

Buffalo City Metropolitan Municipality  
East London | Bhisho | King William's Town  
Province of the Eastern Cape  
South Africa

Website: [www.buffalocitymetro.gov.za](http://www.buffalocitymetro.gov.za)



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Our ref.: ERF 1549 KWT/TP	Enq.: Tim Lange/Akha Lumbi	
Ifayile yethu:	Land Use Management	
FILE NO :	Imibuzo: (043) 705 2077	

### **ZONING CERTIFICATE FOR ERF 1549, KING WILLIAMS TOWN: (ECHOVALE)**

This is to certify that, the current zoning in terms of the Buffalo City Land Use Management Scheme Regulations 2020 for Erf 1549, King Williams Town, is "Residential Zone 3B".

#### **3.5.1. COLOUR NOTATION:** Residential III B – Yellow

Primary Use: Dwelling-house, Second Dwelling Unit

Consent Use: Day care centre

#### **3.5.2. LAND USE RESTRICTIONS**

Minimum Erf Size : 500 m<sup>2</sup>

Normal Erf Size Range: 500 – 1199 m<sup>2</sup>

Minimum Road Reserve  
Width : 13 m

Street Building Line : 4.5 m

Rear Building Line : 2.0 m

Side Building Line : 2 m

Coverage : 50 %

Height : At most 2 storeys

#### **Minimum Developable Area of an Erf:**

Please note that the developable area of an erf, within each of the density zones (A, B or C), may not be less than 75% of the minimum erf size stipulated for each density zone.



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### **Additional Height Restrictions:**

No point of a building shall exceed a vertical distance above the grade line of:

- 7.2m – in the case of flat roofed buildings, or
- 9.2m – in the case of inclined or pitched roofed buildings, and only the roof structure may exceed 7.2m above the grade line;

Provided that chimneys, flues and antennae are exempt from this height restriction.

**Parking:** At least 1 parking space per land unit or dwelling unit, on the land unit.

**Street:** Roads must be Public Roads

### **3.5.3 NOTWITHSTANDING PARAGRAPH 3.5.2**

- (a) An eaves projection may exceed the prescribed street, side or rear building line by at most 1m.
- (b) The Council may approve the erection of an outbuilding that exceeds the side and rear building line by means of a departure subject to:
  - (i) compliance with the street building line;
  - (ii) no doors or windows being permitted in any wall situated within 1 meter of such building line; and
  - (iii) consent of the affected neighbours.
- (c) The Council may also permit the erection of screen and yard walls and pergolas or similar unroofed ornamental structures within the building lines of the erf subject to such structures being erected in such manner and of such dimensions as in the opinion of the Council would not be likely to cause injury to the amenities of neighbouring properties, provided that the heights of such structures shall not exceed 1,8m unless accompanied by a building plan.
- (d) The fixing of building lines will be subject to Section 4.21.
- (e) No portion of a swimming pool may be erected nearer to the erf boundary than the maximum depth of the pool, or 2,0m, whichever is more restrictive.

### **3. 5.4 ADDITIONAL RIGHTS PERTAINING TO RESIDENTIAL USAGE**

#### **3. 5.4.1 Occupational Practice**

Without prejudice to any powers of the Council under any law, nothing in the Land Use Management Scheme shall be construed as prohibiting or restricting the utilisation of a portion of the dwelling unit for the purposes of occupational practice, provided that the requirements of the Policy for Occupational Practice in a Dwelling Unit as contained in Annexure G, are complied with.

#### **3. 5.4.2 Second Dwelling Unit**

Nothing in the scheme, in respect of any land unit on which there is a right to



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erect one dwelling house, shall prohibit or restrict the erection of a second

dwelling unit, provided that the requirements of the Policy for the Erection of a Second Dwelling Unit as contained in Annexure D, are complied with.

### **3. 5.4.3 Letting**

No part of any dwelling, or any additional free-standing building which may be erected for use in conjunction with such dwelling, may be used as a separate tenement.

Provided that this sub-regulation shall not restrict Council from granting its approval to the use of a dwelling as a boarding house where such a dwelling is situated in a use zone where boarding houses may be erected and used, and provided further that for such buildings the permission of Council shall not, in terms of this Scheme, be required for the lodging of five or fewer persons in a dwelling.

Provided that:

- i) No person shall use or cause or permit to be used as a dwelling, any room, group of rooms or building which does not constitute a habitable room.
- ii) Adequate off-street parking shall be provided for lodgers and tenants.

### **3. 5.4.4 Bed and Breakfast Establishment and Guest-houses**

Subject to the necessary approval by Council, a dwelling or part of a dwelling in this zone may be utilised as a bed and breakfast establishment or a guesthouse, provided that the requirements as contained in Annexure E, are complied with.

### **3. 5.5.5 Informal Retailing Operations: House Shops (Spaza Shops)**

Subject to the approval of a departure by Council, a house shop may be operated in a dwelling, provided that the requirements of the Policy for Informal Retailing Operations as contained in Annexure C, are complied with.

### **3. 5.5.6 Informal Alcohol Retail Operations: Taverns**

Subject to the approval of a departure by Council, a tavern may be operated in a dwelling, provided that the requirements of the Policy on Informal Alcohol Retail Operations (Taverns) as contained in Annexure B, are complied with.

### **3. 5.5.7 Home-based Care**

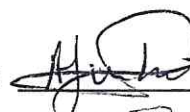
Nothing in this scheme shall prohibit or restrict a dwelling, part of a dwelling or associated outbuildings being utilised for providing Home-based care, provided that the requirements as contained in Annexure I, are complied with.

Note: This zoning certificate must be read in conjunction with the Buffalo City Land Use Management Scheme Regulations 2020.

Information by:

AKHA LUMBI

Signature:



Checked by:

TIM LANGE

Signature:



Date:

12 SEPTEMBER 2023