

HAINES PALMER & VAN HEUKELUM

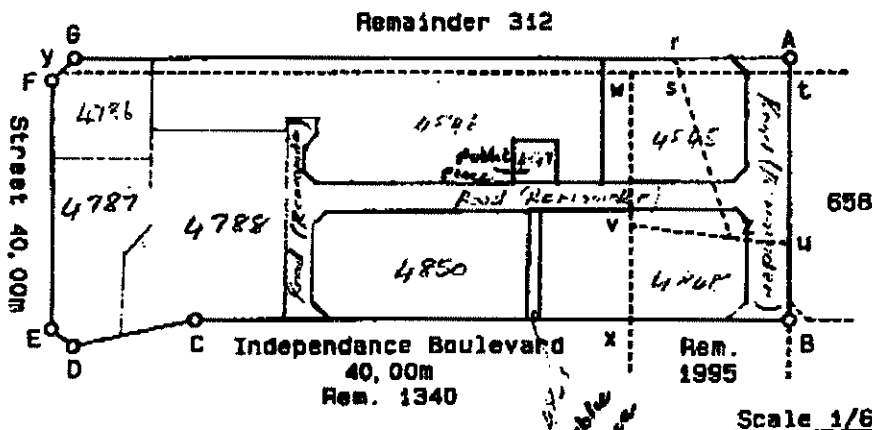
SIDES (metres)	DIRECTIONS	CO-ORDINATES Y SYSTEM Lo.27° X		S.G.No.	
		CONSTANTS	± 0.00		+ 3 600 000.00
AB	239, 12	300 20 00	A - 40 592, 80	+ 36 152, 93	C 94/1994 Approved <i>RH</i> Surveyor-General (Ciskei) 27/06/1994.
BC	545, 98	30 20 00	B - 40 799, 18	+ 36 273, 69	
CD	112, 95	17 59 00	C - 40 523, 45	+ 36 744, 93	
DE	25, 08	69 09 30	D - 40 488, 58	+ 36 852, 36	
EF	227, 56	120 20 00	E - 40 465, 14	+ 36 861, 28	
FG	28, 28	165 20 00	F - 40 268, 73	+ 36 746, 36	
GA	655, 85	210 20 00	G - 40 261, 57	+ 36 719, 00	
Yellow Woods (No. 96)		Δ	- 40 826, 37	+ 37 341, 15	
Yellow Woods AUX. (No. 297)		Δ	- 38 757, 07	+ 37 027, 10	

Description of Beacons

- A, C, D, F, G 12mm Round Iron Peg
- B 12mm Round Iron Peg in concrete
- E Drill Hole in concrete

Components

- The figure tuzvw represents ERF 4781 BISHO
Vide Dgm.No.90/1994 D/T
- The figure uBxyz represents ERF 4782 BISHO
Vide Dgm.No.91/1994 D/T
- The figure wxCDEFy represents ERF 4783 BISHO
Vide Dgm.No.92/1994 D/T
- The figure AtyG represents ERF 4784 BISHO
Vide Dgm.No.93/1994 D/T



Scale 1/6000

The figure A B C D E F G represents 16,3061 Hectares of land, being ERF 4785 BISHO

and comprises components (1) - (4) above.

Situate in the KING WILLIAM'S TOWN

Administrative District of REPUBLIC OF CISKEI

Surveyed in May 1994 by me

L. van Heukelum
L. van Heukelum
Professional Land Surveyor

This diagram is annexed to No. Dated Registrar of deeds

The original diagrams are as quoted above.

File No. 6/1/6-9
S.R. No. F24/1994
Comp CQSS-312 (8002)
CQSS-313 (8003)
CQSS-315 (8004)



3.7.2 Land Use Restriction

Floor factor: at most 1,0
Coverage: at most 40%
Height: at most 4 storeys
Street building line: at least 8m
Side building line: at least 4m or half the height of the building
Parking: at least 0,7 parking bays per bedroom subject to Paragraph 3.7.3(a)

3.7.3 Notwithstanding Paragraph 3.7.2:

(a) The Council may approve the erection of an outbuilding which exceeds the side building line subject to:

- i) compliance with the street building line
- ii) the said outbuilding not exceeding a height of 1 storey
- iii) no doors or windows being permitted in any wall of such outbuilding which fronts onto the relevant side boundary, and
- iv) the provisions of an access way, other than through a building and at least 1m wide, from a street to every vacant portion of the relevant land unit other than a courtyard, and

(b) The following floor factor, coverage and parking requirements shall be applicable to licensed hotels:

Floor factor: at most 2,0
Coverage: at most 80%
Parking: at least 0,7 parking bays per bedroom plus an additional 20 parking bays which shall be provided uncovered on the site and which shall be clearly demarcated and properly indicated by means of a notice board, to the satisfaction of the Council, for use by visitors who are non-paying guests, and

(c) The following additional parking requirements shall be applicable with regard to professional usage in this zone: 3 parking bays per professional person of which at least 2 parking bays per professional person shall be reserved for patients or clients. These parking bays shall be clearly indicated and tarred or paved to the satisfaction of the Council.

Pg. 1

3.8 BUSINESS ZONE I

3.8.1 Colour notation: blue

Primary use: business premises

Consent uses: town house, flats, residential building, place of assembly, place of entertainment, place of instruction, institution, bottle-store, supermarket

Business Zone 1

3.8.2 Land Use Restrictions

Floor factor: at most 3,0

Coverage: at most 100%

Street building line: zero

Side building line: zero, provided that the Council may lay town side building lines in the interest of public health or in order to enforce any law or right

Parking: at least 1 parking bay per 25 sq.m of the total floor space subject to Section 4.9 (parking and loading)

3.8.3 Additional Provisions

(a) Basement:

Basements shall comply to the building lines.

(b) Projections:

In this zone projections, excluding advertising signs approved by the Council in accordance with the provisions of any other law, over streets and building lines shall be limited to minor architectural features and one cantilevered open canopy to within 0,5m of the pavement edge, provided that no portion of a projection shall be less than 3m above the pavement and there shall be no access from the building to the canopy.

3.8.4 Places of Assembly

Notwithstanding Paragraph 3.8.2, the following land use restrictions shall be applicable with regard to places of assembly over and above the other land use restrictions which apply and which do not contradict the said restrictions:

Street building line: at least 4,5m

Parking: at least 1 parking bay per 8 seats that are provided in the building

3.8.5 Flats and Residential Buildings

Notwithstanding Paragraph 3.8.2 the following land use restrictions shall be applicable with regard to flats and residential buildings over and above the other land use restrictions which apply and which do not contradict the said restrictions:

Floor factor: at most 1,0

Coverage: at most 75%

Height: at most 2 storeys

Parking: at least 1,25 parking bays per flat or, with regard to residential buildings, at least 0,7 parking bays per bedroom. With regard to flats, 25% or more, if so required by the Council, of the required parking bays and, with regard to residential buildings which are licensed hotels, at least 20 additional parking bays, shall be provided uncovered on the site and shall be clearly demarcated and properly indicated by means of a notice board, to the satisfaction of the Council, for the exclusive use of visitors

BUSINESS ZONE II

3.9

3.9.1 Colour notation: blue with black hatching
Primary use: shop
Consent uses: town house, flats, residential building, place of assembly, offices, supermarket

3.9.2 Land Use Restrictions

Floor factor: at most 1,5
Coverage: 100%
Street building line: zero
Side building line: zero, provided that the Council may lay down side building lines in the interest of public health or in order to enforce any law or right
Parking: at least 1 parking bay per 25 sq.m of the total floor space and subject to Section 4.9 (parking and loading)

3.9.3 Additional Provisions

(a) Basements:

Basements shall comply to the building lines.

(b) Projections:

In this zone projections, excluding advertising signs approved by the Council in accordance with the provisions of any other law, over streets and building lines shall be limited to minor architectural features and one cantilevered open canopy to within 0,5m of the pavement edge, provided that no portion of a projection shall be less than 3m above the pavement and there shall be no access from the building to the canopy.

3.9.4 Places of Assembly

Notwithstanding Paragraph 3.9.2, the following land use restrictions shall be applicable with regard to places of assembly over and above the other land use restrictions which apply and which do not contradict the said restrictions:

Street building line: at least 4,5m
Parking: at least 1 parking bay per 8 seats that are provided in the building

3.9.5 Flats and Residential Buildings

Notwithstanding Paragraph 3.9.2 the following land use restrictions shall be applicable with regard to flats and residential buildings over and above the other land use restrictions which apply and which do not contradict the said restrictions:

Floor factor: at most 1,0
 Coverage: at most 75%
 Height: at most 2 storeys
 Parking: at least 1,25 parking bays per flat or, with regard to residential buildings, at least 0,7 parking bays per bedroom. With regard to flats, 25% or more, if so required by the Council, of the required parking bays and, with regard to residential buildings which are licensed hotels, at least 20 additional parking bays, shall be provided uncovered on the site and shall be clearly demarcated and properly indicated by means of a notice board, to the satisfaction of the Council, for the exclusive use of visitors

3.10 BUSINESS ZONE III

3.10.1 Colour notation: blue with black cross-line hatching
 Primary use: offices
 Consent uses: town house, flats, residential building, place of assembly, place of entertainment, supermarket

3.10.2 Land Use Restrictions

Floor factor: at most 1,5
 Coverage: at most 50%
 Height: at most 4 storeys
 Setback: at least 8m from the centre line of the relevant street
 Street building line: at least 5m
 Side building line: at least 3m
 - Parking: at least 1 parking bay per 25 sq.m of the total floor space and subject to Section 4.9 (parking and loading)

3.10.3 Additional Provisions

(a) Basements:

Basements shall comply with the building lines.

(b) Projections:

In this zone projections, excluding advertising signs approved by the Council in accordance with the provisions of any other law, over streets and building lines shall be limited to minor architectural features and one cantilevered open canopy to within 0,5m of the pavement edge, provided that no portion of a projection shall be less than 3m above the pavement and there shall be no access from the building to the canopy.

3.10.4 Places of Assembly

Notwithstanding Paragraph 3.10.2, the following land use restrictions shall be applicable with regard to places of assembly over and above the other land use restrictions which apply and which do not contradict the said restrictions:

Street building line: at least 4,5m.
 Parking: at least 1 parking bay per 8 seats that are provided in the building

3.10.5 Flats and Residential Buildings

Notwithstanding Paragraph 3.10.2 the following land use restrictions shall be applicable with regard to flats and residential buildings over and above the other land use restrictions which apply and which do not contradict the said restrictions:

Floor factor: at most 1,0

Coverage: at most 75%

Height: at most 2 storeys

Parking: at least 1,25 parking bays per flat or, with regard to residential buildings, at least 0,7 parking bays per bedroom. With regard to flats, 25% or more, if so required by the Council, of the required parking bays and, with regard to residential buildings which are licensed hotels, at least 20 additional parking bays, shall be provided uncovered on the site and shall be clearly demarcated and properly indicated by means of a notice board, to the satisfaction of the Council, for the exclusive use of visitors

3.11 BUSINESS ZONE IV

3.11.1 Colour notation: blue-purple with black hatching
Primary use: service usage and warehouse
Consent uses: place of assembly, place of entertainment, place of instruction, transport usage, supermarket

3.11.2 Land Use Restrictions

Floor factor: at most 1,5

Coverage: at most 75%

Setback: at least 8m

Street building line: zero

Side building line: zero; provided that the Council may require side building lines in the interest of public health or in order to enforce any law or right

Parking: at least 1 parking bay per 200 sq.m floor space and subject to Section 4.9 (parking and loading)

3.11.3 Loading and Unloading

For the purpose of loading and unloading vehicles, the following space or spaces shall be provided on site to the satisfaction of the Council and be subject to Section 4.9 (parking and loading):

TOTAL FLOOR SPACE OF BUILDING (to the nearest sq.m)	REQUIRED LOADING AND UNLOADING AREA
0 - 2 500 sq.m	1 bay
2 501 - 5 000 sq.m	2 bays
5 001 - 10 000 sq.m	3 bays
Every additional 10 000 sq.m or portion thereof	1 additional bay

Such bays shall have dimensions of not less than 10m x 5m.

Such loading bays shall have vehicular access to a street (such vehicular access to be to the satisfaction of the Council and not to be less than 5m wide and, if carried through a building, not less than 3m in height).

3.11.4 Fencing

The Council may require any land used in connection with a builder's yard or transport business to be completely or partially fenced to its satisfaction.

3.12 BUSINESS ZONE V

3.12.1 Colour notation: blue-purple
Primary use: service station
Consent use: public garage

3.12.2 Land Use Restrictions

Floor factor: at most 1,5
Coverage: at most 75%
Height: at most 2 storeys
Street building line: zero subject to a 3,6m building line if fuel pumps are to be erected
Side building line: zero; provided that the Council may require side building lines in the interest of public health or in order to enforce any law or right
Parking: at least 1 parking bay per 50 sq.m total floor space; provided that the parking bays be clearly indicated for visitors

3.12.3 Notwithstanding Paragraph 3.12.2, the following floor factor and coverage requirements shall be applicable with regard to public garages:

Floor factor: at most 0,5
Coverage: at most 30%

3.12.4 Additional Provisions

- (a) The vehicular access and exit ways to and from the premises of a service station or public garage shall, where they cross the road boundary, not be more than 10m wide, and a wall at least 100mm thick and 200 mm high shall be erected on the road boundary between the points of access and exit. The wall shall be continued along such boundary unless the premises are otherwise enclosed. The vehicular access and exit ways to and from motor vehicle fuel pumps shall be restricted to one each for every continuous frontage of 30m which the premises whereon such pumps are erected have on the boundary of a public street or public road.
- (b) In an urban area the vehicular access and exit ways to and from the premises of a service station or public garage, where they cross the road boundary, shall:
 - i) not be less than 30m from the nearest point of the intersection of a declared road, proclaimed road, prospective main road or any other road or a like status or of an intersection where traffic is controlled, or is proposed to be controlled, by a robot or traffic island
 - ii) not be less than 1,5m from the lateral boundary of the premises, or