



Economic Development and Spatial Planning

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TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

PROPERTY KEY: 005800070
 ZONING KEY: 005800070
 SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: AH 70 BON ACCORD AH (168 ERICA ROAD)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Town-Planning Scheme, 2008 (Revised 2014).

A. USE ZONE 17: AGRICULTURAL

PURPOSES FOR WHICH LAND AND BUILDINGS <u>MAY</u> BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES <u>MAY NOT</u> BE ERECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS <u>MAY NOT</u> BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
Agriculture Farm Stall subject to Schedule 10 One Dwelling-house	Agricultural Industry Airfield Animal Boarding Place Camping Site Commune Equestrian School Flea Market Garden Centre Guest-house Institution Lodge Municipal Transitional Settlement subject to Schedule 27 Parking Site Petting Zoo Picnic Place Place of Child Care Place of Instruction Place of Public Worship Place of Refreshment Recreation Resort Social Hall Sports and Recreation Ground Sport and Recreation Club Wall of Remembrance in conjunction with a Place of Public Worship	Uses not in Columns 3 and 4



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B	ANNEXURE T	Not Applicable
C	MINIMUM ERF SIZE	Not Applicable
D	UNITS PER HA	Not Applicable
E	COVERAGE	Table E, Coverage Zone 5, subject to Clause 27
F	FLOOR AREA RATIO	Table C, FAR Zone 21, subject to Clause 25
G	HEIGHT	Table D, Height Zone 10, subject to Clause 26
H	DENSITY	Not Applicable
I	CONSENT USE	Not Applicable Disclaimer: Please note that the validity of the Consent Use cannot be verified as the rights may have lapsed.
J	BUILDING LINES	Streets : Subject to Schedule 1 Other : Subject to Clause 12
K	SCHEDULE 5	Not Applicable
L	ATTACHED DOCUMENTS	Schedule 1-P3

In case of any discrepancy on the property description of the Zoning Certificate, Annexure T, Consent Use and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.



f: GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

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