



ZONING CERTIFICATE

Our Reference	KHANG 134/559
Enquiries	Ms. H van der Stoep
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Date	25 January 2018

TO WHOM IT MAY CONCERN

Erf	Portion 134 of the Farm 559
Address	134 Hangklip Smallholdings
Owner	Ms LJ Lindsay

DEVELOPMENT PARAMETERS				
Zoning		Rural Zone 2: Conservation Usage (R2)		
Primary use		conservation use, dwelling house, guest rooms, home occupation;		
Consent uses (See additional information)		agriculture, aquaculture, day care centre, harvesting of natural resources, intensive animal farming, intensive horticulture, place of assembly, place of entertainment, place of instruction, plant nursery, recreational facilities, rooftop base station, second dwelling unit, tourist accommodation, tourist facilities, transmission tower, utility services.		
Density		The total floor space of all buildings on the land unit, may not exceed 800m ² ; provided that Council may relax this requirement if it is satisfied that such accommodation is required for genuine conservation and/or farming activities on the land unit.		
Coverage		The maximum coverage for all buildings on the land unit is 25%.		
Height		The maximum height of a building, measured from the base level to the top (i) of the roof is 8,0 m; provided that, (ii) Where Council is satisfied that a greater height is necessary for the agricultural function of the building, it may permit such greater height; and (iii) Earth banks and retaining structures shall comply with 16.6.		
Bulk		Not Applicable		
Building lines	Street	The building lines shall be 10,0 m; (ii) Where the configuration of the land unit, is of such a nature that alternative building lines need to be considered, Council may approve such alternative	Perimeter	Within Complex
			N/A	N/A

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		building lines to permit the use of the property as defined in this zone, provided that where Rural Zone 2 abuts an urban area the building lines of the adjacent property shall apply along the shared boundary; and (iii) The general building line exemptions in 16.1 shall apply.		
	Side	Same	N/A	N/A
	Rear	Same	N/A	N/A
Parking				

See attached parking requirements as per land use.

Parking and access shall be provided on the land unit in accordance with 17.1.

Minimum off-street parking requirements

Land use	Standard areas
Dwelling house	2 on site parking bays per dwelling unit provided that on erven less than 400m ² only one on site parking bays needs to be provided.
Second dwelling	1 bay
Group dwelling/town housing	1 bay per dwelling unit plus 1 bay per dwelling for visitors
Flats	1.5 bays per 1 bedroom dwelling unit 2 bays per 2 and more bedroom dwelling units
Bed and breakfast establishment	2 bays per establishment (owner/manager) 1 bay per guest room
Boarding house, Guest house	1 bay per bedroom/2 persons accommodated
Hotel	1 bay per bedroom plus an additional 10 parking bays per 100m ² of public access areas
Retirement home	1 bay per bedroom plus 0,25 bays per frail care bed
Crèche	1 bay per 10 children plus stop & drop facility where

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	a crèche makes provision for more than 20 children
School	1 bay per classroom or office plus a stop and drop facility
Place of instruction (tertiary education facility)	0,5 bays per student plus 1 bay per classroom or office
Place of assembly/entertainment/funeral parlor	1 bay per 4 seats
Recreation, sport	1 bay per 4 seats or persons
Hospital/clinic (general and private)	1 bay per bed plus 4 bays per consulting room
Medical consulting rooms	6 bays per 100m ² GLA
Supermarket/shopping centre	6 bays per 100m ² GLA
Shops/offices/restaurants	6 bays per 100m ² GLA
Conference centre	1 bay per 2 seats
Place of worship	1 bay per 6 seats

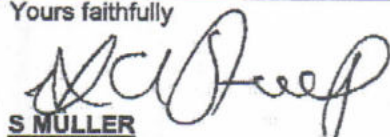
Land use	Standard areas
Motor showroom	2 bays per 100m ² GLA and 2 bays per 100m ² outdoor display area
Motor repair garage/service station/car wash/service centre	2 bays per service bay plus 2 bays per 100m ² GLA
Motor fitment centre	2 bays per service bay plus 2 bays per 100m ² GLA
Car wash	4 bays per service bay plus 2 bays per 100m ² GLA
Industry	2 bays per 100m ² GLA
Warehouse/storage	2 bays per 100m ² GLA

GLA means Gross Leaseable Area

LOADING REQUIREMENTS

ADDITIONAL INFORMATION

Yours faithfully



S MÜLLER
DIRECTOR: INFRASTRUCTURE AND PLANNING