

Date 2020/01/30

TO WHOM IT MAY CONCERN

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

PROPERTY KEY: 025400000/6

ZONING KEY: 025400000/6

SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Farm Portion Ptn 6 ROODEKRANS 492-JQ (6569 A12533)

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

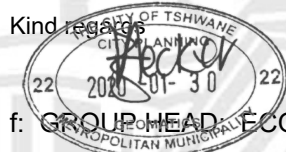
A. USE ZONE 19: UNDETERMINED

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	Municipal Transitional Settlement subject to Schedule 27 Uses not in Columns 3 and 5	Industry Noxious Industry Scrap Yard Mini Storage

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
J	BUILDING LINES	Disclaimer: Please note that the validity of the Consent Use cannot be verified as the rights may have lapsed. Streets : Subject to Schedule 1 Other : Subject to Clause 12
K	SCHEDULE 5	Not Applicable
L	ATTACHED DOCUMENTS	Schedule 1-P50

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.

Kind regards



f: **GROUP HEAD, ECONOMIC DEVELOPMENT AND SPATIAL PLANNING**

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweletsopele ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawo • Umnyango Wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

On request, this document can be provided in another official language.

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Township, Agricultural Holdings or Farms	Erf/ Property	Position applicable	Building line(s) in Metres for all storeys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)
FARMS (refer to p 13 under subheading F)						
ONSPUED 500-JR	All portions	All streets	10			
ONVERWACHT 424-JR	All portions	All streets	10			
ONVERWACHT 509-JR	All portions	All streets	10			
ONVERWACHT 532-JR	All portions	All streets	10			
OOG VAN BOEKENHOUTSKLOOF ALIAS TWEEFONTEIN 288-JR	All portions	All streets	10			
OUDE KRAAL 714-JR	All portions	All streets	10			
OUDE KRAAL SJAMBOK 726-JR	All portions	All streets	10			
OUDE ZWAANS KRAAL 542-JR	All portions	All streets	10			
OUDOU BOERDERY 626-JR	All portions	All streets	10			
PAARDEFONTEIN 282-JR	All portions	All streets	10			
PIENAARSPPOORT 338-JR	All portions	All streets	10			
PIENAARSPPOORT 339-JR	All portions	All streets	10			
PIENAARSRIEVER 83-JR	All portions	All streets	10			
PIETUIS 479-JR	All portions	All streets	10			
PLANTLAND 567-JR	All portions	All streets	10			
PLANTLAND 644-JR	All portions	All streets	10			
PUNTLYF 520-JR	All portions	All streets	10			
PYLPUNT 276-JR	All portions	All streets	10			
RAMA 768-JR	All portions	All streets	10			
RENBAAN 117-JR	All portions	All streets	10			
RENS 779-JR	All portions	All streets	10			
RESURGAM 515-JR	All portions	All streets	10			
RHENOSTERFONTEIN 210-JR	All portions	All streets	10			
RHENOSTERFONTEIN 514-JR	All portions	All streets	10			
RHENOSTERKOP 452-JR	All portions	All streets	10			
RICKALETTA 387-JR	All portions	All streets	10			
RIETFONTEIN 21-IR	All portions	All streets	10			
RIETFONTEIN 366-JR	All portions	All streets	10			
RIETFONTEIN 375-JR	All portions	All streets	10			
RIETFONTEIN 395-JR	All portions	All streets	10			
RIETFONTEIN 532-JQ	All portions	All streets	10			
RIETGAT 105-JR	All portions	All streets	10			
RIETGAT 611-JR	All portions	All streets	10			
RIETRIEM 618-JR	All portions	All streets	10			
RIETVALLEI 377-JR	All portions	All streets	10			
RIETVLEI 518-JR	All portions	All streets	10			
RIETVLEI 683-JR	All portions	All streets	10			
RIVERSIDE ESTATE 497-JQ	All portions	All streets	10			
RONDAVEL ALIAS SCHOONGEZIGT 109-JR	All portions	All streets	10			
ROODEKOPJES 546-JR	All portions	All streets	10			
ROODEKRANS 492-JQ	All portions	All streets	10			
ROODEPLAAT 293-JR	All portions	All streets	10			
ROODEPOORT 504-JR	All portions	All streets	10			
ROOIBANK 88-JR	All portions	All streets	10			
ROOIBANK 89-JR	All portions	All streets	10			
ROOIHARTEBEEES 729-JR	All portions	All streets	10			
ROOIHUIS 748-JR	All portions	All streets	10			
ROOIKOP 181-JR	All portions	All streets	10			
ROOIKOPJES 483-JR	All portions	All streets	10			

TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

(Promulgated 17 September 2014)

[Date of this corrected document: March 2019]

