



MAHIKENG LOCAL MUNICIPALITY

Municipal Manager and other Departments:

P/Bag X63

Mmabatho

2735

Tel: (018) 389-0111

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Cnr University Drive &

Hector Petersen Road

Mmabatho, 2735

ZONING CERTIFICATE

MAHIKENG LAND USE SCHEME: 2018

Farm Name : Lanric 59 JO
 Farm portion : Portion 44 (Portion of Portion 27)
 Farm size : 1, 500 Hectares
 Street : Unnamed Road

ZONING INFORMATION:

Use Zone	Land Uses Allowed	Special Consent	Written Consent
Agricultural	Abattoir, Accommodation Enterprise, Aerodrome, Agriculture, Animal Care Centre, Conservation, Cultural Heritage Site, Dwelling Unit, Environmental Facilities, Farm settlement Intensive Animal Farm, Nature Reserve & Protected Areas	Airfield, Beauty/Health Spa, Cellular Telecommunication Infrastructure, Cemetery, Commune, Conference Facility, Equestrian School, Helicopter Landing Pad, Livestock Yard, Lodge, Mining, Nursery, Place of refreshment, Public Storage, Rising Stables, Social Hall, Sport and Recreational, Club, Tourists Accommodation, Tourist Facilities, Veterinary Clinic & Veterinary Hospital	Agricultural Industry, Child Care Centre, Farm Stall, Flea Market, Home Enterprise, house Shop, Place of Instruction, Place of Worship, Second Dwelling Unit, Spaza Shop, Telecommunication & Wall of Remembrance
DEVELOPMENT PARAMETERS:			
Coverage	50%	70%	Local Authority to Decide
	Agriculture, Farm Settlement, Intensive Animal farm, Accommodation Enterprise, Beauty/Health Spa, Child Care Centre, Commune, Equestrian School, Farm Stall, Home Enterprise, house Shop, Lodge, Second Dwelling Unit, Spaza Shop, Tourists Accommodation & Tourist Facilities	Animal Care Centre, Abattoir, Conference Facility, Flea Market, Nursery, Place of Instruction, Place of Worship, Place of refreshment, Public Storage, Rising Stables, Social Hall, Social Hall, Veterinary Clinic & Veterinary Hospital	Conservation, Cultural Heritage Site, Electrical Purpose, Environmental Conservation use, Environmental Facilities, Nature Reserve, Protected Area, Aerodrome, Agricultural Industry, Airfield, Cellular Telecommunication Infrastructure, Cemetery, , Helicopter Landing Pad, Livestock Yard, Mining, Sport and Recreational Club, Telecommunication & Wall of Remembrance
Height	4 Storeys		
Building lines	Street	Rear	Side
	10m	2m	2m

Parking Requirements:

Agri-tourism: As determined by Local Authority, Animal Care Centre: 3 P/B per 100m² GFA, Conservation: As determined by Local Authority, Cultural Heritage Site: As determined by Local Authority, Electrical Purposes: As determined by Local Authority, Environmental Conservation Use: As determined by Local Authority, Environmental Facilities: As determined by Local Authority, Farm Settlement: As determined by Local Authority, Intensive Animal Farm: As determined by Local Authority



PLEASE ADDRESS ALL CORRESPONDENCE TO THE MUNICIPAL MANAGER



Authority, Nature Reserve: As determined by Local Authority. Abattoir: 5 P/B for first 10000m² & 2 B/P per 10000m² thereafter, Aerodrome: As determined by Local Authority, Agricultural Industry, 1 P/B per for first 100m² GFA & 1 P/B per m², Airfield: 2 P/B for first 100 m² GFA & 1 P/B 100 m², Beauty/Heath Spa: 4 P/B per 100 m² GFA, Cellular Telecommunication Infrastructure: As determined by Local Authority, Cemetery: As determined by Local Authority, Child Care Center: 1 P/B per classroom, 1 P/B per office and 2 P/B per 100 m² GFA, Commune: 1 P/B per tenant and 1 P/B per tenants for visitors, Conference Facility: 1 P/B per 2 seats, Equestrian School: As determined by Local Authority, Farm Stall: 6 P/B per 100 m² GFA, Helicopter Landing Pad: As determined by Local Authority, Home Enterprise: 3 P/B per 40 m² GFA for shops/medical consulting rooms/service enterprise and 2 P/B per 40 m² GFA for office, House Shop: 3 P/B per 40 m² GFA, Livestock Yard: As determined by Local Authority, Lodge: 1 P/B per lettable room, Mining: As determined by Local Authority, Nursery: 6 P/B per 100 m² GFA, Place of Insitution: 1 P/B per Classroom and / or office, Place of Worship: 1 P/B per 5 seats, Place of Refreshment: 1 P/B per 2 seats, Public Storage: As determined by Local Authority, Riding Stables: As determined by Local Authority, Second dwelling: Erven > 500m²: 2 P/B per dwelling unit OR Erven < 500 m²: 1 P/B per dwelling unit, Social Hall: 1 P/B per 4 seats or 20 parking bays per 100m² GFA, Spaza Shop: 6 P/B per 100m² GFA, Sport and Recreational Club: 1 P/B per 4 seats / 6 P/B per 100m² GFA, Telecommunication: As determined by Local Authority, Tourists Accommodation: 1 P/B per lettable room, Tourist Facilities: 6 P/B per 100m² GFA, Veterinary Clinic: 3 P/B per 100m² GFA, Veterinary Hospital: 3 P/B per 100m² GFA & Wall of Remembrance: As determined by Local Authority.

Completed by: Faith Sotshayo

Signature:



Date: 16/11/2020

Checked by: M Mohlamonyane

Signature:



Date: 16/11/2020

It should be noted that the provision of the Mahikeng Land Use Scheme, 2018 do not override any restrictive conditions that may be contained in the Title Deed.