



NEWCASTLE KWAZULU NATAL

My Verw:
My Ref: 13/1/8R – 706

Munisipaliteit: Privaatsak X6621
Municipality: Private Bag X6621
Newcastle
2940

Navrae: L.N.S Sibeko
Enquiries: Email: City.planning@newcastle.gov.za

Tel (034) 328 7600
Fax (034) 312 1570

26 February 2024

ZONING CERTIFICATE

This is to certify that Erf 706 Newcastle, is zoned for "High Impact Industry" purposes, by virtue of the Newcastle Land Use Scheme.

PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED:

Builders yard, General industrial building, Industrial shop, Light industrial building (panel beating), Service industrial building, Storage warehouse, Wholesale warehouse.

PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED WITH SPECIAL CONSENT ONLY:

Commercial workshop, Office building, Motor trade shop, Retail building, Service station, shop, Special industrial building.

DEVELOPMENT CONTROLS:

F. A. R.	: 1.0
Height	: n/r
Coverage	: n/r
Building line	: 6m
Side/rear space	: 2m
Parking requirements	: 1 car space for every 100m ² or part thereof gross floor area up to a gross floor area of 1500m ² , plus one car space for every 200m ² or part thereof gross floor area in excess of 1500m ² .

ADDITIONAL CONTROLS:

1. No building or portion thereof intended for residential use shall be erected nearer than 4m to any side or rear boundary.
2. The minimum side space shall be increased by 0.5 meters for the full building height for every storey above two storeys.
3. Where a lot is served by a railway siding the minimum lot size shall be 3000m².

If there are any restrictions contained in the Title Deed of Erf 706 Newcastle, which are in conflict with this zoning certificate, it shall be the responsibility of the applicant to have such restrictions removed.

SIGNED AT NEWCASTLE ON 26 FEBRUARY 2024.


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N. KHATHIDE
STRATEGIC EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING AND HUMAN SETTLEMENTS



NEWCASTLE KWAZULU NATAL

My Verw:
My Ref: 13/1/8R – 707

Munisipaliteit: Privaatsak X6621
Municipality: Private Bag X6621
Newcastle
2940

Navrae: L.N.S Sibeko
Enquiries: Email: City.planning@newcastle.gov.za

Tel (034) 328 7600
Fax (034) 312 1570

26 February 2024

ZONING CERTIFICATE

This is to certify that Erf 707 Newcastle, is zoned for "High Impact Industry" purposes, by virtue of the Newcastle Land Use Scheme.

PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED:

Builders yard, General industrial building, Industrial shop, Light industrial building (panel beating), Service industrial building, Storage warehouse, Wholesale warehouse.

PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED WITH SPECIAL CONSENT ONLY:

Commercial workshop, Office building, Motor trade shop, Retail building, Service station, shop, Special industrial building.

DEVELOPMENT CONTROLS:

F. A. R.	: 1.0
Height	: n/r
Coverage	: n/r
Building line	: 6m
Side/rear space	: 2m
Parking requirements	: 1 car space for every 100m ² or part thereof gross floor area up to a gross floor area of 1500m ² , plus one car space for every 200m ² or part thereof gross floor area in excess of 1500m ² .

ADDITIONAL CONTROLS:

1. No building or portion thereof intended for residential use shall be erected nearer than 4m to any side or rear boundary.
2. The minimum side space shall be increased by 0.5 meters for the full building height for every storey above two storeys.
3. Where a lot is served by a railway siding the minimum lot size shall be 3000m².

If there are any restrictions contained in the Title Deed of Erf 707 Newcastle, which are in conflict with this zoning certificate, it shall be the responsibility of the applicant to have such restrictions removed.

SIGNED AT NEWCASTLE ON 26 FEBRUARY 2024.


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N. KHATHIDE
STRATEGIC EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING AND HUMAN SETTLEMENTS



NEWCASTLE KWAZULU NATAL

My Verw:
My Ref: 13/1/8R – 3775

Munisipaliteit: Privaatsak X6621
Municipality: Private Bag X6621
Newcastle
2940

Navrae: L.N.S Sibeko
Enquiries:

Email: City.planning@newcastle.gov.za

Tel (034) 328 7600
Fax (034) 312 1570

26 February 2024

ZONING CERTIFICATE

This is to certify that Erf 3775 Newcastle, is zoned for "High Impact Industry" purposes, by virtue of the Newcastle Land Use Scheme.

PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED:

Builders yard, General industrial building, Industrial shop, Light industrial building (panel beating), Service industrial building, Storage warehouse, Wholesale warehouse.

PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED WITH SPECIAL CONSENT ONLY:

Commercial workshop, Office building, Motor trade shop, Retail building, Service station, shop, Special industrial building.

DEVELOPMENT CONTROLS:

F. A. R.	: 1.0
Height	: n/r
Coverage	: n/r
Building line	: 6m
Side/rear space	: 2m
Parking requirements	: 1 car space for every 100m ² or part thereof gross floor area up to a gross floor area of 1500m ² , plus one car space for every 200m ² or part thereof gross floor area in excess of 1500m ² .

ADDITIONAL CONTROLS:

1. No building or portion thereof intended for residential use shall be erected nearer than 4m to any side or rear boundary.
2. The minimum side space shall be increased by 0.5 meters for the full building height for every storey above two storeys.
3. Where a lot is served by a railway siding the minimum lot size shall be 3000m².

If there are any restrictions contained in the Title Deed of Erf 3775 Newcastle, which are in conflict with this zoning certificate, it shall be the responsibility of the applicant to have such restrictions removed.

SIGNED AT NEWCASTLE ON 26 FEBRUARY 2024.


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N. KHATHIDE
STRATEGIC EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING AND HUMAN SETTLEMENTS