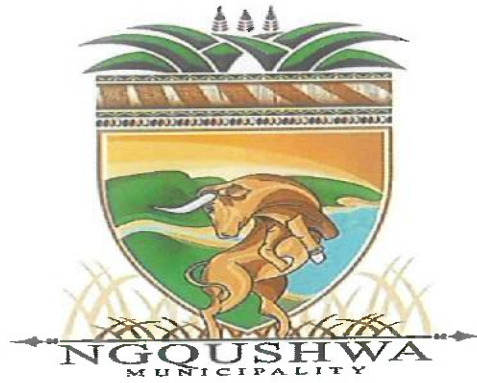




ZONING CERTIFICATE

REFERENCE NO.	06-07/2026ZC
DATE	07/07/2025
ERF SIZE	1ha

This is to certify that Remainder Erf 240, Peddie is currently zoned as Business Zone 1 in-terms of Ngqushwa Municipal Land Use Management Scheme 2021, read with the Ngqushwa Local Municipality Spatial Planning and Land Use Management By-Law 2016.

Business Purposes: Means purposes normally or otherwise reasonably associated with the use of land for business activities, including shops, offices, showrooms, restaurants or similar businesses other than places of instruction, public garages, builder's yards, scrap yards and industrial activities.

Zoning Categories:

ZONING	LAND USE	CONSENT USE (to be applied for)
Business Zone 1	Business premises, supermarket, bottle stores, town houses, flats, residential buildings and funeral parlours, place of worship, shopping centre, offices.	Commercial workshop, place of assembly, place of instruction, institution, service station, place of entertainment, adult shop, day care centre, escort agency, mortuary.

Development Controls:

Business Zone 1				
LAND USE	NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Business 1	Blue	Business premises, Shopping centre, Supermarket, bottle stores, Town houses, Flats, Residential buildings and Funeral parlours, Place of worship, Offices.	Commercial workshop, place of assembly, place of instruction, institution, service station, place of entertainment, adult shop, day care centre, escort agency, mortuary	Coverage: 100% Str. Bldg. Line : 0 m Rear Bldg Line : 0 m Side Bldg Line : 0 m Within Residential Area all building lines: 5m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: 10 bays per 2000 sq.m / to the satisfaction of the Municipality
Maximum height: Not exceed 3 storeys
Average erf size: 2000 sq.m

Height Relaxation
Any person who wishes to exceed the stipulated height shall do so with the permission of the municipality. Municipality shall ensure that the rising of the said building shall in no way be a nuisance to the surrounding properties and the consent of the surrounding properties must be sought.

Permission to use premises for more than one use
The property could be used for more than one use by way of special consent but the primary use of the property should remain business.

Loading / off-loading
A loading zone should be provided on site to the satisfaction of the municipality, and at least

2000	-	3000 m ²	2 bays
3001	-	5000 m ²	3 bays

Building line Relaxation
Any person who wishes to exceed the stipulated building line shall do so with the permission of the municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Affected neighbours
Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Property Design Details
Property Design details are to be submitted for land use change and should be submitted on maps which cover the following aspects:

- Location and height of buildings
- Vehicular access and circulation (if applicable)
- Existing and proposed building lines and/or servitudes
- Demarcated Parking, loading and off-loading bays

- Position of buildings on adjacent sites

Rentals or letting

There is nothing preventing an owner from letting or renting out the property but responsibilities of maintenance or payment of levies, unless otherwise indicated, shall remain with the owner.

Produced by: Ms T. Matshaya

Signature:

A handwritten signature in black ink, consisting of a stylized 'M' followed by a horizontal line and a large loop, positioned above a solid horizontal line.