxious Industry
Panel-beater
Scrap Yard

5. **A HOME ENTERPRISE MAY BE EXERCISED IN A DWELLING-UNIT SUBJECT TO SCHEDULE 9.**

6. **TEMPORARY USES MAY BE PERMITTED IN TERMS OF CLAUSE 14(8).**

7. **DENSITY:** Not Applicable

8. **HEIGHT:** Annexure T, Site Development Plan, subject to Clause 26.

9. **FLOOR AREA RATIO:** Annexure T, Site Development Plan, subject to Clause 25.

10. **COVERAGE:** Table E, Annexure T, Site Development Plan, subject to Clause 27.

11. **BUILDING LINES:** **Streets:** Annexure T, Site Development Plan
Other: Subject to Annexure T, Site Development Plan

12. **ATTACHED DOCUMENTS:**

Annexure T: B

NOTE:

The above zoning information must be read in conjunction with the relevant Annexure T, if any, and the rest of the Clauses of the Tshwane Town-Planning Scheme 2008. Where an Annexure T does not specify or stipulate a land use or development control (for eg. Height, F.A.R. etc) the stipulations of the said Scheme clauses and the above Zoning Certificate shall prevail.

Kind regards



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f STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING, DEVELOPMENT AND REGIONAL SERVICES