

Ngwathe Local Municipality
2022/12/12 10:51:25 AM POS:
Receipt No.: 32143
Receipt Code: P10556 ZONING CERTIFIC
Vote No.: 2590142452061ZZZZ11



Name: SIMON
Cash Amount Pd R *****263.00
Orig. Amt Tend R *****263.00
Change R *****0.00
Processed by: 000011-Caleb Mokotedi
Comment :

Liebenbergstrek
PARYS
9585
Inquiries :Planning Manager
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Cell: 0787278382

UTI:7A3C86C4-EFA0-4BB2-
B617-290DD2C78901

DEPARTMENT OF COMMUNITY SERVICE
TOWN PLANNING & HOUSING DIVISION
ZONING CERTIFICATE PAYMENT FORM

APPROVED

Purchase	R263.00
TOTAL	R263.00

THANK YOU / DANKIE

TOWN: VREDEFORT

OWNER: Simon

STREET ADDRESS:

ERF NUMBER: PORTION 6 OF 240

SIZE OF ERF :

ZONING FEE PAYABLE: R263.00..... ; RECEIPT NO.:

SIGNATURE OF OWNER: 

SIGNATURE OF PLANNING MANAGER: Amoy ete

Liebenbergstrek
VREDEFORT
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DEPARTMENT OF COMMUNITY SERVICES

Town Planning & Housing Division

Your ref : 6/240(Vredefort)
Date :01/12/ 2022
Re :Zoning Certificate
Property Description : Portion 6 of 240 (Vredefort)
Zoning :Business 1

The following development guidelines contained in the Ngwathe Land Use Scheme are applicable to Portion 6 Erf 240 (Vredefort)

Business 1

(1) Use Zone	(2) Permitted uses	(3) Uses permitted only with the consent of the responsible authority	(4) Prohibited uses
Business 1	Auctioneer Business activities Back-packer and Hostelling Accommodation Block of Flats Boutique Hotel Bulk Retail Trade Business Building	Bed and Breakfast Accommodation Car Wash Child Day-Care Centre Clinic Craft Alcoholic Production Facility	Noxious industrial buildings

	Conference Facility Dwelling House Fishmonger Hospital Hotel Laboratory Lodge Medical Centre Medical Consulting Rooms Motel Motor Showroom Nursery Office Place of Assembly Place of Entertainment Place of Instruction Place of Refreshment Place of Worship Residential Building Spa / Hydro and Wellness Centre Service Industry Service Station Veterinary Clinic Veterinary Hospital Wholesale Trade	Early childhood development centre Funeral Establishment Guesthouse Informal Trading Motor Workshop Open Air Auction Mart Parking Facility Sport & Recreation Facility Tele-Communication Infrastructure Warehouse Workshop	
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MAXIMUM DENSITY	MAXIMUM COVERAGE	MAXIMUM FAR	MAXIMUM HEIGHT	OTHER
As approved by the Municipality	100% within CBD; and 60% outside CBD	As approved by the Municipality	Not more than 3 (three) storey building in height.	As approved by the Municipality

BUILDING LINES:			
STREET BOUNDARY	REAR BOUNDARY	SIDE BOUNDARY	OTHER BOUNDARY
3m	2m	2m	As approved by the Municipality

PARKING REQUIREMENTS

Land Use	Standard
Offices	2,5 parking spaces/100m ² GLA with a minimum of 4 parking spaces
Shops up to and including 1000m²	4 parking spaces/100m ² GLA with a minimum of 4 parking spaces
Shops > 1000m² but = or < 15 000m²	6 parking spaces/100m ² GLA
Shops > 15 000m²	5 parking spaces/100m ² GLA
Restaurants	6 parking spaces/100m ² GLA with a minimum of 6 parking spaces
Dwelling unit	1,0 space/unit

OTHER REGULATIONS:

- ✓ A communication facility must be with special consent of the Local Authority.
- ✓ The Liquor Act, 2003, (Act No. 59 of 2003), as may be amended, (administered by the Department of Trade and Industry or controlling authority) requires a liquor license for land uses where liquor is sold.
- ✓ Business Act, 1991, (Act No. 71 of 1991), as may be amended, requires business licenses for the following types of business:
 - ✓ Food provision
 - ✓ Turkish baths, saunas, and health baths; massage or infra-red treatments; male and female escorts; three or more slot machines and electronic games; three or more snooker or billiard tables; nightclubs and discotheques, where live or loud music is played; cinemas and theatres; and adult premises.
- ✓ The National Gambling Act, 2004, (Act No. 7 of 2004), as may be amended, may also require a gambling license depending on the nature of gambling activities.
- ✓ Where residential uses are applied, the ground floor of a building must be used for business purposes.
- ✓ Compliance with the Electronic Communication Act, 2005 (Act No. 36 of 2005), as may be amended, is required for all telecommunication infrastructure.
- ✓ Any application may be subject to compliance with the requirements of the National Heritage Resources Act, 1999 (Act No 25 of 1999), as may be amended.
- ✓ All uses that are listed activities in terms of the National Environmental Management Act, 1998 (as may be amended) require an environmental authorisation.
- ✓ Any application may be subject to compliance with another Act deemed relevant but not listed above, or any Act that replaces any of the above-mentioned Acts.

Additional Provisions:

- ✓ For any developments, additions, or alterations, the Municipality may require a site development plan, on which the proposed parking configuration and any other information required must be indicated.
- ✓ The winter minimum solar incline in relation to adjacent properties needs to be calculated for any building in this use zone that will exceed 2 storeys, and it must be demonstrated that adjacent properties retain reasonable and liveable conditions, to the sole discretion of the Municipality, before any building or building work may be approved.
- ✓ Where the accepted use is flats, any floor on which flats occur must be reserved for that purpose only.
- ✓ No caravan may be used for residing purposes on properties in this use zone without the consent of the Municipality.
- ✓ No vehicle with a mass exceeding 3 000 kg or a bus may be parked anywhere but on the erf of the institution or business to which it is related.
- ✓ Residing on business premises is prohibited, except if it is on a separate level (floor) than the one used for business purposes.
- ✓ The sidewalk in front of a premises may in no way be obstructed or used for any other purpose than for pedestrian traffic, except with the special permission of the Municipality.
- ✓ Business, office and residential buildings - where the latter has business on ground level - may build to the street boundary (a zero street building line) in the central business district and other, select locations, with consent by the municipality.

Kind regards;


MANAGER, PLANNING & HOUSING

NGWATHE LOCAL MUNICIPALITY
TOWN PLANNING DIVISION

DATE: 01/12/22

APPROVED