



City Planning & Development Department

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TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

PROPERTY KEY: 043600147/R
ZONING KEY: 043600147/R

PROPERTY DESCRIPTION: R/147 MONTANA AH (SIXTH AVENUE) (548)

The following zoning information must be read with the causes and schedules of the Tshwane Town-Planning Scheme 2008 (Revised 2014).

A. USE ZONE 17: AGRICULTURAL

PURPOSES FOR WHICH LAND AND BUILDINGS MAY BE ERRECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES MAY NOT BE ERRECTED AND USED EXCEPT WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS MAY NOT BE ERRECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
Agriculture Farm Stall subject to Schedule 10 One Dwelling-house	Agricultural Industry Airfield Animal Boarding House Cemetery Site Commercial Equestrian Site Flea Market Garden Centre Guest-house Institution Local Municipal Transitional Settlement Subject to Schedule 27 Parking Site Petting Zoo Picnic Place Place of Child Care Place of Instruction Place of Public Worship Place of Refreshment Recreation Resort Social Hall Sports and Recreation Ground Sport and Recreation Club Wall of Remembrance in conjunction with a Place of Public Worship	Uses not in Columns 3 and 4

B	ANNEXURE T	N/A
C	MINIMUM ERF SIZE	N/A
D	UNITS PER HA	N/A
E	COVERAGE	Table E, Coverage Zone 5, subject to Clause 27.
F	FLOOR AREA RATIO	Table C, FAR Zone 21, subject to Clause 25.
G	HEIGHT	Table D, Height Zone 10, subject to Clause 26
H	DENSITY	N/A
I	CONSENT USE	N/A Disclaimer: Please note that the validity of the Consent Use cannot be verified as the rights may have lapsed.
J	BUILDING LINES	Streets : Subject to Schedule 1 Other : Subject to Clause 12
K	SCHEDULE 5	N/A
L	ATTACHED DOCUMENTS	Schedule 1.

Kind regards

[Redacted Signature]

f: STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING & DEVELOPMENT

On request, this document can be provided in another official language.

Kgoro ya Peakanyo le Tlhabollo ya Toropokgolo ♦ Departement Stadsbeplanning en - ontwikkeling
Lefapha la Thulaganyo le Tlhabololo ya Toropo ♦ Ndzawulo ya Nhluvukiso wa Vupulani bya Dorobankulu
UMnyango Wezentuthuko Yokuhlelwa Kwedolobha ♦ City Planning and Development Department
UmNyango wokuHlelwa kweDorobha neTuthuko

Township, Agricultural Holdings or Farms	Erf/ Property	Position applicable	Building line(s) in Metres for all storeys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Monavoni 753-JR		*	*	*	*	*
Monrick AH		All streets	30	*	*	*
Monrick AH X1		*	*	*	*	*
Montana		Roeloe Street	16	*	*	*
		Zambesi Drive	16	*	*	*
		All other streets	5	*	*	*
Montana X1		All streets	5	*	*	*
Montana X23		*	*	*	*	*
Montana X31		*	*	*	*	*
Montana X37		*	*	*	*	*
Montana X39		*	*	*	*	*
Montana X50		*	*	*	*	*
Montana X51		*	*	*	*	*
Montana X52		*	*	*	*	*
Montana X54		*	*	*	*	*
Montana X68		*	*	*	*	*
Montana X70		*	*	*	*	*
Montana X73		*	*	*	*	*
Montana X75		*	*	*	*	*
Montana X76		*	*	*	*	*
Montana X77		*	*	*	*	*
Montana X79		*	*	*	*	*
Montana X80		*	*	*	*	*
Montana X82		*	*	*	*	*
Montana X83		*	*	*	*	*
Montana X84		*	*	*	*	*
Montana X86		*	*	*	*	*
Montana X90		*	*	*	*	*
Montana X91		*	*	*	*	*
Montana X92		*	*	*	*	*
Montana X93		*	*	*	*	*
Montana X95		*	*	*	*	*
Montana X98		*	*	*	*	*
Montana X99		*	*	*	*	*
Montana X113		*	*	*	*	*
Montana X129		*	*	*	*	*
Montana AH		Dr Swanepoel Road	22	*	*	*
		Zambesi Drive	30	*	*	*
		All other streets	15	*	*	*
Montana AH X1		All streets	30	*	*	*
Montana AH X2		All streets	30	*	*	*
Montana AH X3		All streets	30	*	*	*
Mont Lorraine AH		*	*	*	*	*
Montana Park		All streets	3,5	*	*	*
Montana Park X1		All streets	3,5	*	*	*

* Note: Missing information, which still needs to be researched, can be found either in the approved Annexures/Schedules or in Clause 9 or in the conditions of Township Establishment.