

Annex D

Land Use Zoning Certificates



Midvaal Local Municipality
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DEVELOPMENT & PLANNING

Refer /Spreek: B.H Nyambi
Our Ref / Ons Verw: 15/1/6
18 June 2013

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE

1. **PROPERTY DESCRIPTION:** Holding 86 Valley Settlements Agricultural Holdings no 3
2. **APPLICABLE SCHEME:** Randvaal Town Planning Scheme 1994
3. **USE ZONE:** "Industrial 3"
4. **USES PERMITTED:** Light industrial or commercial purposes (excluding noxious industries) motor sales market, places of refreshment for own employees only, offices and other uses supplementary to and directly related to and subservient to the main use, retail trade in goods which are entirely or partially manufactured, processed or assembled on the property, or any other goods which though not manufactured, processed or assembled on the property from part of or are entirely or partially manufactured, processed or assembled on the property.
5. **USES PERMITTED WITH THE CONSENT OF THE COUNCIL:** Special Uses
6. **HEIGHT, FAR AND COVERAGE:**
 - Height - 3 storeys
 - Coverage - 80% Other buildings on the ground floor
60% On the floors above the ground
 - FAR - 1,2
7. **PARKING REQUIREMENTS AND RATIOS:**
 - o 1 parking bay per 100m² gross leasable industrial floor area
 - o 2 parking bays per 100m² gross leasable office & commercial floor area
 - o Provision to be made for on site on – and offloading

8. **BUILDING LINES REQUIRED:** Street: 16 m
Sides and rear: 5 m

9. **GENERAL:**

9.1. It must be noted that the Town Planning Scheme and Maps are open for inspection at the Town Planner's Office, Municipal Offices - Meyerton, Mitchell Street at all reasonable hours, and the information contained herein may be verified by the applicant by inspection of the Scheme and Map. The Council does not accept any responsibility for any incorrect information inadvertently given on this form.

9.2. Title conditions of some properties contain provisions relating inter alia to the following:

9.2.1 Permissible uses.

9.2.2 Prohibition of certain types of building construction.

9.2.3 Distances of buildings from side and rear boundaries.

9.2.4 Provision of on-site parking.

9.3. Uses prohibited in terms of any restrictive conditions in the title conditions of the property concerned do not become permissible because of any provision in the Town Planning Scheme, authorising such use. In such cases the applicant is advised to consult an attorney and to do likewise where a use is permissible in terms of the title conditions but is prohibited in terms of the Town Planning Scheme.

9.4. The Council reserves the right to alter by amendment any information herein contained.

Applicants should study all title conditions before preparing development proposals.

Yours faithfully


P. HUMAN
EXECUTIVE DIRECTOR: DEVELOPMENT AND PLANNING



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