

Ndlambe Municipality

Zoning Certificate

Date: 2013/12/04



Fax No: (046) 624 2669
Tel No: (046) 624 1140
Address: P O Box 13
Port Alfred
6170

Property description: 9/397, South Gorah 397

Registered area: 4.2827 H

Municipality: Ndlambe Municipality

District: Cacadu

Zoning: Residential zone I

Rezoning approved: From Agricultural zone I to Residential zone I

Primary use: Dwelling-house;

Consent use:

Consent uses approved: None recorded (confirm with municipality)

Restrictions: See annexure

Relaxations of restrictions: None recorded (confirm with municipality)

This information is in accordance with the Section 8 Town Planning Scheme as on above date, and may be amended from time to time. This information is also given in respect of Land Use Management requirements only and must not be construed as indicating requirements in terms of any By-Laws, the National Building Regulations, Environmental Legislations or any restrictive conditions in Title Deeds.

Director Infrastructural Development
Mr X Masiza

Annexure 1: Definitions

General definitions:

- Primary use:** means a land use that is permitted for a specific zoning classification and that may be executed by the owner without any consent from the municipality;
- Consent use:** means a land use that may be permitted with the consent of Council;
- Consent use approved:** means a successful application for the consent use of land;
- Restrictions:** means restrictions, in terms of a zoning, on the extent of the improvement of land. These include Coverage, Height, Building lines, etc.;
- Relaxations of restrictions:** means a successful application for the relaxation of certain restrictions as depicted in the scheme for this particular zoning;

Scheme definitions:

- Dwelling-house:** means a detached building containing only one dwelling unit.

Annexure 2: Restrictions for Residential zone I

Coverage: at most 50 %.

Floor Area Ratio: -

Density: -

Height: at most two storeys.

Building lines: Street building line: at least 4 m, subject to regulation 3.3.3. Side building line: at least 2 m, subject to regulation 3.3.3.

Parking: at least one parking bay per land unit, on the land unit.

Annexure 3: Further Restrictions for Residential zone I

Further restrictions:

3.3.3 Notwithstanding regulation 3.3.2 (a) the street building line shall be at least 3 m where the average depth of a land unit (measured at right angles to any street boundary of such land unit) does not exceed 20 m; (b) an eaves projection may exceed the prescribed street or side building line by at most 1 m, and (c) the council may approve the erection of an outbuilding or additional dwelling unit which exceeds a side building line, subject to --- (i) compliance with the street building line; (ii) such building not exceeding a height of one storey; (iii) no doors or windows being permitted in any wall of such building which fronts onto the side boundary concerned, and (iv) the provision of an access way, other than through a building and at least 1 m wide, from a street to every vacant portion of the land unit concerned, other than a court-yard.

3.3.4 Additional dwelling unit Notwithstanding regulation 3.3.2, the following land use restrictions shall be applicable with regard to an additional dwelling unit over and above the other land use restrictions which apply, and shall prevail if the last-mentioned land use restrictions are. in conflict therewith: Coverage: together with all other buildings, at most 66 %. Total floor space: at most 120 m². Parking: one additional parking bay on the land unit. Height: at most one storey.