



# EMALAHLENI Local Municipality

P.O. BOX 3  
eMalahleni  
MPUMALANGA  
1035

TEL.: 013 390 6911  
FAX. 013 690 6207

[www.emalahleni.gov.za](http://www.emalahleni.gov.za)

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eMalahleni, Mandela Street  
Tel.: 013 690 6911

Ga-Nala, Quintin Street  
Tel.: 017 648 2241

Ogies, Hoofweg Str  
Tel.: 013 643 1027

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Refer to: N.Nkosi  
23 September 2020

## Zoning Certificate

This is to certify that Erf 22 President Park is zoned "**Business 2**". Primary uses are: Auction house, Carwash, Confectioner, Conference centre, Drive-thru restaurant, Garden service establishment, Government use, Gymnasium, Hotel, Institution, Laboratory, Laundromat, Liquor enterprise, Medical suites, Motor dealer, Office, Parking garage, Place of refreshment, Residential building, Service enterprise, Shop, Social hall, Step down facility, Tavern, Tuck shop, Veterinary clinic.

Height : 3  
Coverage : 70%  
FAR : 1.2  
Building Lines : Rear - 2m  
: Street- 5m  
: Side - Multi storey : 3m  
: -Single storey : 2m

This zoning certificate is issued in terms of Emalahleni Land Use Scheme 2020.



T BUTHELEZI  
ASSISTANT MANAGER: SPATIAL PLANNING

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Vision: To be a centre of excellence and innovation

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Refer to: N.Nkosi  
23 September 2020

## Zoning Certificate

This is to certify that Erf 21 President Park is zoned "**Business 2**". Primary uses are: Auction house, Carwash, Confectioner, Conference centre, Drive-thru restaurant, Garden service establishment, Government use, Gymnasium, Hotel, Institution, Laboratory, Laundromat, Liquor enterprise, Medical suites, Motor dealer, Office, Parking garage, Place of refreshment, Residential building, Service enterprise, Shop, Social hall, Step down facility, Tavern, Tuck shop, Veterinary clinic.

Height : 3  
Coverage : 70%  
FAR : 1.2  
Building Lines : Rear - 2m  
: Street- 5m  
: Side - Multi storey : 3m  
: -Single storey : 2m

This zoning certificate is issued in terms of Emalahleni Land Use Scheme 2020.

  
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Refer to: N.Nkosi  
23 September 2020

## Zoning Certificate

This is to certify that Erf 20 President Park is zoned "**Business 2**". Primary uses are: Auction house, Carwash, Confectioner, Conference centre, Drive-thru restaurant, Garden service establishment, Government use, Gymnasium, Hotel, Institution, Laboratory, Laundromat, Liquor enterprise, Medical suites, Motor dealer, Office, Parking garage, Place of refreshment, Residential building, Service enterprise, Shop, Social hall, Step down facility, Tavern, Tuck shop, Veterinary clinic.

Height : 3  
Coverage : 70%  
FAR : 1.2  
Building Lines : Rear - 2m  
: Street- 5m  
: Side - Multi storey : 3m  
: -Single storey : 2m

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