

11 . Appendix

- * Institutions.
- * Motor Workshops.
- * Places of Amusement.
- * Public Garages.
- * Restricted Industries which do not fall under Schedule X but create no danger or nuisance of noise, dust, smoke, fumes or smell.
- * Special Buildings.
- * Sports Grounds.
- * Warehouses.

5. PURPOSES FOR WHICH BUILDINGS MAY NOT BE ERECTED OR USED OR LAND-USED:

- * Panel-beating and Spray-painting.
- * Other uses not in Columns (3) and (4).

6. DENSITY:

7. FLOOR SPACE RATIO: As indicated on Annexure B.

8. HEIGHT: As indicated on Annexure B.

9. COVERAGE: As indicated on Annexure B.

10. BUILDING LINES:

Sides: 4.5m

street boundary: 4.5m

11. ATTACHED DOCUMENTS:

- * Schedule: None
- * Annexure: 3231

Kind regards



f GENERAL MANAGER: CITY PLANNING



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PORTION 4 OF ERF 25, PORTION 6 OF ERF 25, PORTION 7 OF ERF 32, PORTION 4 OF ERF 33, PORTION 7 OF ERF 73, PORTION 2 OF ERF 75, ERF 2761, ERF 2779, ERF 2884, ERF 3275 AND ERF 3318, PRETORIA

USE ZONE VIII: GENERAL BUSINESS

The erven are further subject to the following conditions:

1. The floor space ratio shall not exceed the following:

Portion 4 of Erf 25	:	1,0
Portion 6 of Erf 25	:	1,0
Portion 7 of Erf 32	:	1,2
Portion 4 of Erf 33	:	1,0
Portion 7 of Erf 73	:	1,0
Portion 2 of Erf 75	:	1,0
Erf 2761	:	1,0
Erf 2779	:	1,2
Erf 2884	:	1,2
Erf 3275	:	1,0
Erf 3318	:	1,0

2. All parts of the erven on which motor vehicles may move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the City Council.
3. Above-mentioned condition 1 may be amended with the consent of the City Council, subject to the provisions of Clause 18 of the Town-planning Scheme.





CITY OF TSHWANE
"we are the same"

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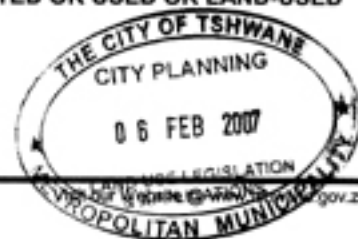
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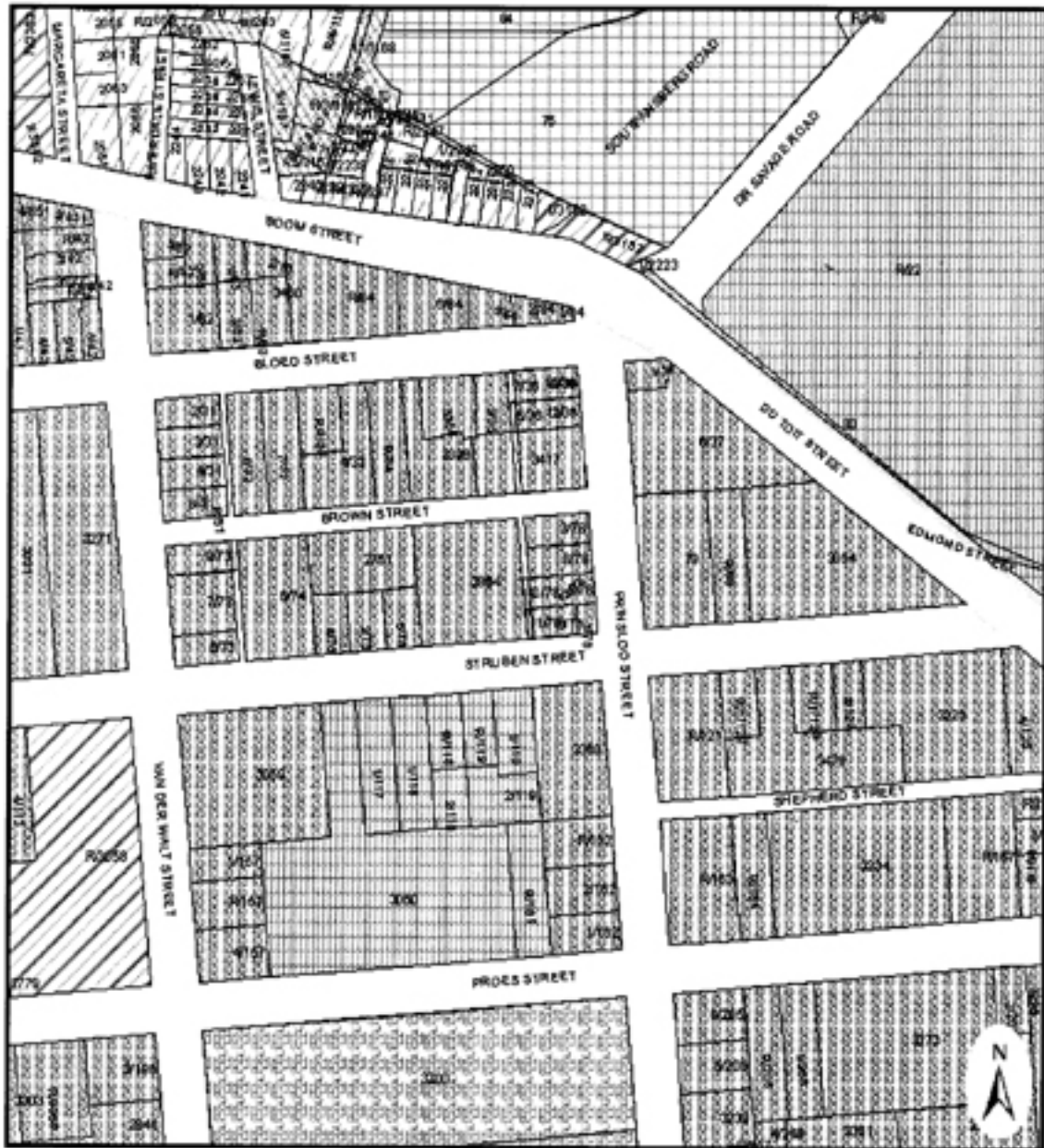
Enquiries / Navrae: Belinda de Bruin
Date/ Datum: 31/01/2007

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE: PRETORIA, PRETORIA TOWN-PLANNING SCHEME, 1974

1. **USE ZONE: GENERAL BUSINESS**
2. **APPLICABLE ANNEXURE B: 3231**
3. **PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED OR USED OR LAND-USED:**
 - * Business Buildings.
 - * Government Buildings.
 - * Parking Garages.
 - * Parking Sites in terms of Schedule X.
 - * Places of Instruction.
 - * Places of Public Worship.
 - * Places of Refreshment.
 - * Residential Buildings,
 - * Restricted Industries in terms of Schedule X.
 - * Retail Industries.
 - * Shops.
 - * Social Halls.
 - * Vehicle Sales Marts in terms of Schedule X.
4. **PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED OR USED OR LAND-USED ONLY WITH THE CONSENT OF THE CITY COUNCIL:**
 - * Dwelling-houses.
 - * Filling Stations.





ZONING PLAN

	The Site		Special
	Special Residential		Undetermined
	Group Housing		Existing Roads
	Duplex Residential		Proposed Streets
	General Residential		Existing Public Open Space
	Educational		Proposed Public Open Space
	Institution		Existing Private Open Space
	Special Business		
	General Business		
	Municipal		
	Government		
	Restricted Industrial		
	General Industrial		
	Agricultural		

THE CITY OF TSHWANE
CITY PLANNING

Aerodrome: 04-23-22054
South Africa: 668 2007
Scale: 1:3,000

LAND USE LEGISLATION
& APPLICATIONS

METROPOLITAN MUNICIPALITY

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