

06 February 2025

ZONING CERTIFICATE

TO WHOM IT MAY CONCERN

This is to confirm that Erf 4169, Humansdorp, has been zoned as "**RESIDENTIAL ZONE 3**" in compliance with Kouga Land Use Scheme, 2021. Property and buildings may be utilized as stipulated below:

Primary Uses

Indicates the purposes for which land may be used and or buildings may be erected and used.

- General Residential Building

Definition

"General Residential Building" means a building for human habitation, together with such outbuildings and support facilities relating to the operation and sustainability of the scheme or building, and includes a boarding house, residential rooms, children's home, guest lodging facilities, retirement village, hostel, town housing, dwelling units, flats, but excludes hotels.

Consent Uses

Must be obtained through formal land use application process:

- Child Care Facility
- Home Occupation
- Licensed Hotel
- Licenced Restaurant
- Medical Use
- Self-Catering Units
- Social Facility

Development Parameters

- i) Building Lines:
 - Street - 5m
 - Lateral & rear - 4m
- ii) Height - 11m
- iii) Coverage - 50%
- iv) Density - No density limit, subject to all other development Parameters
- v) Parking
 - General Residential Buildings: 2 s / du
 - General Residential Buildings (Rooms): 1 s / room
 - Visitors: 1 s / 4 du or as determined by the Municipality



E. VAN BILJON

ACTING MANAGER: TOWN & REGIONAL PLANNING