

PROPOSED ERVEN 1 TO 19, 21 TO 40 AND 42 TO 52, RASLOUW EXTENSION 53

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| 1 | Use Zone | 1: Residential 1 |
| 2 | Uses permitted | Dwelling-house |
| 3 | Uses with consent | Clause 14, Table B, Column (4) |
| 4 | Uses not permitted | All other uses |
| 5 | Definitions | Clause 5 |
| 6 | Density | (1) Erven 1 to 19 and 42 to 52: One dwelling-house per 800m ² (2) Erven 21 to 40: One dwelling-house per 500m ² |
| 7 | Coverage | (1) Erven 1 to 19 and 42 to 52: 50 percent (2) Erven 21 to 40: 60 percent |
| 8 | Height | Clause 26: Two storeys (10m) |
| 9 | Floor area ratio (FAR) | Clause 25: Not applicable |
| 10 | Site development plan and landscape development plan | Not applicable |
| 11 | Street building-lines | (1) Voortrekker Road (P66-1): 16 metres, which could be relaxed by the Gauteng Department of Roads & Transport to 10 metres. (2) Other streets: Clause 9 |
| 12 | Building restriction areas | Clause 12, Table A |
| 13 | Parking requirements | Clause 28, Table G |
| 14 | Paving of traffic areas | All parts of the erf upon which motor vehicles may move or park shall be provided with a permanent dust-free surface, which shall be drained and maintained to the satisfaction of the Municipality. |
| 15 | Access to the erf | Entrances to and exits from the erf shall be located, constructed and maintained to the satisfaction of the Municipality. |
| 16 | Loading and off-loading facilities | Not applicable |
| 17 | Turning facilities | Not applicable |
| 18 | Physical barriers | (1) Public street boundaries: A non-removable physical barrier preventing vehicular and pedestrian movement shall be erected and maintained on all public street boundaries, approved accesses excluded, to the satisfaction of the Municipality. |

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| | | (2) Other boundaries: If required, a physical barrier shall be erected and maintained to the satisfaction of the Municipality. |
| 19 | Health measures | Any requirements for air pollution, noise abatement or other health measures imposed by the Municipality shall be complied with to the satisfaction of and without costs to the Municipality. |
| 20 | Outdoor advertising | Advertisements and/or sign boards shall not be erected or displayed on the erf without the approval of the Municipality, in terms of the prevailing municipal bylaws for outdoor advertising. |
| 21 | Detrimental soil conditions | <p>In addition to Clause 19(1):</p> <p>(1) Before the approval of building plans the engineering geologist in conjunction with the Council for Geoscience shall certify that the final positioning of structures and wet services are in accordance with the geological findings and recommendations.</p> <p>(2) The final detailed geological footprint investigation report and comments from the Council for Geoscience on the report must accompany building plans, if required by the Municipality.</p> <p>(3) The final foundation design, wet engineering services design, ground improvement measures and geological precautionary measures must be certified by the engineer and submitted, if required by the Municipality.</p> <p>(4) The final detailed Dolomite Risk Management Program must be submitted, if required by the Municipality.</p> <p>(5) An engineer shall be appointed before building plans are submitted, who shall submit a certificate with the building plans, which states that he has studied the relevant geological report and that he has established the necessary measures with regard to building work, drainage of the buildings and the site and the installation of wet services so that the whole development is safe as far as possible from a geological point of view. On completion of the buildings he shall certify that all his specifications have been met.</p> |
| 22 | Open space | Not applicable |
| 23 | General: | |

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In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Tshwane Town Planning Scheme, 2008 (Revised 2014).

PROPOSED ERVEN 20 AND 41, RASLOUW EXTENSION 53

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| 1 | Use Zone | 28: Special |
| 2 | Uses permitted | Pedestrian movement, vehicular movement and parking, access control, engineering services, telecommunication services, landscaping, traffic control measures / facilities and other related uses acceptable to the Municipality |
| 3 | Uses with consent | Not applicable |
| 4 | Uses not permitted | All other uses |
| 5 | Definitions | <p>Clause 5:</p> <p>(1) Private road: Means land which has been zoned for pedestrian and vehicle use by authorised residents, their guests, emergency vehicles, municipal vehicles, Municipal Services, telecommunication services and parking and which is registered in the name of a home owners association or residents Non-profit Company and may include access control.</p> <p>(2) Access control: Means land and buildings used for a security gate, Guard House and ancillary and subservient uses such as an Office for the body corporate to control access to a private road or public street for authorised persons only.</p> |
| 6 | Density | Not applicable |
| 7 | Coverage | To the satisfaction of the Municipality |
| 8 | Height | Two storeys (10 metres) |
| 9 | Floor area ratio | Not applicable |
| 10 | Site development plan and landscape development plan | Not applicable |
| 11 | Street building lines | To the satisfaction of the Municipality |
| 12 | Building restriction areas | Not applicable |
| 13 | Parking requirements | Not applicable |
| 14 | Paving of traffic areas | To the satisfaction of the Municipality |
| 15 | Access to the erf | To the satisfaction of the Municipality |
| 16 | Loading and off-loading facilities | Not applicable |
| 17 | Turning facilities | To the satisfaction of the Municipality. |

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| 18 | Physical barriers | (1) Public street boundaries: To the satisfaction of the Municipality. (2) All other boundaries: Not applicable |
| 19 | Health measures | Not applicable |
| 20 | Outdoor advertising | Advertisements and/or sign boards other than traffic signs, shall not be erected or displayed on the erf without the approval of the Municipality in terms of the prevailing municipal by-laws for outdoor advertising. |
| 21 | Detrimental soil conditions | Clause 19(1) |
| 22 | Open space | Not applicable |
| 23 | General: | In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Tshwane Town Planning Scheme, 2008 (Revised 2014). |

PROPOSED ERF 53, RASLOUW EXTENSION 53

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| 1 | Use Zone | 3: Residential 3 |
| 2 | Uses permitted | Duplex dwellings, dwelling-units |
| 3 | Uses with consent | Clause 14, Table B, Column (4) |
| 4 | Uses not permitted | All other uses |
| 5 | Definitions | Clause 5 |
| 6 | Density | The total number of dwelling-units erected on the erf may not exceed 24. |
| 7 | Coverage | Clause 27; 40 percent plus 10 percent covered parking |
| 8 | Height | Clause 26: Two storeys (10m) |
| 9 | Floor area ratio (FAR) | 0,6 |
| 10 | Site development plan and landscape development plan | <p>In addition to Clause 31:-</p> <p>(1) A site development plan and if required by the Municipality, a landscape development plan compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the approval of building plans.</p> <p>(2) Special attention shall be given to the privacy of adjacent residential erven (overlooking, balconies, open passages), solar access to adjacent structures to the south of the erf (overshadowing), road-reserve development (pedestrian walkways) and exterior finishes.</p> <p>(3) The approved site development plan may only be amended with the permission of the Municipality and no building plan which does not comply with the site development plan shall be approved by the Municipality.</p> |
| 11 | Street building lines | <p>(1) Voortrekker Road (P66-1): 16 metres, which could be relaxed by the Gauteng Department of Roads & Transport to 10 metres.</p> <p>(2) Other streets: Clause 9</p> |
| 12 | Building restriction areas | Clause 12, Table A |
| 13 | Parking requirements | Clause 28, Table G |
| 14 | Paving of traffic areas | All parts of the erf upon which motor vehicles may move or park shall be provided with a permanent, dust-free surface, which shall be drained and maintained to the satisfaction of the Municipality. |

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| 15 | Access to the erf | <p>(1) Entrances to and exits from the erf shall be located, constructed and maintained to the satisfaction of the Municipality.</p> <p>(2) The erf is subject to a line-of-no-access along Voortrekker Road (P66-1) from which no access is allowed.</p> |
| 16 | Loading and off-loading facilities | All loading and off-loading activities shall take place on the erf to the satisfaction of the Municipality. |
| 17 | Turning facilities | If required, shall be provided on the erf to the satisfaction of the Municipality. |
| 18 | Physical barriers | <p>(1) Street boundaries: A non-removable physical barrier preventing vehicular and pedestrian movement shall be erected and maintained on all street boundaries - approved accesses excluded - to the satisfaction of the Municipality.</p> <p>(2) Other boundaries: A physical barrier shall be erected and maintained to the satisfaction of the Municipality.</p> |
| 19 | Health measures | <p>(1) Any requirements for air pollution, noise abatement or other health measures imposed by the Municipality shall be complied with to the satisfaction of and without costs to the Municipality.</p> <p>(2) Airconditioning units or compressors shall not be mounted to the exterior walls of buildings without the prior approval of the Municipality.</p> |
| 20 | Outdoor advertising | Clause 30(2) |
| 21 | Detrimental soil conditions | <p>In addition to Clause 19(1):</p> <p>(1) Before approval of the site development plan, the engineering geologist and the Council for Geoscience shall certify that the final layout of structures and wet services are in accordance with the geological findings and recommendations.</p> <p>(2) The final detailed geological footprint investigation report and comments from the Council for Geoscience on the report must accompany the site development plan.</p> <p>(3) The final foundation design, wet engineering services design, ground improvement measures and geological precautionary measures must be certified by the engineer and submitted.</p> |

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| | | <p>(4) The final detailed Dolomite Risk Management Program must be submitted.</p> <p>(5) An engineer shall be appointed before building plans are submitted, who shall submit a certificate with the building plans, which states that he has studied the relevant geological report and that he has established the necessary measures with regard to building work, drainage of the buildings and the site and the installation of wet services so that the whole development is safe as far as possible from a geological point of view. On completion of the buildings he shall certify that all his specifications have been met.</p> |
| 22 | Open space | Clause 14(3)(a) |
| 23 | <p>General:</p> <p>(1) No individual dwelling-unit which is linked to another dwelling-unit shall be occupied before completion of the building of which the dwelling-unit forms part; provided that the Municipality may in exceptional circumstances, grant permission thereto.</p> <p>(2) No dwelling-unit may be transferred before the entire development or the phase on the property is completed.</p> <p>(3) Subject to the provisions of the relevant legislation but notwithstanding any other provisions contained herein, the Municipality may approve the subdivision of the erf, where such subdivision corresponds with the subdivision proposal shown on the approved site development plan for the erf.</p> <p>(4) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Tshwane Town Planning Scheme, 2008 (Revised 2014).</p> | |

PROPOSED ERF 54, RASLOUW EXTENSION 53

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| 1 | Use Zone | 28: Special |
| 2 | Uses permitted | Place of public worship |
| 3 | Uses with consent | Place of instruction, place of child care, place of refreshment, social hall, telecommunication mast |
| 4 | Uses not permitted | All other uses |
| 5 | Definitions | Clause 5 |
| 6 | Density | Not applicable |
| 7 | Coverage | Clause 27; 20 percent plus 10 percent for covered parking |
| 8 | Height | Clause 26: Two storeys (10m) |
| 9 | Floor area ratio (FAR) | The Gross Floor Area of buildings on the erf may not exceed 600m ² |
| 10 | Site development plan and landscape development plan | <p>In addition to Clause 31:-</p> <p>(1) A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans.</p> <p>(2) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.</p> <p>(3) When the site development plan is evaluated, special attention must be given to elements such as residential character, communal and private open space, exterior finishes and style in order to create a special character which is harmonious with the surrounding residential area.</p> <p>(4) The approved site development plan shall only be amended with the Permission of the Municipality and no building plans which do not comply with the proposals and conditions as set out in the approved Site Development Plan, will be approved by the Municipality.</p> |
| 11 | Street building lines | <p>(1) Voortrekker Road (P66-1): 16 metres, which may be relaxed by the Gauteng Department of Roads & Transport to 10 metres.</p> <p>(2) Other streets: Clause 9</p> |
| 12 | Building restriction areas | Clause 12, Table A |

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| 13 | Parking requirements | Clause 28, Table G; Provided that for a mosque the parking ratio is 60 spaces per 100m ² Gross Floor Area |
| 14 | Paving of traffic areas | All parts of the erf upon which motor vehicles may move or park shall be provided with a permanent dust-free surface, which shall be paved, drained and maintained to the satisfaction of the Municipality. |
| 15 | Access to the erf | (1) Entrances to and exits from the erf shall be located, constructed and maintained to the satisfaction of the Municipality. (2) The erf is subject to a line-of-no-access along Voortrekker Road (P66-1) and Jordanite Street where access is not permitted. |
| 16 | Loading and off-loading facilities | All loading and off-loading activities shall take place on the erf, to the satisfaction of the Municipality. |
| 17 | Turning facilities | Shall be provided on the erf to the satisfaction of the Municipality. |
| 18 | Physical barriers | (1) Street boundaries: A non-removable physical barrier preventing vehicular and pedestrian movement shall be erected and maintained on all street boundaries - approved accesses excluded - to the satisfaction of the Municipality. (2) Other boundaries: A physical barrier shall be erected and maintained to the satisfaction of the Municipality. |
| 19 | Health measures | (1) Any requirements for air pollution, noise abatement or other health measures imposed by the Municipality shall be complied with to the satisfaction of and without costs to the Municipality. (2) Air-conditioning units or compressors shall not be mounted to the exterior walls of buildings without the prior approval of the Municipality. |
| 20 | Outdoor advertising | Clause 30(2) |
| 21 | Detrimental soil conditions | In addition to Clause 19(1): (1) Before approval of the site development plan, the engineering geologist and the Council for Geoscience shall certify that the final layout of structures and wet services are in accordance with the geological findings and recommendations. |

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- (2) The final detailed geological footprint investigation report and comments from the Council for Geoscience on the report must accompany the site development plan.
- (3) The final foundation design, wet engineering services design, ground improvement measures and geological precautionary measures must be certified by the engineer and submitted.
- (4) The final detailed Dolomite Risk Management Program must be submitted.
- (5) An engineer shall be appointed before building plans are submitted, who shall submit a certificate with the building plans, which states that he has studied the relevant geological report and that he has established the necessary measures with regard to building work, drainage of the buildings and the site and the installation of wet services so that the whole development is safe as far as possible from a geological point of view. On completion of the buildings he shall certify that all his specifications have been met.

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| | Open space | Not applicable |
| 23 | <p>General: (1) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Tshwane Town Planning Scheme, 2008 (Revised 2014).</p> | |