

Our ref: MM/BC/SG
Erf: 980 City
Date: 15 March 2018

Messrs SAGE ARCHITECTS

Sir/Madams

ZONING AND PERMISSIBLE USES: ERF 980 (ZASTRON STREET) CITY, BLOEMFONTEIN

Your request refers.

In terms of the approved Bloemfontein Town Planning Scheme (B.T.P.S), the above-mentioned property is zoned "General Commercial" and may only be used for the following purposes:

Places of Assembly
Institutions
Business Premises
Shops
Light Industrial Buildings
Auctioneers Business
Undertakers Business
Warehouse
Service Industry
Gymnasium
Wholesale Warehouse
Motor Workshop
Industrial shop
Office

With special consent of the Mangaung Metropolitan Municipality, it may also be used for the following purposes:

Special buildings
Residential Buildings
Block of Flats
Places of Instruction and Adult Instruction
Public Buildings
Service Stations
Betting Room

The development restrictions for "General Commercial" are as follow:

COVERAGE:

- (a) Warehouses and wholesale warehouses: 85%
- (b) Shops: 75%
- (c) Business premises: 66⅔%
- (d) Industrial Buildings: 85%
- (e) Service Stations: 85%

BULK: No Restriction
HEIGHT: 9,2m
STREET BUILDING
LINE: 3m

PARKING:

Shops:

Shops up to and including 1000m² is 4 parking spaces/100 GLA with a minimum of 4 parking spaces

Shops > 1 000m² but = or < 15000m² is 6 parking spaces/100m²GLA

Shops > 15000m² is 5 parking spaces/100 GLA

Offices:

2, 5 parking spaces/100m² GLA with a minimum of 4 parking spaces

Industrial and commercial:

Manufacturing is 1 space/100m² GLA

Warehousing is 1 space/100m² GLA

Dairies, bakeries and laundries is 1 space/100m² GLA

Storage yards is 1 space/100m² GLA

Service Stations:

4 parking space/working bay plus 2 parking spaces per 100m² spares and sales area

For any further possible restrictions see the title deed of the above-mentioned property.

Yours faithfully



ACTING GENERAL MANAGER: TOWN AND REGIONAL PLANNING