

**PROPOSED ERF 623, BOARDWALK EXTENSION 73 ON A CERTAIN PART OF
PORTION R/242, FARM TWEEFONTEIN 372-JR**

1	Use Zone	3: Residential 3
2	Uses permitted	Duplex dwellings and Dwelling-units
3	Uses with consent	Table B, Column 4
4	Uses not permitted	Table B, Column 5
5	Definitions	Clause 5
6	Density	A maximum of 40 dwelling-units may not be exceeded
7	Coverage	40 percent plus 10 percent for covered parking
8	Height	2 storeys
9	Floor area ratio	0,6
10	Site development plan and landscape development plan	<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 approval 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) An approved site development plan shall only be amended with the permission of the Municipality and building plans which do not comply with the proposals and conditions contained in the approved site development plan will not be approved by the Municipality.</p>
11	Street building lines	Clause 9
12	Building restriction areas	Clause 12, Table A
13	Parking requirements	<p>Clause 28, Table G: Demarcated parking spaces, together with the necessary manoeuvring space, shall be provided on the erf in the following ratios to the satisfaction of the Municipality:</p> <p>(1) One covered and paved parking space for each dwelling-unit with two habitable rooms or less.</p>

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		<p>(2) One covered and paved and one paved parking spaces for each dwelling-unit with three habitable rooms or more.</p> <p>(3) One paved parking space per three dwelling-units for visitors.</p>
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 surface shall be paved, drained and maintained to the satisfaction of the Municipality.
15	Access to the erf	Entrances to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the Municipality.
16	Loading and off-loading facilities	All loading and off-loading activities shall take place on the erf.
17	Turning facilities	Not required
18	Physical barriers	<p>(1) Street boundaries: If required, 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 set by the Municipality shall be complied with to the satisfaction of, and without costs to the Municipality.</p> <p>(2) No air-conditioning units or compressors shall be mounted on the exterior walls of buildings without the prior consent of the Municipality.</p>
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 municipal by-laws for outdoor advertising.
21	Detrimental soil conditions	Clause 19: An engineer shall be appointed before the approval of building plans, who must design, specify and supervise structural measures for the foundations of all structures, according to the soil classification for each zone as described in the geological report. On completion of the structures, the engineer shall certify that all his/ her specifications have been met.
22	Open space	Clause 14(3)(a): At least 4m ² per dwelling-unit, with a minimum of 50m ² , shall be developed and maintained on the erf as a

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children’s playground: Provided that the Municipality may grant permission to reduce this requirement.

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General:

- (1) Each dwelling-unit shall have direct access to its own private adjoining outdoor living area, which area may be a patio on ground floor or on the upper floors in accordance with the approved site development plan.
- (2) That portion of the erf between the buildings and the street boundary which is not used for traffic purposes, shall within six months from the date on which the erf is first used for the permitted purposes be laid out and maintained as a garden at the owner's cost and to the satisfaction of the Municipality. Should the owner fail to comply herewith, the Municipality is entitled to execute the work at the owner's cost.
- (3) No individual dwelling-unit which is linked to another dwelling-unit and/or ancillary outbuilding shall be occupied before the relevant building of which the dwelling-unit forms part, is completely developed: Provided that the Municipality may, in exceptional cases, grant permission thereto.
- (4) No dwelling-unit may be transferred before the whole development or the phase on the property is completed.
- (5) The Municipality shall not approve any building plan which does not comply with the proposals of the approved site development plan, with particular reference to the elevation and architectural treatment of the proposed building or structure.
- (6) Subject to the provisions of the relevant legislation but notwithstanding any other provision contained herein, the Municipality may approve the subdivision of the erf, where such subdivision corresponds with the subdivision proposals shown on the approved site development plan applicable to the erf.
- (7) All refuse areas shall be screened-off with a solid wall and / or landscaping. Refuse areas shall be placed as far as possible from any residential property.
- (8) 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).