



Midvaal Local Municipality  
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DEVELOPMENT PLANNING & HOUSING

Refer /Spreek: B.Nyambi

Our Ref / Ons Verw: 15/1/6

10 January 2014

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE

1. **PROPERTY DESCRIPTION:** Portion 2 of Erf 342 Highbury Extension 1
2. **APPLICABLE SCHEME:** Randvaal Town Planning Scheme 1994
3. **USE ZONE:** "Residential 1"
4. **USES PERMITTED:** Dwelling houses
5. **USES PERMITTED WITH THE CONSENT OF THE COUNCIL:** Places of public worship, places of instruction, social halls, institutions, special uses.
6. **HEIGHT, FAR AND COVERAGE:**
  - Height - 3 storeys
  - Coverage - 50%
  - FAR - 1,2
  - Density - 1 dwelling per 1 000m<sup>2</sup>
7. **BUILDING LINES REQUIRED:** Street: 15.3m  
Sides and rear: 2m

(Title Deed to be checked for any building line restrictions contained in conditions)  
*No building work shall be approved within any servitude area.*

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8. GENERAL:

- 8.1. It must be noted that the Town Planning Scheme and Maps are open for inspection at the Town Planner's Office, Municipal Offices - Meyerton, Mitchell Street at all reasonable hours, and the information contained herein may be verified by the applicant by inspection of the Scheme and Map. The Council does not accept any responsibility for any incorrect information inadvertently given on this form.
- 8.2. Title conditions of some properties contain provisions relating inter alia to the following:
- 8.2.1 Permissible uses.
  - 8.2.2 Prohibition of certain types of building construction.
  - 8.2.3 Distances of buildings from side and rear boundaries.
  - 8.2.4 Provision of on-site parking.
- 8.3. Uses prohibited in terms of any restrictive conditions in the title conditions of the property concerned do not become permissible because of any provision in the Town Planning Scheme, authorising such use. In such cases the applicant is advised to consult an attorney and to do likewise where a use is permissible in terms of the title conditions but is prohibited in terms of the Town Planning Scheme.
- 8.4. The Council reserves the right to alter by amendment any information herein contained.

Applicants should study all title conditions before preparing development proposals.

Yours faithfully



**H. Human**  
**EXECUTIVE DIRECTOR: DEVELOPMENT AND PLANNING**