



Our ref.: 15/4/1/2
Enquiries: S MBEKUSHE

ZONING CERTIFICATE

SENQU TOWN PLANNING SCHEME

SITE PARTICULARS

DATE ISSUED: 02/04/2019
ERF NUMBER: 109-114
TOWNSHIP: RHODES
OWNERSHIP: SENQU MUNICIPALITY
SIZE: 3210m²
TITLE DEED NUMBER: T36963/2002

LAND USE INFORMATION

ZONING: BUSINESS II

COVERAGE: 100%

MIN BUILDING LINE: 0m

MIN SIDE SPACE: 0m, *provided that:*

- (a) Buildings on the ground floor may be erected on the lateral boundary of an erf, provided that no openings are provided in such wall;
- (b) The Municipality, may lay down side building lines in the interest of public health or in order to enforce any law or right; and
- (c) In the event of the common boundary between the two erven forming the boundary between this zone and a residential zone, the side space applicable to the latter shall apply on both sides of the boundary insofar as it is more restrictive.

MIN REAR SPACE: 0m, *provided that:*

- (a) Buildings on the ground floor may be erected on the rear boundary of an erf, provided that no openings are provided in such wall;
- (b) The Municipality, may lay down rear building lines in the interest of public health or in order to enforce any law or right; and
- (c) In the event of the common boundary between the two erven forming the boundary between this zone and a residential zone, the rear space applicable to the latter shall apply on both sides of the boundary insofar as it is more restrictive.

MAX PERMITTED HEIGHT: 3 storeys

PARKING: 6 BAYS/100m²

PRIMARY USE: SHOP, OFFICES, PROFESSIONAL SERVICES, TOWN HOUSE, FLATS, BOARDING HOUSE, RESIDENTIAL ROOMS, HOTEL, GUEST HOUSE, PLACE OF WORSHIP, INSTITUTION, RESTAURANT, DWELLING HOUSE, UTILITY SERVICES.

CONSENT USES: PLACE OF ASSEMBLY, FUNERAL PARLOUR, SERVICE STATION, SUPERMARKET, NURSERY, BUSINESS PREMISES, BOTTLE STORE, OFF-SALES (LINKED TO HOTEL), DAY CARE CENTRE, CLINIC, PLACE OF INSTRUCTION, PARKING GARAGE, TELECOMMUNICATION INSTALLATION.

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SERVICES

ALL SERVICE REQUIREMENTS / CHANGES ARE FOR THE ACCOUNT OF THE OWNER



M. Yawa
MUNICIPAL MANAGER