



Economic Development and Spatial Planning

Room 1-010 | Isivuno Building | 143 Lilian Ngoyi (Van der Walt) Street | Pretoria | 0002
 PO Box 3242 | Pretoria | 0001
 Tel: 012 358 7988
 Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

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TO WHOM IT MAY CONCERN

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

PROPERTY KEY: 060000178
ZONING KEY: 060000178
SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf 178 KLERKSOORD X20 (15 TOERMALYN STREET)

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

A. USE ZONE 7: BUSINESS 2

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):
Business Building Dwelling-units Guest-house Institution Light Industries subject to Schedule 10 Motor Dealership Parking Garage subject to Schedule 10 Parking Site subject to Schedule 10 Shop Place of Refreshment Residential Building excluding Boarding House, Hostel and Blocks of Tenements Retail Industry Vehicle Sales Mart subject to Schedule 10 Vehicle Sales Showroom Veterinary Clinic	Blocks of Tenements Boarding House Hostel Uses not in Columns 3 and 5	Industry Municipal Transitional Settlement Noxious Industry Panel-beater Scrap Yard Wind Turbine



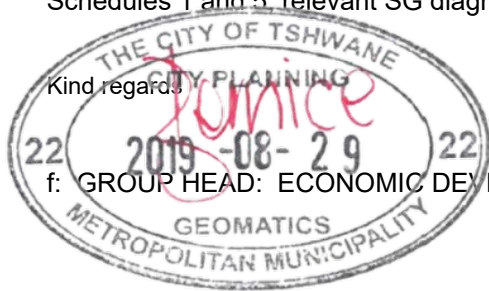
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B	ANNEXURE T	Not Applicable<<Annexure_T>>
C	MINIMUM ERF SIZE	Not Applicable
D	UNITS PER HA	Not Applicable
E	COVERAGE	Table E, Coverage Zone 17, subject to Clause 27
F	FLOOR AREA RATIO	Table C, FAR Zone 19, subject to Clause 25.
G	HEIGHT	Table D, Height Zone 10, subject to Clause 26
H	DENSITY	Not Applicable
I	CONSENT USE	Not Applicable Disclaimer: Please note that the validity of the Consent Use cannot be verified as the rights may have lapsed.
J	BUILDING LINES	Streets : Subject Clause 9 Other : Subject to Clause 12
K	SCHEDULE 5	Not Applicable
L	ATTACHED DOCUMENTS	

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

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