



Enquiries: Mr. J Daniels
Contact number: 021 807 4581
Reference: 15/4/1 (3442) P
Date: 09 May 2023

ZONING CERTIFICATE – ERF 3442 PAARL

It is hereby certified that Erf 3442 Paarl, is zoned in terms of the Drakenstein Municipality Zoning Scheme By-Law, 2018, as:

NEIGHBOURHOOD BUSINESS ZONE

With a deemed consent use for a “Warehouse Facility” within the existing shed.

	PERMITTED	TECHNICAL APPROVAL	NEIGHBOURS' PERMISSION	CONSENT	PROHIBITED
PRIMARY	<ul style="list-style-type: none"> Apartment building Business <2000m² Community care facility Community residential Dwelling house Indoor sport Lodging accommodation Place of assembly Place of instruction Public institution Second dwelling house Third dwelling unit Vehicle sales Visitors' accommodation 	None	None	<ul style="list-style-type: none"> Adult services Business >2000m² Conference facility Freestanding mast Fuel retail Function venue Gambling Healthcare facility Hostel Hotel Mortuary Outdoor sport Place of entertainment Special use Vehicle services Warehouse 	<ul style="list-style-type: none"> Big box retail Noxious industry Risk industry Utility plant
ADDITIONAL	<ul style="list-style-type: none"> House shop Informal trading Non-motorised transport Occasional use (1x) Open space Utility services 	<ul style="list-style-type: none"> Passenger transport facilities Roof top base station 	None	<ul style="list-style-type: none"> Occasional use (>1x) 	None

Please Note:

- The subject property is located within the Densification Zone of Paarl.
- The subject property is located within the Paarl Central Special Character Protected Area and possesses resources of heritage significance.
- The rights allocated to site(s) in accordance with the above-mentioned zoning does not exempt adherence to the requirements of any other legislation or regulations.

H. G. STRIJDOM
MANAGER: LAND DEVELOPMENT MANAGEMENT