

PROPOSED ERVEN 2975 AND 2976, MONTANA PARK EXTENSION 133

1	Use-zone	28: Special
2	Uses permitted	Scrap-yard, motor workshop, panelbeater, rebuilding and sale of vehicles, reconditioning of engines and parts, trading in new and used vehicle parts and ancillary & subservient uses.
3	Uses with consent	Any related land-use to the satisfaction of the Municipality
4	Uses not permitted	All other uses
5	Definitions	Clause 5
6	Density	Not applicable
7	Coverage	80 percent
8	Height	Two storeys (15 metres)
9	Floor area ratio (FAR)	0,3; excluding all areas of buildings used for storage of parts and vehicles
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 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>
11	Street building-lines	Clause 9
12	Building restriction areas	Clause 12, two metres (2m)
13	Parking requirements	Clause 28, table G
14	Paving of traffic areas	All parts of the erf upon which motor vehicles are allowed to 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	<p>(1) Entrances to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the Municipality.</p> <p>(2) When a security gate is used at the access point, it shall be located in such a way that adequate storage area be provided in order for traffic not to congest the road reserve, to the satisfaction of the Municipality.</p>
16	Loading and off-loading	All loading and off-loading activities shall take place on the

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	facilities	erf, to the satisfaction of the Municipality.
17	Turning facilities	Turning space for light-/medium vehicles shall be provided on the erf to the satisfaction of the municipality.
18	Physical barriers	In accordance with an approved site development plan.
19	Health measures	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.
20	Outdoor advertising	Advertising and/or signboards shall not be erected or displayed on the erf without the written consent 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 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	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).

TSHWANE TOWNPLANNING SCHEME 2008

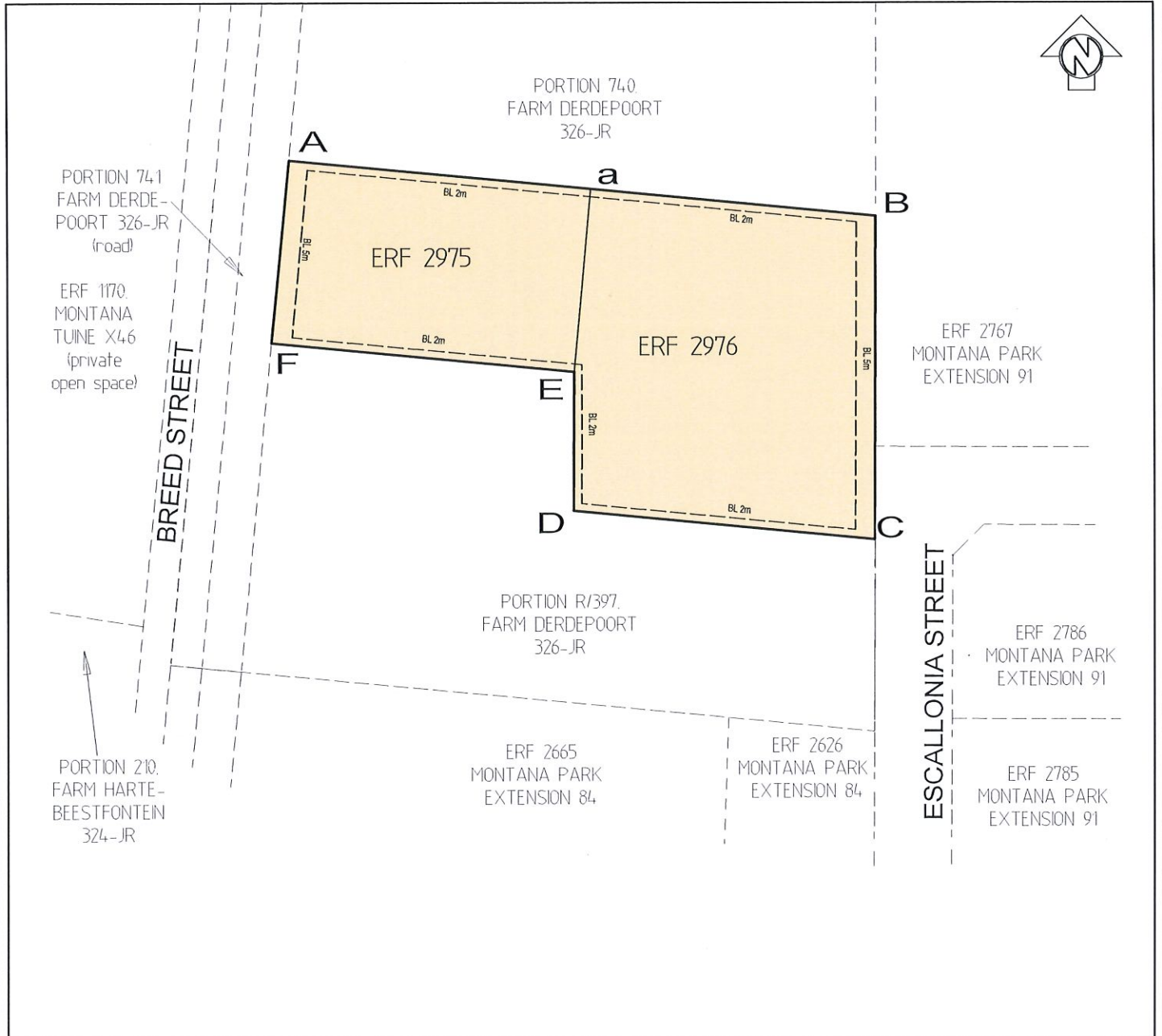
(Revised 2014)

DRAFT AMENDMENT SCHEME MAP

DRAFT AMENDMENT SCHEME NUMBER _____

SHEET 1 OF 1 SHEET

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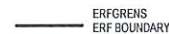
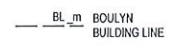


USE ZONE



REFERENCE

GENERAL



SIGNED BY THE APPLICANT _____

DATE _____