

ERVEN 1392 AND 1393, DIE WILGERS EXTENSION 93 ON PORTION 786 (A PORTION OF PORTION 141), FARM THE WILLOWS 340-JR

1	Use Zone	28: Special
2	Uses permitted	Agriculture, garden centre, flea market, social hall, lodge, place of refreshment, place of amusement (excluding gambling, electronic games and night club), place of instruction, business building (excluding medical consulting rooms), shop, retail industry, block of flats, dwelling-unit, modular spatial pods, private open space, special use and ancillary and subservient uses.
3	Uses with consent	Agricultural industry, petting zoo, residential building (excluding block of flats), telecommunication mast, rooftop antenna, wall of remembrance, sport and recreation club, mini / public storage, place of childcare
4	Uses not permitted	All other uses
5	Definitions	<p>(1) For the purposes of this Scheme a modular spatial pod shall mean land and buildings of between 50 and 80m² each used for permanent residence by one or more persons, or for conducting of a business (including trading) from the premises or for a mixed-use combination of residence and business. Business activities may include any land-use permitted under the prevailing zoning of the erf.</p> <p>(2) For the purposes of this Scheme Special Use shall mean land and buildings used for the creation by expert artisans or others through <i>inter alia</i> demonstration to patrons of specialist hand-crafted products of a rare or unique nature / process not included under the definition of Retail Industry or Shop, for display, sale or on-site consumption (as applicable). Examples include manufacturing of cheese, distilled alcoholic products (e.g. craft beer), glass blowing, meat processing, custom furniture, perfumery, wall-art and décor items.</p> <p>(3) For the purposes of this Scheme Social Hall shall have the meaning as defined in Clause 5 with inclusion of indoor sports activities.</p> <p>(4) All other uses: Clause 5</p>
6	Density	18 dwelling-units per hectare (not to exceed 70 units total)
7	Coverage	20%
8	Height	Three storeys
9	Floor area ratio	0,2: Provided that –

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		<p>(1) the total gross floor area (GFA) shall not exceed 8 120m²; and</p> <p>(2) the following land-uses shall be restricted as stipulated:</p> <ul style="list-style-type: none"> • Places of refreshment: 1 200m² GFA • Offices: 600m² GFA • Shops / retail industry: 4 000m² GFA • Fitness centre: 300m² GFA • Place of amusement / social hall: 400m² GFA • Place of instruction (250 learners): 500m² GFA • Lodge (20 suites and 20 seater conference centre): 600m² GFA • Modular spatial pods (70 x 80m²): 5 600m² GFA
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 at the cost of the owner to the Municipality for approval prior to the submission of building plans and before any building construction may commence.</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) The 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	<p>(1) Lynnwood Road : 16m</p> <p>(2) Botterklapper Street-</p> <ul style="list-style-type: none"> • Existing buildings : Zero metres • New buildings : Clause 9 <p>(3) Nentabos Street : Clause 9</p>
12	Building restriction areas	<p>(1) South boundary-</p> <ul style="list-style-type: none"> • Existing buildings : 1 metre • New buildings : Clause 12, Table A <p>(2) Other boundaries : Clause 12, Table A</p>

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13	Parking requirements	<p>Demarcated parking spaces, together with the necessary maneuvering space, shall be provided on the erf in the following ratios:</p> <ol style="list-style-type: none"> (1) Social hall: 20 parking bays per 100m² (2) Places of refreshment: 1 parking bay per 5 seats (3) Place of instruction: 1 parking bay per classroom / office for primary and secondary schools (4) Fitness centre: 4 parking bays per 100m² (5) Bank and other financial institution, estate agent: 3 parking spaces per 100m² (6) Shop, retail industry, office, hairdresser and other business: 2 parking bays per 100m² (7) Block of flats: 0,5 paved parking bays per 3 habitable rooms or less, 1 paved parking bay per 4 habitable rooms or more, and 1 parking bay per 4 dwelling-units for visitors (8) Dwelling-units: 0,5 covered and paved parking bays per 2 habitable rooms or less, 0,5 covered and paved parking bays and 1 paved parking bay per 3 habitable rooms or more, and 1 parking bay per 6 dwelling-units for visitors (9) Other uses: To the satisfaction of the Municipality
14	Paving of traffic areas	All parts of the erf upon which motor vehicles may move or park, shall be provided with a dust-free surface, which surface 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 sited, constructed and maintained to the satisfaction of the Municipality.
16	Loading and off-loading facilities	Loading facilities shall be provided on the erf to the satisfaction of the Municipality and all loading and off-loading activities shall take place on the erf.
17	Turning facilities	Turning space for delivery vehicles shall be provided on the erf to the satisfaction of the Municipality: Provided that this requirement may be relaxed by the Municipality.

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18	Physical barriers	<p>(1) Street boundaries: If required, a non-removable physical barrier 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, if required and to the satisfaction of the Municipality.</p>
19	Health measures	<p>(1) Any requirements for air pollution, noise abatement or health measures set by the Municipality shall be complied with to the satisfaction of and without any costs to the Municipality.</p> <p>(2) No air-conditioning units or compressors may be mounted to the exterior walls of buildings without the prior consent of the Municipality.</p> <p>(3) All refuse areas and service yards shall be screened-off with a 2m high, solid wall and / or landscaping which complements the design of the buildings.</p> <p>(4) Any noise control measures which the Municipality may impose, shall be complied with to the satisfaction of and without any costs to the Municipality.</p> <p>(5) Flood- and spot-lights used to illuminate buildings or signs, shall be positioned sensitively to prevent unwanted spill-over and blinding of traffic on adjoining roads.</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	An engineer shall be appointed before the approval of building plans, who shall design, specify and supervise structural measures for the foundations of structures according to the soil conditions prevalent on site. On completion of the structures, he shall certify that all his specifications have been met.
22	Open space	Clause 14(3)(a)
23	General:	<p>(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>