

## City Planning & Development Department

Room 1-010 I Isivuno Building I 143 Lilian Ngoyi (Van der Walt) Street I Pretoria I 0002 PO Box 3242 I Pretoria I 0001 Tel: 012 358 7988

Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za.| www.facebook.com/CityOf Tshwane

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## TO WHOM IT MAY CONCERN

## ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVIS. 2014)

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

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

The following zoning information must be read with the auses and chedules are Tshwane Town-Planning Scheme 2008 (Revised 2014).

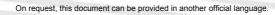
## A. USE ZONE 17: AGRICULTURAL

PURPOSES FOR WHICH LAND AND BUILDINGS MAY BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LA D-U. MAY  NOT BE ERECTED AN USE.  EXC. "Y WITH TI. CON. 'T  OF Th. 'UI. ALITY I TERMS OF  TABLE L. OLUIL. "	OURPOSES FOR WHICH LAND AND BUILDINGS MAY NOT BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
Agriculture Farm Stall subject to Schedule 10 One Dwelling-house	Agricultural stry Airfield simal Boarding e Ca. Site Commit Eque an Source Ir vlarket siden Centre st-house In ution Lot 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	Uses not in Columns 3 and 4
	Wall of Remembrance in conjunction with a Place of Public Worship	

В	ANNEXURE T	N/A
С	MINIMUM ERF SIZE	N/A
D	UNITS PER HA	N/A
Ε	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
Н	DENSITY	N/A
		N/A
ı	CONSENT USE	Disclaimer: Please note that the validity of the Consent Use cannot be verified
		as the rights may have lapsed.
J BU	BUILDING LINES	Streets: Subject to Schedule 1
		Other: Subject to Clause 12
K	SCHEDULE 5	N/A
L	ATTACHED DOCUMENTS	Schedule 1.

Kind	red	ards

f: STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNII CONTROL TO THE STRATEGIC EXECUTIVE DIRECTOR TO THE STRATEGIC DIRECTOR TO THE STRATEGIC EXECUTIVE DIR



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Schedule 1

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 16	*	*	*
		Zambesi Drive 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 XS		*	*	*	*	*
Montana X95			*	*	*	*
Monte X98			*	*	*	*
Mor .a X99		*	*	*	*	*
, ana X113		*	*	*	*	*
ontana X12°		*	*	*	*	*
Montana A <sup>1</sup>		Dr Swanepoel Road	22	*	*	*
		Zambesi Drive	30	*	*	*
	7	All other streets	15	*	*	*
Mon. AH X1		All streets	30	*	*	*
Montan YX7		All streets	30	*	*	*
Montana		All streets	30	*	*	*
Mont Lorrain AH				*	*	*
Montana Park Montana Park X1		All streets All streets	3,5 3,5	*	*	*
IVIUIILANA FAIK A I		All Stiegts	ا ن,ن	1	1	

<sup>\*</sup> 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.

