



"People's power in action"

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Ref 15/1 (587/RG K)
Verw MP Tiale

Your Ref
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2017-04-06

Date:

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE: REMAINDER OF ERF 587, CENTRAL TOWN, KROONSTAD

The information in respect of the remainder of erf 587, Central Town, Kroonstad is as follows:

Zoning	Public facility
Primary uses	Child care centre, community facility, generating works, governmental purposes, hospital, institution, market, medical centre, municipal purposes, nursery (municipal or government use only), place of worship, public-private utility undertakings, public use, recreation facility (for staff use only), residential units (for staff rental only), road transport terminal.
Secondary uses	Business building (for staff use only), caravan park, club (for staff use only), dwelling house (for staff rental only), extractive industry (municipal or government use only), livestock sale yard, place of assembly, recreation areas, recreation facilities, rifle- and shooting range, racetrack, utility installation.
Parking	Copy of Table A is attached hereto.
Floor area ratio	2.0.
Height	As determined by Council.
Coverage	80%
Building lines	3m Only boundary walls or hedges or temporary buildings erected in connection with building activities or buildings may be erected within this building line: Provided that the Local Municipality may in its discretion allow the erection of a building within the building line in the case of a corner erf if the safe line of sight regarding traffic is not obstructed by it or if the gradient of the erf or adjoining land, or any other unreasonable circumstances impede or restrict the development of the erf.
Amount paid	R90.00
	Receipt no 9761

This certificate will be valid for six (6) months.

Yours faithfully

MUNICIPAL MANAGER



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TABLE A

Type of Building	Parking
Abattoir, agri-industry, animal establishment, brick works, crematorium, dealer in building necessities, depot, dry cleaning works, extractive industry, funeral establishment, hawker's stall, incinerator, industry, intensive livestock keeping establishment, liquid fuel depot, livestock sale yard, noxious industry, open air auction mart, scrap yard, warehouse	One (1) parking bay for every 100m ² GLA
Airline terminal, child care centre, club, community facility, institution, nature conservation area, place of assembly, place of entertainment, place of instruction, place of worship, private open space, public open space, racetrack, recreational area, recreational establishment, recreational facility, rifle- and shooting range, rural tourist facility	One (1) parking bay - ▪ for every 6 seats, or ▪ 25m² floor area, or ▪ 100m² erf size, or ▪ for every 20m² GLA whichever is the most applicable in Council's sole discretion
Student dwelling	1 to 6 students - minimum of 4 parking bays 7 to 10 students - 0.5 parking bays per student in addition to the minimum of 4 parking bays
Flat, residential building	One (1) parking bay for every dwelling unit plus one (1) for visitors for every 2 dwelling units
Backpacker and hostelling accommodation, bed and breakfast accommodation, guesthouse	One (1) parking bay for every rentable room
Boarding house	One (1) parking bay for every 4 rooms to let
Auctioneers business, business building, café, co-operative, eating house, fishmonger, home business, laundrette, neighbourhood centre, nursery, office, pet parlour, restaurant, roadhouse, shop	Six (6) parking bays for every 100m ² GLA
Dual housing, dwelling house, group housing, maisonettes, retirement resort, town housing	One (1) parking bay for every dwelling unit plus one (1) for visitors
Generating works, government, heritage resource, municipal purpose, public-private utility undertaking, public use	One (1) parking bay for every 50m ² GLA
Hospital, medical centre	One (1) parking bay for every 4 beds
Hotel, motel	One (1) parking bay for every room or suite plus one (1) for every 20m ² of meeting or conference area
Leisure residential dwelling, lodge, resort	Two (2) parking bays per rentable unit plus one (1) for every 20m ² of meeting or conference area
Resort (day visitors)	One (1) parking bay for every 20m ² floor area
Market, service industry	Four (4) parking bays for every 100m ² GLA
Motor showroom, motor workshop, service station	One (1) parking bay for every 20m ² workshop floor area with a minimum of five (5) parking bays
Any other use not specifically referred to above	According to the prescriptions of the Local Municipality