



ZONING CERTIFICATE

ERF NO : 25027 Umtata

STREET ADDRESS : Un-named Street
Ncambedlana

SIZE : 9998 m²

ZONING : Residential Zone 3

COVERAGE : 70%

HEIGHT : 3 storeys

PERMITTED USES : Dwelling Unit, Guest House,
Hotel, Residential Building

SPECIAL CONSENT USES : Creche,

BUILDING LINES : Street – 8,0m
Side – 3.0m
Rear – 3.0m

PARKING REQUIREMENTS : 1.5 Parking Bays Per Room for
Residential Buildings
1 Parking Bay Per Habitable
Room and 2 Parking Bays for
Owners or Management for Guest
Houses and 0.5 Parking Bays Per
Habitable Room and 4 Parking
Bays per 100m² of Public Area and
25m² loading for Hotels


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N.TUKWAYO
MANAGER: FORWARD PLANNING

HUMAN SETTLEMENT DEPARTMENT
PLANNING & PROPERTIES
2024 -06- 0 3
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KSD MUNICIPALITY
DATE