



MOTIVATING MEMORANDUM IN SUPPORT OF THE TOWNSHIP ESTABLISHMENT APPLICATION IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 APPLICABLE ON A PART OF PORTION 66 AND A PART OF PORTION 16 OF THE FARM KNOPJESLAAGTE NO. 385-JR TO BE KNOWN AS GERARDSVILLE EXTENSION 2 TOWNSHIP

1 THE BRIEF AND BACKGROUND:

SFP Townplanning (Pty) Ltd was instructed to apply to the City of Tshwane for a township establishment on a part of Portion 66 and a part of Portion 16 of the farm Knopjeslaagte No. 385-JR to be known as Gerardsville Extension 2 Township.

It is the intention of the developer to develop a part of the application properties for educational purposes, the school will accommodate approximately 2000 learners and will consist of learning and boarding facilities.

2 APPLICATION PROCEDURE:

Application is being made to the City of Tshwane Metropolitan Municipality (COT) for Township Establishment in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law, 2016 on a part of Portion 66 and a part of Portion 16 of the farm Knopjeslaagte No. 385-JR, to be known as Gerardsville Extension 2 Township.

3 BACKGROUND INFORMATION:

3.1. Local Authority:

Part of Portion 66 and a part of Portion 16 of the farm Knopjeslaagte No. 385-JR is located within the jurisdiction of the City of Tshwane Metropolitan Municipality, Region 4, Ward 48.

3.2. Property Description:

Portion 66 and Portion 16 of the farm Knopjeslaagte No. 385-JR.

3.3. Property Size:

Portion 16 of the farm Knopjeslaagte No. 385-JR is 120.3837 hectares in extent, Portion 66 of the farm Knopjeslaagte No. 385-JR is 24.8982 hectares in extent. The school only will be developed on 18.8344 hectares

3.4. Registered Owner:

Both properties are registered in the name of “Rosefield Farms (Pty) Ltd”.

3.5. Existing Zoning:

The properties are currently zoned “Undetermined” according to the Tshwane Town-Planning Scheme, 2008 (Revised 2014).

The current zoning provides for the properties to be utilised for the following primary land use rights:

- Agriculture
- Farm Stall
- One dwelling house

3.6. Existing Land Use:

The properties are currently vacant.

3.7. Title Deed (see Annexure M – Title Deed)

The properties are both registered by virtue of Title Deed T77021/1997.

3.8. Servitudes: (See Annexure P – Land Surveyor Certificate)

There are no servitudes or conditions that affects the proposed township.

3.9. Bondholder:

The properties are not bonded.

4 LOCALITY: (See Annexure J – Locality Plan)

- The properties are located in Ward 48 of Region 4. The application property is located on the south-eastern part of Region, approximately 20 km south west of Pretoria Central.
- Mimosa Avenue is located to the north of the application property.
- Portion 84, 85, 86 and 87 of the farm Knopjeslaagte No. 385-JR are located to the east of the application property.
- Remainder of Portion 64 of the farm Knopjeslaagte No. 385-JR is located to the south of the application property.
- Remainder of Portion 16 of the farm Doornrandje No. 386-JR and Portion 18 of the farm Doornrandje No. 386-JR are located to the west of the application property.

Figure 1: Cadastral Locality



5 ADJOINING OWNERS: (List of Adjoining Owners)

There are 25 surrounding properties located adjacent to the application properties.

PROPERTY DESCRIPTION	OWNER	ADDRESS
Holding 86, Geraldsville AH	Mr Rathiyaya Joseph Hadzhi	P.O. Box 1959 The Tramshed 0126
Portion 154 of the farm Vlakplaats 354-JR	Mr Pieter Kuijper	P.O. Box 30223 Kyalami Halfway House 1684
Holding 83, Gerardsville AH	Dr Ismail Hassan	P. O. Box 2356 Pretoria 0001
Holding 138 Gerardsville AH X01	Ms Farujia Bala	P. O. Box 14402 Laudium 0037
Portion 84 of the Farm Knopjeslaagte 385-JR	Escape Café (Members: Mr Johannes Tobias Myburgh and Mr Izak	Postnet Suite 241 Private Bag X1 Vlaeberg

	Malan Retief)	8018
Portion 85 of the Farm Knopjeslaagte 385-JR	Mr Rudolph Johannes Blignaut	P. O. Box 54814 Wierda Park 0157
Portion 86 of the Farm Knopjeslaagte 385-JR	Njati Trust (Associated name: Ms Elizabeth Botes)	387 Daphney Avenue Mountain View 0082
Portion 87 of the Farm Knopjeslaagte 385-JR	Mr Mohammed Naeem Ahmed Patel	P. O. Box 34014 Erasmia Pretoria 0023
Portion 88 of the Farm Knopjeslaagte 385-JR	Simple Grow Prop 5 (Pty) Ltd (Director: John Allen Pennel)	P. O. Box 724 Bedfordview 2008
Remainder Portion 64 of the Farm Knopjeslaagte 385-JR	17b Grace Road Trust	2 Tillamook Avenue Plettenberg Bay 6600
Portion 16 of the farm Doornrandje No. 386-JR	Walter Manfred Kunitz	P. O. Box 778 Halfway House 1685
Portion 18 of the farm Doornrandje No. 386-JR	Portion Eighteen Country Estates CC	P. O. Box 13099 Hatfield 0028
Holding 130, Gerardsville AH	James Muller Hansmeyer	72 Vyfde Avenue Gerardsville AH 0157
Holding 109, Gerardsville AH	Mamokotlana Nyakallo Anna Molise	P. O. Box 450 Wendywood 2148
Holding 108, Gerardsville AH	Lynne Sandra Smith	P. O. Box 18117 Rand Airport Germiston 1419
Portion 2 of Holding 107, Gerardsville AH	Neale Strauch	51 Olive Road Valhalla Pretoria 0185
Remainder of Holding 107, Gerardsville AH		
Portion 1 of Holding 107,	Galemore Inv CC	P. O. Box 64112

Gerardsville AH		Highlands North 2037
Portion 1 of Holding 105, Gerardsville AH	Bemdi Properties CC	P. O. Box 26 Noordwyk 1687
Portion 2 of Holding 105, Gerardsville AH	Monica Van Der Merwe	42 Mimosa Avenue Gerardsville AH Centurion 0157

6 REFERENCE TO THE OBJECTIVE AND PRINCIPLES CONTAINED IN THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 AS WELL AS THE PRINCIPLES AS CONTAINED IN SECTION 7 OF THE ACT

Certain principles apply to spatial planning, land development and land use management. In terms of these principles, it will be illustrated how this application for township establishment in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law, 2016 on a part of Portion 66 and a part of Portion 16 of the farm Knopjeslaagte No. 385-JR to be known as Gerardsville Extension 2 Township is addressed.

DEVELOPMENT PRINCIPLES: SECTION 7 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (NOTE THAT NOT ALL PRINCIPLES ARE APPLICABLE TO THIS APPLICATION)

6.1 The principle of spatial justice (Section 7(a)):

“(i) Past spatial and other development imbalances must be redressed through improved access to and use of land;”

This principle is not entirely applicable on this application. The Centurion area is a well-established and developed urban area. The proposed development will improve access to and use of land for educational purposes.

“(ii) spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation;”

This principle is not applicable in its entirety. The Centurion area itself is not a former homeland area and is not located in close proximity to a former homeland area.

“(iii) Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.”

As mentioned earlier, the Centurion area is not a previously disadvantaged area.

“(iv) Land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas:”

It should be noted that the whole of the Tshwane jurisdiction area is covered by the City of Tshwane’s land use management systems and the relevant RSDF, and these instruments are flexible and improve the functional management of the whole of Tshwane including disadvantaged areas and informal settlements.

The development of the proposed Gerardsville Extension 2 Township is done in cognisance of the City of Tshwane Regional Spatial Development Framework (RSDF). The property is earmarked for “rural density” and also surrounded by areas earmarked for “future urban development” and ridges.

“(v) A Municipal Planning Tribunal considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application:”

There are various factors that influences property values. Not only land use rights but also what is located in close proximity to a property, such as better connectivity, economic infrastructure and nearby social and community facilities play a role like schools, shopping centres, etc. People tend to pay a premium to be close to facilities like this. All of these amenities also affect land values.

In this instance, the development of a school at this locality will help improve the liveability of the area and its surroundings. Educational facilities like the proposed support the functioning of mixed land use developments such as residential developments, businesses, shopping complexes and social facilities; creating fully functional spaces where people can live, work and play. The development of the school will greatly increase the value of its surrounding properties.

6.2 The principle of spatial sustainability (Section 7(b)):

Sustainable development is development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs.

“(i) Ensure that special consideration is given to the protection of prime and unique agricultural land.”

The application properties are not valuable agricultural land and are not used for agricultural purposes even though they are vacant.

“(ii) Uphold consistency of land use measures in accordance with environmental management instruments.”

The proposed development will have no detrimental impact on the environment, a non-listing letter will be obtained from the Gauteng Department of Agriculture and Rural Development for confirmation. A quick environmental scan was conducted by Lokisa Environmental Consulting to determine high sensitive habitats present on the site an the findings was that the site is not pristine or sensitive in terms of the natural environment.

“(iii) Promote and stimulate the effective and equitable functioning of land markets.”

The agglomeration of various sectors in one place stimulates the effective functioning of land markets. The Centurion area is well served with physical infrastructure, businesses, educational facilities, recreational facilities, retail and public transport facilities. The proposed school will also play a role in supporting the educational capacity of the area, supporting optimal participation in the economic affairs and activities of the City as the school will employ a number of people.

“(iv) Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.”

The proposed development does not pose current and future costs to the Municipality, the developer will install all essential services in the township. There is sufficient capacity from existing municipal bulk services network as explained in detail in the Bulk Services Statements (*See Annexure T – Bulk Services Statements*).

“(v) Promote land development in locations that are sustainable and limit urban sprawl.”

The application property is located just outside the urban edge within an area earmarked for “rural density”, the surrounding area is characterised by low density residential developments on the northern and eastern side, while the southern and western sides are mostly vacant. The development of a school at this locality cannot be seen as urban sprawl as it is just at the edge of the development area, also considering that a school requires a lot of space so getting a large space is scarce inside the urban precinct.

“(vi) Result in communities that are viable.”

Viable communities are not always dependant on housing alone to be viable, but the positive functioning of all amenities and land uses in that space. Basically, spatial planning should strive to create urban spaces where people can live, play and work. The development of the school at this locality will contribute in the whole Centurion area being a viable community.

6.3 The principle of efficiency (Section 7(c)):

“(i) Land development optimises the use of existing resources and infrastructure.”

The application properties both measures approximately 144 hectares in extent and both vacant, the development of the school will ensure optimal and efficient use of space and existing infrastructure which are currently not being utilised.

“(ii) Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.”

By providing all of the required documentation in the application, this will expedite the decision making with regards to this township establishment application by the City of Tshwane. This office trusts that the application will be finalised as quick as possible to limit any possible negative financial impact on the developer.

“(iii) development application procedures are efficient and streamlined and time frames are adhered to all parties:”

Taking into consideration the principles of SPLUMA as well as current municipality policies and procedures, noting the finalisation and implementation of the bylaws as contemplated in SPLUMA, the current decision-making procedures at the municipality are designed to minimise negative financial, social, economic or environmental impacts.

The By-law requires that land use applications must be submitted and motivated in such a way in order to comprehensively inform and assist the local authority in its decision-making procedures. The application at hand consists of all relevant documentation as requested in terms of the City of Tshwane Land Use Management By-law, 2016.

6.4 The principle of spatial resilience (Section 7(d)):

“The principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.”

Resilience is the capacity and ability of a community to withstand stress, survive, adapt, bounce back from a crisis or disaster and rapidly move on. Resilience has been discussed in the academic and research communities for some time. The Resilience Alliance, an American based research organization, established in 1999 that focuses on resilience in social-ecological systems as a basis for sustainability, is a leading organisation that represents collaboration among scientists and practitioners for diverse disciplines who are exploring the dynamics of social-ecological systems, including resilience.

The RA defines resilience as:

A resilient system is forgiving of external shocks:

- It is about the capacity to use shocks and disturbances like a financial crisis or climate change to spur renewal and innovative thinking.
- This disturbance takes many shapes, and the ones used within these definitions are stress, crisis, disaster or shock.
- Although they carry slightly different meanings, what they really point at is some sort of internal or external change.

Although the impact of the proposed township development might be limited when resilience is viewed on a metropolitan scale, it will contribute towards the educational base and employment capacity of the city. The Centurion area as well as the whole City of Tshwane houses a lot of institutions, this means that it will constantly attract people into the city. The city should then be able to absorb these people at any given time as far as schools are concerned.

6.5 The principle of good administration (Section 7(e)):

“(i) All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.”

According to Section 12(2) of SPLUMA, 2013, planning should be done in an integrated form from national, provincial and local government spheres. The said section also requires that

when considering any matter in terms of its SDF it must have regard to the SDF's of the other spheres of government as well.

Institutional frameworks will be discussed in the next section to provide an integral approach to the proposed development. Development is guided in terms of these frameworks from all spheres of government.

This application at this locality is compatible with the surrounding area and can be supported. In terms of spatial planning and land use management principles, the township establishment as applied for can be considered favourably.

“(ii) All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.”

The application will be circulated to various external departments to obtain their input regarding the application. The feedback and comments received from these various Departments are then considered and incorporated in the recommendation and approval letter in respect of this application.

“(iii) the requirement of any law relating to land development and land use are met timeously.”

The application will adhere to all of the timelines as stipulated by SPLUMA and the City of Tshwane Land Use Management Bylaw, 2016 and with the co-operation of all the role players the application can be finalized timeously.

To ensure that application procedures “are efficient and streamlined and timeframes are adhered to by all parties”, SFP Townplanning has ensured that all matters relating to policies and legislation are addressed and information is provided. It is the intention of this office to ensure that the application will adhere to timeframes set as part of the relevant statutes.

7 REFERENCE TO THE INTEGRATED DEVELOPMENT PLAN AND MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK, AND ITS COMPONENTS AND ANY OTHER POLICIES, PLANS OR FRAMEWORKS WITH SPECIFIC REFERENCE ON HOW THIS APPLICATION COMPLIES WITH IT OR DEPARTS BASED ON SPECIFIC CIRCUMSTANCES OF THE PROPERTY FROM IT

In this regard, the following are addressed:

It should be noted that not all of these mentioned plans are applicable in its entirety. Reference will be made to these documents.

7.1 National Development Plan, 2030

The National Development Plan (NDP) offers a long-term perspective. It defines a desired destination and identifies the role different sectors of society need to play in reaching that goal. As a long-term strategic plan, it serves four broad objectives:

- Providing overarching goals for what the nation wants to achieve by 2030.

- Building consensus on the key obstacles to us achieving these goals and what needs to be done to overcome those obstacles.
- Providing a shared long-term strategic framework within which more detailed planning can take place in order to advance the long-term goals set out in the NDP.
- Creating a basis for making choices about how best to use limited resources.

The Plan aims to ensure that all South Africans attain a decent standard of living through the elimination of poverty and reduction of inequality. The core elements of a decent standard of living identified in the Plan are:

- Housing, water, electricity and sanitation
- Safe and reliable public transport
- **Quality education and skills development**
- Safety and security
- Quality health care
- Social protection
- **Employment**
- Recreation and leisure
- Clean environment
- Adequate nutrition

Although the NDP is on a much wider scale, the principles of the NDP can still be made applicable.

*The NDP aims to provide **quality education and skills development**, the provision of quality of education is important for the development of every country. South Africa faces a lot of challenges as far as the provision of education is concerned which include lack of funding, shortage of schools, shortage of learning materials etc. The proposed development will assist the country in trying to close the gap for the shortage of schools, by providing a school with quality learning and boarding facilities.*

The proposed school will have learning and boarding facilities, which means that they will require number of personnel for the day to day running of the school. With the current state of the economy, developments that have the ability to create employment should be prioritised.

7.2 Gauteng Planning and Development Act, 2003

“The Act was created to provide for a single system of development, planning and land management in the Province; to set out principles for planning and development in the Province; to establish planning bodies and to provide for appeals to the Appeal tribunal; to create a framework for the preparation of development plans and frameworks; to provide for the creation of zoning schemes; to create unified procedures for development applications; to provide for the repeal of legislation and transitional measures; to provide for general matters such as enforcement procedures; and to provide for matters connected herewith.”

The Gauteng Planning and Development Act, 2003 provides a number of principles to promote spatial restructuring and development. Key amongst these is that the Province shall encourage development and land use which “... promotes the more compact development of urban areas and the limitation of urban sprawl and the protection of agricultural resources” and development that “results in the use and development of land that optimises the use of existing resources such as engineering services and social facilities...”.

It sets out principles for planning and development in the Province to promote spatial restructuring and sustainable development and specifically states that the spatial framework of a Municipality should broadly indicate areas where priority spending should take place

It is the intention to promote more compact development of urban areas and the limitation of urban sprawl and the protection of agricultural resources. Further, the development of land that optimised the use of existing resources such as engineering services and social facilities are encouraged.

Although not directly applicable due to the detailed nature of the application, the Gauteng Planning and Development Act is included for implementation only. The proposed development will promote spatial restructuring especially for the periphery of the city. The proposed development at this locality and in the area, will ensure optimised use of existing resources, i.e. land and essential services. Furthermore, the application is in line with the requirements of the Tshwane Town-planning Scheme, 2008 (revised 2014) and procedures to manage town planning applications put in place by the Municipality such as the By-Law.

7.3 Gauteng Spatial Development Framework, 2012

The GSDF are in pursuit of planning for shared, equitable, sustainable and inclusive growth and development in the country. The Gauteng Provincial Government (GPG) seeks to:

- provide a clear future provincial spatial structure that is robust to accommodate growth and sustainability;
- specify a clear set of spatial objectives for municipalities to achieve in order to ensure realisation of the future provincial spatial structure;
- propose a set of plans that municipalities have to prepare in their pursuit of these objectives;
- provide a common language and set of shared planning constructs for municipalities to use in their planning processes and plans; and
- enable and direct growth

The Gauteng City Region aims to develop as a significant emerging conurbation based on sustainable principles:

- significantly reducing reliance on private mobility in favour of safe, convenient and affordable public transport and non-motorised transport;
- significantly reducing present rates of non-renewable energy usage;
- reducing the rates of energy expended in the manufacture of goods, the delivery of these goods to the market and the importation of goods;
- integrating open space systems into the city region and providing sustainable ecosystems, urban agriculture and quality of life as a fundamental of the province's development patterns;
- increasing the intensity of urban form and the complexity of mixed-use development with a view to restricting, as far as possible, the options to extend the present footprint of the province's urban spread; and
- promoting a democratic urban order in terms of access to opportunity for all.

Only certain of the principles of the Gauteng SDF is applicable. The property is in close proximity to the R511, M26, N14 and Mimosa Avenue that provides access. The proposed

development will result in a more compact city combined with the curbing of urban sprawl. The existing resources i.e. land and infrastructure will be utilized to its full potential.

It is also clearly stated that the optimal use of existing resources i.e. engineering services and social facilities must be promoted. From investigations conducted by the appointed professional team there is sufficient water, sewer and electricity available and which will be optimally used. The development will also promote growth and development of other sectors other than the educational sector.

7.4 Tshwane Metropolitan Spatial Development Framework, 2012

The Tshwane MSDF states that growth management is a spatial concept that encompasses all aspects that ensure efficient, optimal and sustainable development of the physical environment. A key principle of this concept is smart growth.

Due to the high cost of providing bulk infrastructure in low density areas, urban sprawl should be discouraged. It is imperative that available infrastructure within the nodes are used optimally. This requires densification and intensification of land uses through compaction and infill developments.

The main objectives of residential densification and compaction are to:

- minimise/reduce the footprint of the city
- prevent the destruction of valuable agricultural land
- reduce pressure for the development of open spaces and environmentally sensitive land due to the optimal use of available land; providing choice in terms of housing typologies
- improve the viability of public transport to improve the efficiency of urban areas - increased convenience for the residents of the city in terms of improved access to goods, services and job opportunities as well as a reduction in travelling times, cost and distances
- improve use of service infrastructure
- increase the marketability of the city and
- reduce inequality.

The success of the residential sector in Centurion is mainly because of the liveability of the area; the availability of recreational and leisure facilities, schools, institutional departments, corporate industry, public transport facilities and its proximity to Pretoria GDB, Midrand and Johannesburg. The proposed development of a boarding school will contribute more to the liveability of the area.

7.5 City of Tshwane Spatial Development Strategy (2010 and beyond)

The Tshwane Spatial Development Strategy aims to achieve an integrated metropolitan area where all the parts are able to contribute to an efficient, equitable, livable and sustainable urban environment.

The objectives of the Tshwane Spatial Development Strategy are to:

- integrate residential settlements with areas of economic and social opportunity;
- integrate the poor with the main-stream day-to-day functioning of the city;

- densify strategic areas in the city;
- identify areas for economic development in the city;
- identify movement networks that connect all the strategic areas in Tshwane;
- direct infrastructure investment in the city to strategic focus areas;
- ensure the creation of sustainable human settlements that foster the creation of healthy communities;
- ensure that Tshwane plays a unique role in the Gauteng City Region;
- strengthen Tshwane's position and image as the Capital City of South Africa; and
- ensure a sustainable metropolitan area from an environmental, social and economic point of view.

The area where the properties are located are identified as the Zone of Choice. The TSDS identified spatial growth and investment management strategies specifically addressing the north and the TSDS identified appropriate investment interventions for this area which includes eco-tourism.

The Spatial Arrangement and Integration Strategy aims to guide the distribution and development of the key elements of the space economy on a macro (i.e. metropolitan) level:

These elements are:

- Metropolitan Open Space Network
- Economic Activity Areas
- The Capital Core
- Housing Priority Areas
- Accessibility and Mobility Networks
- Sustainable Neighborhoods
- Infrastructure Investment

The purpose of the TSDS is to provide a holistic spatial strategy that gives direction to the City of Tshwane 5-year Programme (IDP) The Strategy aims to provide focussed spatial guidance for the implementation of the 5-year plan, so that investment made by the City begins to contribute to the spatial restructuring of the metropolitan area.

The municipal area is spatially distorted and is characterised by the following:

- Low density sprawl, which is based on an anti-urban ethic of the free-standing house on an erf.
- Fragmentation, which means that the grain of development is coarse with isolated (introverted) pockets of development connect by roads and frequently separated by buffers or underutilised open space.
- Separation of functions, which means that land uses, various urban functions and facilities are all separated by great distances.

The combined implications of the above are:

- Much time-consuming and expensive commuting, which aggravates poverty and inequity;
- City living has become over-dependant on private cars, which the vast majority cannot afford;
- Increasing numbers of private cars result in traffic congestion and increased pollution;

- The fact that city streets are predominantly designed for vehicular movement and do not allow for other activities results in public environments which generate few opportunities for small-scale economic operators
- The total settlement form is inefficient and wasteful of scarce resources, such as land, energy and finance;
- The present patterns of development result in extensive environmental destruction;

This framework aims at creating a spatial pattern that will give the city a unique sense of place while at the same time addressing issue of efficiency, integration and sustainability. With the introduction of educational facilities at this locality, substantial population growth can be accommodated in the existing urban area, easing pressures on fringe green space and agricultural land. Access to economic and social opportunities becomes easy, which in turn makes the city attractive.

7.6 City of Tshwane: City Development Strategy

The Tshwane City Strategy is a bold initiative by the City of Tshwane Metropolitan Municipality (COT) to influence the development path of the City over the next 20 years. The City Strategy introduces important implicit policy and emphasis shifts. These are required to shape an action agenda that has full impact on urban efficiency and the quality of life – specifically targeting the poor.

The most important shifts are:

- From unfocused, low-impact public expenditure to focused high-impact public investment.
- From a concentration on individual household infrastructure to balanced investment in public benefit infrastructure and individual households.
- From a broad intention of compacting and integrating the apartheid city to a more sophisticated and strategic intervention package.
- From unsustainable patterns of infrastructure investment to an approach that balances growth and maintenance.
- From unproductive investments to investments with a multiplier effect.
- From being a development facilitator to directing development.

In probably the most important shift, the City of Tshwane will define its strategic role as initiating public investment to which private business can respond. One of the fundamentals of the City Strategy is the restructuring of the urban environment in such a way that people's lives are improved through better and more equal access to economic and social opportunities. Just as with the National Spatial Development Perspective, this implies a focused approach to development around areas with opportunity, not only for economic development, but also for residential development.

From the above it is clear to see that the proposed development complies with the policies of Government and that all the issues highlighted is exactly what the development entails. The reason being is that the proposed development will in a way balance the growth and maintenance of the city and also contribute to sustainable development as the school will form part of the essential services infrastructures in the region.

The proposed development is also an investment with a multiplier effect; the presence of a boarding school at this locality will also support the growth of other supporting facilities such as

convenience stores which will not only grow the investment of the developer but also for other investors.

7.7 City of Tshwane IDP, 2015/2016

Tshwane is fortunate to have areas with existing infrastructure and services as well as the majority of economic activity. The focus should be on the maintenance of infrastructure and services and also to create a positive investment environment for shared and inclusive economic growth.

A differentiated approach is used to ensure that initiatives respond to the specific residential typology. Some residential areas still need a basic form of infrastructure, others have transformed and need facilities and services (social investment), while others require a focus on maintenance and refurbishment of existing infrastructure and facilities as per the outcomes identified.

In 2011, when the five-year IDP was approved the theme: “Consolidating service delivery, accelerating service delivery and strengthening the foundations for a new Tshwane: a city of excellence” was agreed upon. To achieve the aspirations of the theme, strategic objectives and indicators were identified and these remain as per the amendment of the 2014/15 IDP as follows:

- Provide sustainable services infrastructure and human settlement;
- Promote shared economic growth and job creation;
- Ensure sustainable, safer communities and integrated social development;
- Promote good governance and an active citizenry;
- Improved financial sustainability; and
- Continued institutional development, transformation and innovation

According to the IDP, the City of Tshwane is the largest of the three Metro’s in Gauteng in terms of geographic space occupying 6345km², which makes it the third largest municipality in the world. Although this offers opportunities for a vast number of land uses and development, it poses big challenges in terms of infrastructure development for basic services such as water, sanitation, electricity and social facilities. Due to the vastness of the area, urban sprawl is also a concern which inevitably puts a huge burden on infrastructure provision.

The concept of transit orientated development has been premised on areas of high densities and support specific nodal developments in support of the City Support Programme (CSP). This has been informed by the Integrated Transport Plan of the City.

The application property is located in an area with access to existing infrastructure and essential services. The proposed development will require investment by the land owner when contributing to bulk engineering services. This will enable not only maintenance, but upgrade of these existing services, which are imperative to the growth and general sustainability of the COT area.

The proposed development will ensure the following:

- * *providing sustainable services infrastructure and human settlement;*
- * *Promote shared economic growth and job creation, continued institutional development, transformation and innovation;*

** Due to the proximity of existing amenities and residential areas, the proposed development will contribute to sustainable development.*

7.8 Tshwane Regional Spatial Development Framework, Region 4, 2018

The role and function of the Region within the Metropolitan context can be summarized as follows:

- Region 4 contains the mixed-use Centurion Metropolitan Core.
- It provides job opportunities to a large section of the metropolitan population.
- It is the area containing the highest intensity of land uses.
- Region 4 can be described as the high-tech heartland of the metropolitan area.

The main characteristics of the Region 4 are:

- The N1 corridor represents one of the most sought after development strips in South Africa. This corridor manifests primarily within the Midrand and Centurion areas and it is known as one of the high technology belts within the South African economy.
- The region falls within the Economic Core identified for Gauteng Province with the legs of the triangular core the N1 Highway on the western side and the R21 Highway with its linkage to the Oliver Tambo International airport on the eastern side. This economic core is the primary growth focus for Gauteng Province.
- Region 4 is located at the southern gateway of the City of Tshwane and is easily accessible from the Johannesburg financial and corporate district and the Oliver Tambo International Airport.

The region includes a few prominent land uses of strategic significance to the local as well as the broader urban environment of Tshwane. These include:

- Zwartkop and Waterkloof Military Airports.
- Thaba Tshwane/ Voortrekker Hoogte Military Base.
- Centurion Metropolitan Core.
- Centurion Gautrain Station.
- Super Sport Park.
- Highveld Technopark.
- Highway Business Park.
- Route 21 Corporate Park.
- Sunderland Ridge Industrial Area.
- N1 Corridor – mixed use development.
- Samrand Commercial Area.
- Gateway development.
- Olievenhoutbos Absa Housing development.

The region accommodates the higher income community of the City of Tshwane with the result that many offices and retail functions have relocated to the region during the past few years. The Centurion CBD (Metropolitan Core) is the strongest node in the region. The trend for new development is integrated development nodes which include various land uses and emphasize the need to incorporate job opportunities close to residential development. The following integrated nodes have been established/envisaged within the region:

- Eco-Park (Highveld) – including different housing typologies, commercial, retail, office development.
- Louwlandia / Heritage Hill– Mixed use development.

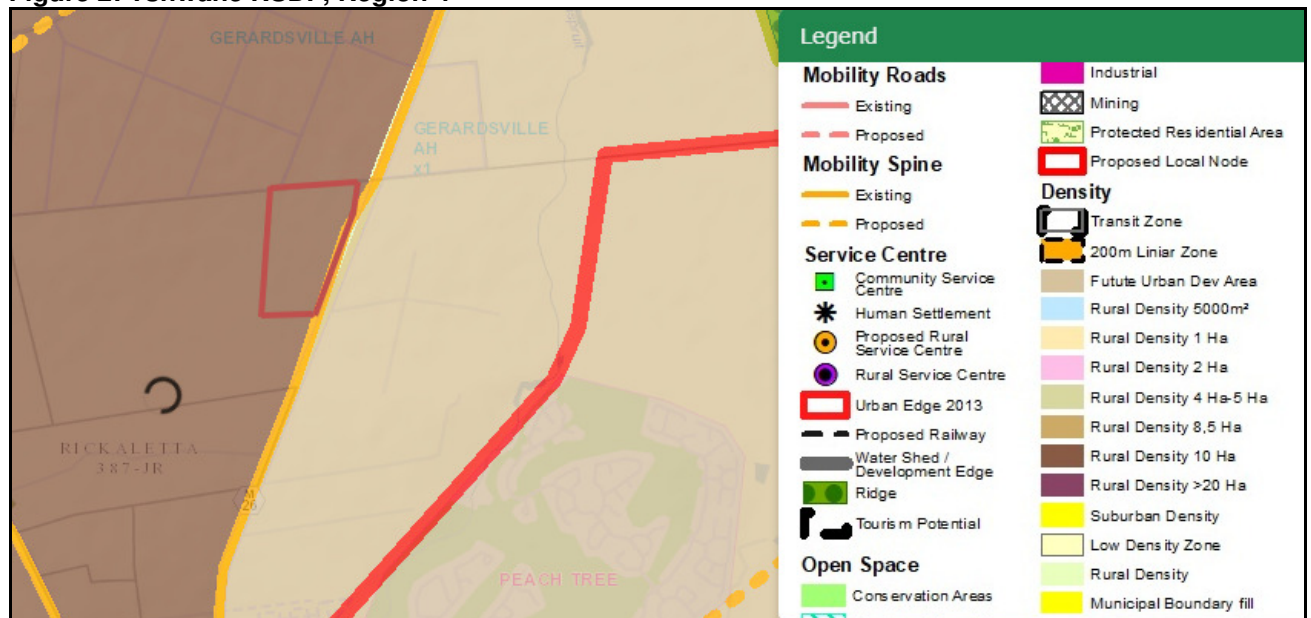
- Route 21 integrated development consisting of Route 21 industrial Commercial development, the Irene Central development as well as the 5 o'clock development.
- The proposed PWV 9 development corridor.

Opportunities for this Region include:

- The development of the Gautrain station in the Centurion Metropolitan Core area has improved public transport opportunities in the region and will unlock development opportunities.
- Potential corridor development along the R21 will create new opportunities.
- The future development of Super Sport Park.
- The development of the PWV 9 will complete the ring road system around the metro and greatly improve accessibility at a regional level.
- High-tech industrial uses along the N1 development corridor will stimulate more high-tech economic opportunities.
- Residential expansion in a westerly direction.

Apart from the core CBD area, areas for job opportunities will be focused around development corridor areas. These areas usually contain a high concentration of population and mixed land uses with the focus on high technology and consist of the areas around the N1 highway considered with Samrand, Nellmapius, Brakfontein and Olievenhoutbosch Roads as the activity spines through the Kosmosdal, Louwlandia, Highveld and Irene suburbs. The corridor manifests primarily within the Midrand and Centurion areas and it is known as the high technology belt within the South African economy. The region falls within the Economic Core identified for Gauteng Province with the legs of the triangular core being the N1 highway on the western side and the R21 with its linkage to the international airport on the eastern side. This Economic Core is the primary growth focus for Gauteng Province. The so-called high-profile developments, such as office, finance and information technology related developments therefore tend to concentrate in Region 4.

Figure 2: Tshwane RSDF, Region 4



The application property is located within a “Rural density” zone. The Rural Component for Region 4 is defined in line with the “Smart Growth” principles of the MSDF. Together with the demarcation of the Urban Edge, the Development Edge, the C-plan and the Densification Strategy the Rural Component must be seen as a management tool to counter urban sprawl, encourage densification within the urban area and discourage densification within the rural area to protect and conserve all natural and cultural resources of the region

The area to the west of the Development Edge, where the application property falls is within the long term direction of growth as it represents an important area of expansion of the region and metropolitan area. The concept therefore recognises this trend by including the area to the west of the Development Edge as “Future Urban Development Areas”.

The future land uses, densities and intensities between the PWV 9 and the R511/M26 was the subject of a local spatial development framework which took, inter alia, the environmental sensitivities into account. The area south of the K31 and north of the N14 could in future be considered as part of a corridor and may accommodate job opportunities. The proposed school is located to the north of the N14 and supports the objectives of the RSDF. With the eastern side earmarked for future urban development, the development of the school will assist in guiding future development and also become an essential facility for the surrounding area.

7.9 City of Tshwane Compaction and Densification Strategy, May 2005

The City of Tshwane Compaction and Densification Strategy, May 2005 indicates that there are a number of acts and policies from National and Provincial Government stretching across a range of sectors that provide directives or guidelines for the spatial and functional restructuring of the country’s cities. In summary, the key objectives that are pursued in the existing and proposed legal and policy framework are to:

- Integrate land use and transport planning and ensure integration between public transport modes;
- Minimise urban sprawl and the adverse effects of transport and land development on the environment;
- Densify settlements and ensure filling in and mixing of land-uses in all land development and redevelopment actions/interventions;
- Improve the quality of housing and public infrastructure;
- Develop and strengthen public transport-orientated activity corridors; and
- Increase economic efficiency and productivity of urban form and functions.

The following aspects are considered to be key directives for the Tshwane Densification and Compaction Strategy:

- Minimise unmanaged or unfocussed urban growth.
- Create opportunities for the densification of existing low-density areas.
- Promote higher density and integrated environments with typical urban characteristics to balance suburban developments.
- Ensure that residents have access to a range of choices with regard to housing typologies as well as locations.
- Integrate residential development, movement systems, social facilities, employment opportunities and activity areas.
- Focus residential densification around areas of opportunity (employment opportunity, activity areas, transport opportunities etc.).

- This strategy is the backbone of this application.

Some critical issues that need to be addressed to ensure a more compact and efficient COT, are as follows:

- An over-emphasis on single erf-single house developments
- Low coverage and low height restrictions
- Too few functional and attractive communal open space and recreational facilities in strategic areas to support higher density housing
- Uncoordinated focus areas for development (dispersed densification and intensification attempts)
- Inefficient public transport system
- Pedestrian unfriendly nodal areas
- Perceptions that high density housing is merely there to house the lower income groups and cannot support a more affluent life-style
- Lack of incentives for developers who are prepared to go “up-and-under” (increased height and basements)
- A low emphasis on redevelopment and regeneration, with a strong emphasis on Greenfield developments

This framework is not applicable on this application as the application site is located outside the urban edge and it is not an infill development.

8 THE DEVELOPMENT CONTEXT OF THE AREA AND IMPACT OF THE DEVELOPMENT ON THE SURROUNDING PROPERTIES

The application property is located outside the urban edge in an area characterized by low density residential and vacant properties. This is an ideal location for such an educational facility because a school needs an environment that is not noisy or too busy and in turn the school will not generate any noise or cause traffic to the surrounding area, considering its locality at the periphery.

9 REFERENCE TO THE ADHERENCE OF THE LAND DEVELOPMENT APPLICATION IN TERMS OF SECTION 9(1)(B) OF THE BY-LAW WHEREBY THE MUNICIPALITY UTILIZES THE PROCESS TO ENSURE MUNICIPAL PLANNING FINDS APPLICABILITY IN DEVELOPMENT THAT IS COORDINATED AND HARMONIOUS IN SUCH A WAY AS TO MOST EFFECTIVELY TEND TO PROMOTE THE HEALTH, SAFETY, GOOD ORDER, AMENITY, CONVENIENCE AND GENERAL WELFARE OF THE AREA IN WHICH THE SCHEME IS PROPOSED AS WELL AS EFFICIENCY AND ECONOMY IN THE PROCESS OF SUCH DEVELOPMENT

This application is coordinated and harmonious in such a way as to most effectively tend to promote the health, safety, good order, amenity, convenience and general welfare of the area in which the scheme is proposed as well as efficiency and economy in the process of the development.

10 THE NEED OF THE TOWNSHIP

The education system in South Africa is currently in a crisis as the government is struggling to provide adequate quality education infrastructure and learning facilities. Most schools lack one or more of the necessary infrastructures.

The proposed school should not just be viewed as an additional educational infrastructure but as an educational facility that targets a certain market of people; these are the parents that want a school with boarding facilities for their children. There is a number of schools in the Gauteng province but very few that offer boarding facilities because of the challenges that come with running such a facility.

In the modern world, most parents have hectic working schedules that require them to move around the country and even outside of the country. In order for them to juggle work and parenting they require schools that will have quality boarding facilities either for a weekly or monthly basis.

The most common problem parents face when applying to some schools is the requirement that their residence should be within a certain proximity to the school. This becomes a major hurdle for parents who would like their children to obtain a certain level of quality education, who are financially able, however do not reside within the required proximity. This increases the need for boarding schools for such parents.

Boarding school also stimulates children's quality of growth as students are constantly stimulated in a well rounded academic and social environment. Studies have shown that children who are enrolled in boarding facilities are more likely to succeed in their academic studies more than day scholars. The reason for this is that boarding facilities provide a continuous working environment where academic responsibilities are carried into the areas of accommodation within the school premises through peer learning and tutoring, compulsory study sessions and extra lessons.

As discipline is the primary non-academic trait parents seek for in schools, boarding schools encourage and nurture this through rules which are applicable to the boarding students throughout the day. Very often for day scholars, discipline is taught within the classroom yet the cycle of habit is often broken when they return home, depending on the contrast of the learning / living environment at home.

10.1 THE DESIRABILITY OF THE TOWNSHIP

Due to the facilities nowadays being provided at schools, size of schools is getting bigger. Thus, to find large properties within the established urban fabric is actually impossible. Thus, large properties within the established urban fabric is virtually impossible. Thus, large new schools can only be developed on the periphery of the urban fabric the proposed school is a private school which will be developed in 3 phases. Initially 600 pupils in Phase 1, 600 pupils in phase 2 and 800 in Phase 3.

The school is a private school aimed at a business orientated education.

The locality of the school is centrally between Johannesburg and Pretoria to ensure that learners can be accommodated from both hubs. Access to any school is of utmost importance

and therefore cognizance was taken of the M26 route, that is also known as K46 linking Pretoria and Johannesburg.

This good access and good visibility is important to any school.

The impact of the school on the surrounding properties will be limited.

The desirability of the proposed school at this locality is that all required sports facilities will be provided as well as bordering facilities.

Thus, there is sufficient space and a well designed school facility has been provided.

The desirability of an educational development of this nature can be justified due to the following inherent characteristics that the application site has, being:

- Ideal locality
- High Accessibility
- The proposed development is located along a mobility spine being Mimosa Avenue
- Large enough developable area for the necessary school buildings, sports and recreational facilities.

11 SECTION 42 OF THE ACT INDICATE THE FOLLOWING:

11.1 The Public Interest

The provision of education is in the public interest. The Centurion area is growing very fast with regards to residential areas, this means that the existing local schools are under a lot of pressure to accommodate a large number of learners in order to accommodate the residents. The development of a school at this locality is in the public interest as it will relieve some stress from parents looking for a school with boarding facilities. The school will not only be beneficial to the residents in Centurion but the province at large.

11.2 The Constitutional and Transformation Imperatives and the Related Duties of the State

The first constitutionally regulated major transformative step to South African constitutionalism occurred on 27 April 1994 when the 1993 Constitution came into operation.

The "need to create a new order in which all South Africans will be entitled to a common South African citizenship in a sovereign and democratic constitutional state in which there is equality between men and women and people of all races so that all citizens shall be able to enjoy and exercise their fundamental rights and freedoms" was expressed. Access to education is a basic human need and therefore the proposed development is in line with the constitution.

11.3 The Facts and Circumstances Relevant to the Application

This information is provided in Sections 1-7 and Section 11 of the memorandum.

11.4 The Respective Rights and Obligations of all those Affected

The application for Township Establishment in terms of Section 16(4) of the City of Tshwane Land Use Management By-laws, 2016 will require that affected parties be consulted.

This will be done as follows:

- by **publishing** once a week for 2 consecutive weeks a notice in such form and such manner, in two official languages, in the Provincial Gazette as prescribed.
- by **posting** a notice in such form as may be prescribed in a conspicuous place to the satisfaction of the Municipality, on his land as prescribed.
- by **delivering** a notice of the application to all the adjoining property owners.
- The applicant shall submit **proof** to the satisfaction of the Municipality that he has complied with the relevant provisions.
- An applicant may, in the place and stead of the Municipality and with its written consent, forward a notice of the application to any person or body and submit proof to the satisfaction of the Municipality that he has done so.
- Every person to whom or body to which a notice of the application has been delivered, within a period of 28 days from the date on which the notice was delivered being the same first date on which the notice appeared in the newspapers and on the application property, may comment or object in writing thereon.
- All notices and copies of the application shall indicate in the notices that, persons intending to lodge an objection or make representation, shall provide contact details for purposes of the notification of a hearing of these objections and comments.
- Objections and comments in the form of a petition and or standard letters by communities shall only be dealt with by the Municipality, for purposes of notification of, as one contact person and only one person who is part of the petition or standard letter shall be notified.

11.5 The State and Impact of Engineering Services, Social Infrastructure and Open Space Requirements:

11.5.1 State and Impact of Engineering Services (See Annexure T – Bulk Services Statements)

11.5.1.1 Electricity

The proposed development area falls within the supply area of Eskom. Eskom has confirmed that capacity can be made available once an official application has been lodged.

The after diversity maximum demand (ADMD) for the development can be calculated as follow:

10 000m ² Educational Development	200.00 kVA
Hostels	400.00 kVA
Total	600.00 kVA

- The main supply to the development will be from Medium Voltage underground cables on the existing 11kV network.
- Transformers will be installed to transform the voltage from 11 000V to 400V/230V, and will supply the retail development.

- Street lighting will be installed alongside new constructed roads and existing roads where lighting standards are not met

11.5.1.2 Water

The water demand is based on the current COT standards:

Land Use	Size (m ²)	Number of pupils/rooms	Unit demand	Total Demand kL/day
School	10 000	2 000	0.06 kl/pupil	120kl
Hostel	20 000		0.9kl/100m ²	180 kl
Sporting grounds	55 000	-	nil	nil

A minimum 160 mm \varnothing connection to the existing network will be proposed Mimosa Avenue and Tweede Avenue to the north of the development. The development is serviceable and network upgrades will be undertaken once finally negotiated with the City of Tshwane. This includes the identified bulk water upgrades which is already being implemented by City of Tshwane, i.e. Rand Water connection.

11.5.1.3 Sewer

Land Use	Size (m ²)	Number of pupils/rooms	Unit demand	Total Demand kl/day
School	10 000	2 000	0.06 kl/pupil	120kl
Hostel	20 000		0.9kl/100m ²	180 kl
Sporting grounds	55 000	-	nil	nil

The nearest outfall sewer system is approximately 8.8 km away, the proposed-on site treatment works will provide sufficient effluent treatment. A similar proposal was previously submitted and accepted by COT. The treated effluent will be to special standard and stored for irrigation of sport grounds and open areas to also reduce demand on potable water.

11.5.1.4 Roads and Stormwater

There is no floodline affecting the development. A stormwater management plan as compiled by Civil Concepts and existing systems were found to have sufficient capacity. A possible out to Natural Stream will require a WUL, but will be confirmed with COT.

A traffic impact study has been compiled based on discussions with City of Tshwane Transportation division. Currently no trip reductions are considered due to the compulsory hostel residence. A possible reduction will be dealt with at a later stage once counting at similar developments can substantiate the reduction.

The developer will be responsible for 50% of the upgrade of Mimosa Avenue to municipal standards (situated to the north of the development) for its boundary length of approximately 362 m. It will be constructed by the developer and a payback will be required for the balance.

The township is serviceable if the rational design of a sewer treatment system is considered favourably. The proposal is based on previous similar scenarios approved by CoT, as there is no existing bulk network in the area.

11.5.2 State and Impact of Social Infrastructure

Social infrastructure includes the following:

SECTOR	FACILITY	ACCESS FOR THIS APPLICATION
Health	Medical facilities	Netcare Unitas Hospital (16.81km to the east)
Education	Schools (primary and secondary)	Copperleaf College (3.86km to the south east)
		Centurion Flight Academy (5.36 km to the south)
		Laerskool Wierdapark (11km to the east)
		Hoerskool Zwartkop (13.51km to the east)
		Eldoraigne High school (11.54km to the east)
		Sutherland High School (11.41km to the esat)
Utilities	Community, sports, retail, business and recreational facilities	The Els Club – Copperleaf (3km to the south)
		Floriculture Wholesale Groceries (3.75km to the south east)
		Eagle's Creek (5.36km to the south)
		Tarspray CC (6.12km to the south west)
		PPC Laezonia (6.12km to the south west)
		Gomes Sand CC (6.98km to the south west)
		The Forest Hill City (7.30km to the south west)
		Centurion Lake Mall (15km to the esat)
		Highveld Techno park (16km to the east)
		Centurion Lifestyle (13.52km to the east)
Jean Crossing (15.49 to the north east)		
Transport	Bus stops and train stations	Gautrain Station – Centurion (15.88km to the east)

From the table above, it is evident that there is very limited social infrastructure in the immediate surrounding, the number only increases on the far eastern side of the application property because it is located at the periphery of the region.

11.5.3 Open Space Requirements

The Tshwane Open Space Framework Policy: Statements and Typologies were considered to determine the provision of private open space.

Functional open space area will be provided in the township, the total open space provided is 5.5222 ha which will be utilized as play grounds for sports.

12 THE DESIGN AND USE OF ERVEN AND STREETS IN THE TOWNSHIP:

12.1 The Nature of the Application (See Annexure K – Layout Plan)

The proposed township will be as follows:

Erf	PROPOSED ERF SIZE	PROPOSED ZONING	PROPOSED COVERAGE	PROPOSED HEIGHT	PROPOSED FAR
1	17.7065 ha	Educational	12%	3 Storeys	0,17
2	0.6045 ha	Infrastructure Works	Not applicable	Not applicable	Not applicable

Access will be obtained from Mimosa Avenue from the western boundary of the property.

The **building lines** are as follows:

- Mimosa Avenue: 5m
- Eastern Boundary: 16m
- Other Boundaries: 5m

Hard and soft landscaping will form part of the development.

12.2 The Situation of the Township and its Proposed Uses in Relation to the Surrounding Land and the Influence its Establishment is likely to Exercise on:

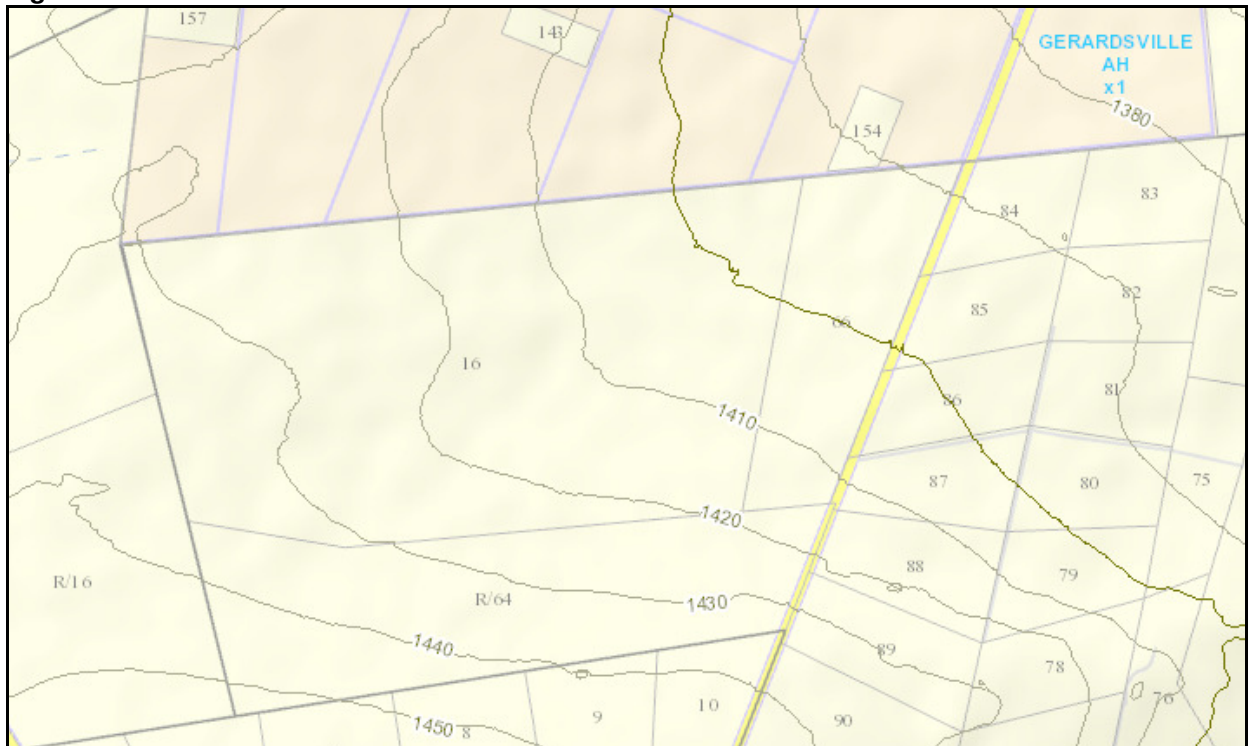
12.2.1 Land Located within a Distance of 1km from the Boundary and Vice Versa

The area is characterized low density residential areas and vacant properties. The zoning within this 1km radius is mainly Undetermined and a few Residential 1. The proposed township will definitely not affect the existing character of the area as it is a supporting facility.

12.3 Topography

The application property is generally flat (*See image below*).

Figure 4: Contours



12.4 Geotechnical Conditions (See Annexure R – Geotechnical Report)

A Geotechnical Report was compiled by Louis Kruger Geotechnics CC in 2007. The blanketing layer consists of dolomitic residuum (wad and chert) underlain by residual syenite or dolomite bedrock at depths shallower than 15 meters below surface. The dolomitic stability assessment, the zoning of the site, critical factors and recommendations were discussed with Me N Trollip and Mr I.S Venter of The Council for Geosciences and he provisionally agreed with the findings of the report. It is important to note that the recommendations are based on percussion borehole results and the interpolation of information. It is therefore possible that variations from the expected conditions can occur.

Based on the results of the investigation and the discussions with The Council for Geosciences, the site is considered suitable for development, **subject to the following:**

- No residential development is recommended in Engineering Geological Zone 2 (Stability Zone 6(7)). Special types of commercial or light industrial (dry) development only (e.g. Storage facilities, all surfaces must be sealed) can however be considered. Suitable for parkland.
- The dolomite – granite contact should be defined more accurately. Me N Trollip and Mr I.S Venter of The Council for Geosciences agreed that this investigation can be done as part of the shallow foundation investigation.
- The part of the site underlain by granite (Engineering Geological Zone 6) is considered suitable for high density development subject to the delineation of the dolomite-granite contact.
- The parts of the site underlain by syenite and shale (Engineering Geological Zones 5 and 7) are considered suitable for high density development subject to the verification of the thickness of these materials and subject to the accurate delineation of the boundaries of these zones.

12.5 Existing and Proposed Transportation Routes and Systems

According to the Region 4 RSDF, the urban fabric within transportation grid is based on an integrated urban lattice on which densification and intensification of development can take place in an integrated manner. A set of linear systems form the framework of the urban development lattice and relays urban energy from the traversing highways to lower order roads where it can be converted into physical development and economic growth. Existing and future mass transport routes are and should be integrated into this urban system.

A system of activity nodes is located onto the development lattice to provide thrust to development occurring in a linear fashion along highways or other linear activity systems. These highways are:

- The R21 highway to the Oliver Tambo International Airport and Ekurhuleni in the east of the Region
- N1 (Polokwane Bypass)/N4 (Emalahleni Highway), known as the Centurion N1 economic Promotion Belt
- **The N14 (Mogale City Highway)**
- **The proposed PWV 9 to be developed in the west of the Region.**

The primary network consists of the following routes:

- M26
- R511

- R114
- R55

12.6 Pollution and Other Environmental Factors

The application property is not affected by a 1:50 or 1:100-year flood line (*See Annexure K – Layout Plan*). The property is not affected by any environmentally sensitive areas or water bodies.

13 HOW THE PROPOSED TOWNSHIP ACCORD WITH THE DEVELOPMENT PATTERN OF THE AREA

As already mentioned, the application property is located outside the urban edge in an area characterized by low density residential and vacant properties. The development pattern is mainly low density residential buildings, the proposed development of a school will fit into the existing development pattern of the surrounding area as the school is a service facility.

14 CONCLUSION:

Application is being made to the City of Tshwane for township establishment in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law, 2016 applicable on a part of Portion 16 and a part of Portion 66 of the Farm Knopjeslaagte No. 385-JR to be known as Gerardsville Extension 2 Township.

The intention of the developer is to develop the property for private educational purposes; the school will that accommodate 2000 learners.

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