

ZONING CERTIFICATE



City of Ekurhuleni
METROPOLITAN MUNICIPALITY

Cnr Tom Jones
Str & Elston Ave
Benoni 1501

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ZONING CERTIFICATE

1. DESCRIPTION OF PROPERTY	Property no. 31/76-IR	Township / Farm / Holding MODDERFONTEIN 76-IR
2. TOWN PLANNING SCHEME	City Of Ekurhuleni Land Use Scheme, 2021.	
Zoning	AGRICULTURE	
Central Business District (CBD)		
Urban Development Boundary	INSIDE	
Annexure number	<null>	
Additional or Restrictive Rights	<null>	
Consent use number	<null>	
Consent use Description	<null>	
* Coverage	5%	
* Height (in storeys)	2	
* Floor Area Ratio (FAR)	<null>	
* Density (per sqm or ha)	2 DH	
Parking Requirements	Refer to Table "H" or Annexure	
Building Lines	Refer to Table "C" or Annexure	
Lines of no Access	Refer to Map i.t.o. Clause 13 or Annexure	
CELUS Promulgated Date	2022/02/16	
3. STREET ADDRESS	<null>	

Date:


Sibusiso Mbodi
Area Development Planner
Benoni CCC

Properties with a relevant annexure/s are subject to the special rights, restrictions and conditions applicable to the property.

This certificate does not override any restrictive conditions contained in the Deeds of Transfer of any property.

Terms used as defined in the City Of Ekurhuleni Land Use Scheme, 2021.

Reference: Unrestricted (UNR); Annexure (ANX); Municipality (MUN); Site Development Plan (SDP);

Local Spatial Development Framework (LSDF); Refer to Map (RTM)

This document is issued without any alterations or erasures of any kind

Version 1.1

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COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6
	Land Use Category	Primary Rights: Purposes for which land and/or buildings may be used	Special Consent of Municipality Land Use Application Land and/or Buildings which may be erected and purposes for which they may be used only with the Special Consent of the Municipality	Written Consent A and B of the Municipality Land and/or Buildings which may be erected and purposes for which they may be used only with the Written Consent of the Municipality	Previous: Ancillary Uses applicable to Columns 3 & 4 (see Clause 7.1, 7.2 and 7.6)
	Agriculture  	Agricultural Uses Conservation Areas Dwelling House Plant Nurseries	WITHIN THE URBAN DEVELOPMENT BOUNDARY Abattoirs Airfield Auctioneers Camping Site Child Care Centre Children's Party Venue Compost Producer Conference Centres Electricity Power Station (Solar Farms and Wind Turbines only) Guest Houses Institutions Places of Education ancillary to Agricultural Uses Places of Instruction ancillary to Agricultural Uses Places of Public Worship Self-catering Units Special Uses Sport and Recreation Clubs	WITHIN THE URBAN DEVELOPMENT BOUNDARY Written Consent A Ancillary Shops (greater than 150m²), Animal Care Centres Equestrian Centre Farm Worker Accommodation for more than 50m² Home Enterprises listed in Clause 15.2 Second Dwelling Unit Veterinary Hospitals Written Consent B Municipal Purposes	WITHIN THE URBAN DEVELOPMENT BOUNDARY Automatic Teller Machines (ATM's) Ancillary Offices Ancillary Shops (limited to 150m²) Canteens Fuel Tanks Guard house Living Accommodation for Domestic Workers subject to clauses 7.1(b)

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12 (cont.)	Agriculture (cont.)		OUTSIDE THE URBAN DEVELOPMENT BOUNDARY Camping Site Children's Party Venue Compost Producer Electricity Power Station (Solar Farms and Wind Turbines only) Sport and Recreation Clubs Other uses may be considered on merit, subject to applicable provisions in the MSD/RSDF, read with any relevant policy dealing with the urban development boundary.	OUTSIDE THE URBAN DEVELOPMENT BOUNDARY Animal Care Centres Equestrian Centre Farm Worker Accommodation for more than 50m² Home Enterprises listed in Clause 15.2 Second Dwelling Unit Veterinary Hospitals	OUTSIDE THE URBAN DEVELOPMENT BOUNDARY Ancillary Shops (not greater than 50m²) Fuel Tanks Guard house Living Accommodation for Domestic Workers subject to clauses 7.1(b)
13	Recreation  	Botanical Gardens Children's Party Venue Conference Centres Conservation Areas Guest Houses Hotel Open Space Resorts Sport and Recreation Clubs	Adult Entertainment Airfield Art Galleries Place of Entertainment Place of Refreshment Special Uses	Written Consent A Ancillary Shops limited to 150m² Written Consent B Municipal Purposes	Ancillary Offices Automatic Teller Machines (ATM's) Canteens Caretaker's Unit 1 to 5 Gaming Machines Guard house

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TABLE C: STANDARD BUILDING LINES		
STANDARD BUILDING LINES (IN METRES) PER LAND USE CATEGORY		
Column 1	Column 2	Column 3
LAND USE CATEGORY	STREET BOUNDARY	OTHER BOUNDARIES
Residential 1: Single Storey (Erf less than 500m ²)	3m	2m on side affected by municipal services and 1m on one other side;
Single Storey (Erf 501m ² and bigger)	5m	2m on 2 sides;
Double Storeys	5m	4m on affected sides
Triple Storeys	5m	6m on affected sides
Residential 2: Single Storey	2m	2m on side affected by municipal services and 1m on one other side; 1m on 2 sides where no municipal services are affected
Double Storey	2m	2m on sides affected by municipal services
Triple Storey	2m	2m on affected sides
Residential 3 & 4	5m	2m per storey (to a maximum of 10m)
Business 1 In CBD	0m	0m
Outside the CBD	3m	0
Business 2	3m	0
Business 3	5m	2m
Industrial 1 & 2	6m	0
Mining	10m	5m
Public Garage	3m	5m
Agriculture	5m	5m
Public & Private Open Space	5m	5m
Recreation	10m	5m
Community Facility	5m	3m
Public Services	5m	3m
Social Services	5m	3m
Parking	0	0
Roads	0	0
Transportation	0	0
Special	5m or As per Annexure	3m or As per Annexure

- 9.3 Except for the physical barrier and structures referred to in Clauses 10 and 12, no swimming pool, tennis court, **Building** or **Structure** which is attached to the **Land** shall be erected nor shall anything be constructed or laid under or below the surface of the **Property** at a distance less than those stipulated in Table C and D; nor shall any alteration or addition be made to any existing **Structure** or **Building** so situated, without the written **Approval** of the **Municipality** in terms of section 58 of the **By-law** after consultation with the relevant **Controlling Authority**.