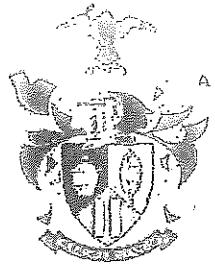




MUNICIPALITY
MUNISIPALITET

Alle Korrespondensia moet gerig word aan
DIE MUNISPALE BESTUURDER

All Correspondence to be addressed to
THE MUNICIPAL MANAGER



Sabelo Kunene

Remainder of Erf 81 Piet Retief

DEPARTMENT OF PLANNING AND DEVELOPMENT

A. OWNER

NAME: Umkhondo Inv Pty Ltd

B. DETAILS OF ERF

1. ERF NUMBER: Remainder of Erf 81

2. TOWN: Piet Retief

3. AREA OF ERF: 1983 m²

C. DETAILS REGARDING DESTINATION AND CONDITIONS OF DEVELOPMENT OF:
ZONING

1. ZONING: Business 1

2. PRIMARY LAND USE:

Place of refreshment, shops, business premises, residential buildings, dwelling units, place of public worship, place of instruction, social halls and dry cleaners.

3. SECONDARY LAND USE (with consent)

Other uses not mentioned under columns (3) and (5) of Table "D": Use Zones in the Piet Retief Town-Planning Scheme 1980.

4. PROHIBITED USE:

Noxious industrial activities.

5. PARKING REQUIREMENTS:

Adequate and paved parking, together with the necessary manoeuvring area, shall be provided on the property as follows for the various Use Zones and uses to the satisfaction of the local authority.

5.1. Place of refreshments:	2 Parking spaces per 100m ² gross leasable shopping floor area
5.2. Shops:	2 Parking Spaces per 100m ² gross leasable shopping floor area.
5.3. Dwelling Units:	1 covered parking space per dwelling unit of 3 living rooms or less. 1 covered and 1 uncovered parking space per dwelling with 4 or more living rooms. 1 uncovered parking space for every 3 dwelling units
5.4. Business premises:	1 parking per 100m ² of floor area.
5.5. Dry Cleaners:	1 parking space per 100m ² of floor area.
5.6. Places of Public Worship:	1 parking space per 6 seats.
5.7. Residential Buildings:	1 covered parking space per dwelling units of 3 living rooms or less. 1 covered and 1 uncovered parking 1 space per dwelling with 4 or more living rooms. 1 uncovered parking space for every 3 dwelling units for visitors

6. FLOOR AREA RATIO (FAR): Residential buildings 1,8 and other buildings 2,0

7. HEIGHT ZONE: 0

8. COVERAGE: Dwelling houses 50%, Residential buildings 60%, and other buildings 80% on ground floor, 60% on floors above ground floor.

9. DENSITY: Residential Buildings 1,8 Other buildings 2,0

10. BUILDING LINES: 6 metres along street boundaries and 2 metres on other boundaries.

11. STOREY LIMITATION: 3 Storeys



NTANDO BEMBE
SENIOR TOWN PLANNER

21/10/2022
DATE