



NEWCASTLE KWAZULU NATAL

My Verw:
My Ref: 13/1/8R – 6211

Munisipaliteit: Privaatsak X6621
Municipality: Private Bag X6621
Newcastle
2940

Navrae: L.N.S Sibeko
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19 April 2024

ZONING CERTIFICATE

This is to certify that Erf 6211 Newcastle, is zoned for "High Density Residential" purposes, by virtue of the Newcastle Land Use Scheme.

PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED:

Block of flats, Duplex, Hotel, Maisonette, Simplex, Terraced house (Row Housing).

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

Additional dwelling unit (Ancillary to a dwelling house), Boarding house, Club building, Educational building, Guest house, Institutions, Multi-unit housing, Professional office, Place of physical instruction, Place of assembly, Shop.

DEVELOPMENT CONTROLS:

F. A. R.	: 1,0
Height	: n/a
Coverage	: n/a
Building line	: 4m
Side/rear space	: 2m
Parking requirements	: 1 covered car space for every dwelling unit part thereof. 1 additional car space for every two dwelling units.

ADDITIONAL CONTROLS:

1. Common open space or private open space area shall be provided to the ration of at least 75m² for each dwelling unit on the lot provided that in case of a hotel or boarding house common open space shall be provided to the ration of at least 25m² for each bedroom therein.

If there are any restrictions contained in the Title Deed of Erf 6211 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 19 APRIL 2024.


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