



Vaal River City, the Cradle of Human Rights

DEPARTMENT: LAND USE MANAGEMENT

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Your ref:

File 14/2/2 SZ VER
Ref: Z Maranjana
Date: 15 August 2024

Sir

ZONING CERTIFICATE : ERF 1483 VEREENIGING

In terms of the Emfuleni Land Use Scheme, 2023, the zoning of the abovementioned erf is "Special" as per attached Annexure 59.

Coverage	Annexure 59
Height zone:	Annexure 59
Height	Annexure 59.
Density	Annexure 59
Building line	5m from the street boundary; 2m from the side boundaries
File	N/A

Yours sincerely

L M MOTAPANE
MANAGER:
LAND USE MANAGEMENT
Receipt:

BYLAE 59

ANNEXURE 59

VELLE 152, 153

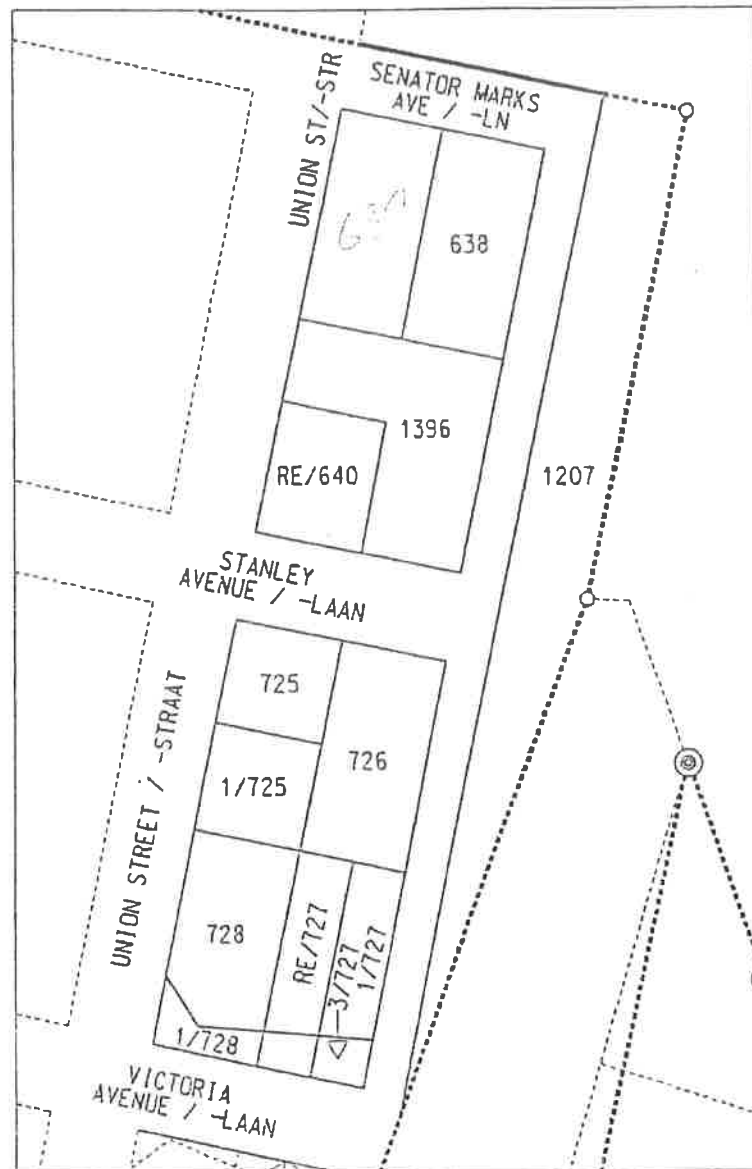
SHEETS 152, 153

GEBRUIKSONE SPESIAAL

USE ZONE SPECIAL

Erwe 637, 638, 1396, REM/640, 'n gedeelte van Senator Markslaan, REM/727, REM/1/727, en 'n gedeelte van Stanleylaan

Erven 637, 638, 1396, REM/640, a portion of Senator Marks ave., REM 727, REM/1/727 and a portion of Stanley ave.



6 LAND USE SCHEME ZONES, LAND USES AND CONTROLS

6.1.1 The following sections and tables provide the purpose for which:

- 6.1.1.1 Buildings and Land Uses may be erected and used or land may be used subject to the approval of building/layout plans as considered necessary by the Municipality;
- 6.1.1.2 Buildings may be erected and used or land may be used only with the Consent of the Municipality; and
- 6.1.1.3 Buildings may not be erected and used and land may not be used.

6.2 RESIDENTIAL

6.2.1 Residential 1

STATEMENT OF INTENT: To provide, preserve, use land or buildings for single residential use in a form of a dwelling house and ancillary uses.		SCHEME MAP NOTATION:
USE OF LAND AND BUILDINGS		
COLUMN 1	COLUMN 2	COLUMN 3
PRIMARY RIGHTS	CONSENT USES	PROHIBITED USES
• Dwelling House • Second dwelling unit	• Domestic industries • Institutions • Places of instruction • Places of public worship • Social halls • Special uses / buildings	• Building and land uses not included in columns 1 and 2

6.2.2 Residential 2

STATEMENT OF INTENT: To provide, preserve, use land or buildings for residential use in a form of a dwelling unit and ancillary uses.		SCHEME MAP NOTATION:
USE OF LAND AND BUILDINGS		
COLUMN 1	COLUMN 2	COLUMN 3
PRIMARY RIGHTS	CONSENT USES	PROHIBITED USES
• Dwelling Units	• Institutions • Parking garages • Places of instruction • Places of public worship • Social halls • Special uses	• Building and land uses not included in columns 1 and 2