



Latitude  
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Longitude  
28.44004959

26.42450273  
28.44019175

Latitude  
-26.42322427  
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28.43800306

Latitude  
-26.42497351  
Longitude  
28.43813121



**Ekurhuleni**

METROPOLITAN MUNICIPALITY  
Eastern Service Delivery Region  
NIGEL C.C.C.

**NIGEL CUSTOMER CARE CENTRE**

P.O.Box 23  
Hendrik Verwoerd Street, NIGEL 1490

## NIGEL TOWN PLANNING SCHEME, 1981

### ZONING CERTIFICATE

1. **PROPERTY DESCRIPTION** : Erven 12 and 53, Pretoriusstad
2. **ZONING** : "Industrial 3": Such industries as may be approved by Council
3. **HEIGHT ZONE** : NIL
  - 3.1 **HEIGHT** : 3 Storeys
  - 3.2 **F.A.R.** : N/A
  - 3.3 **COVERAGE** : 70%
4. **DENSITY** : N/A
5. **PARKING** : 1 parking bay / 100m<sup>2</sup> Gross Leasable Industrial Floor Area, and 2 parking bays / 100m<sup>2</sup> Gross Leasable Office Floor Area
6. **BUILDING LINES** : 6m along streets and 3m along other boundaries.
7. **SPECIAL CONDITIONS** : A Site Development Plan must be submitted
8. **REMARKS** : On receipt of a building plan or site development plan the above restrictions, including building lines, may be relaxed.

**S.A. DE BEER**  
AREA MANAGER- CITY PLANNING  
(NIGEL CUSTOMER CARE CENTRE)

ISSUED THIS 9th DAY OF APRIL 2013 AT NIGEL.