

PROPOSED ERVEN 1497 AND 1498, MONUMENT PARK EXTENSION 16

1	Use Zone	28: Special
2	Uses permitted	Student housing establishment and ancillary and subservient uses.
3	Uses with consent	Block of tenements, dwelling-units, block of flats, boarding house, overnight accommodation.
4	Uses not permitted	All other uses
5	Definitions	<p>(1) For purposes of this Scheme a student housing establishment shall mean land and buildings comprising habitable bedrooms for single or multiple person occupation, and may provide for a head of residency dwelling-unit. A habitable bedroom shall specifically exclude habitable rooms as defined in Clause 5 which are designed and used for purposes other than for overnight sleeping on beds and studying.</p> <p>It may include ancillary and subservient uses such as administrative offices, a caretaker's flat, communal study and / or dining hall and computer facilities, laundry, cafeteria, convenience store, gymnasium, clubhouse and other recreational facilities – all for the exclusive use by residents and employees on the property.</p> <p>Private kitchenette and / or bathroom facilities may be exclusive to or shared by a number of habitable bedrooms, or substituted by communal facilities.</p> <p>(2) For purposes of this Scheme a convenience store shall mean land and buildings used for the retail sale of daily convenience goods and refreshments such as milk, sweets, cold drinks, magazines, newspapers, groceries, meat, fruit and more. A convenience store shall not be conducted from rooms meant for occupancy or occupied by residents.</p> <p>(3) All other uses: Clause 5</p>
6	Density	A maximum of 400 habitable bedrooms may not to be exceeded.
7	Coverage	60%; excluding an additional 20% for solar energy installations
8	Height	<p>(1) Buildings: 3 storeys (15m)</p> <p>(2) Rooftop solar energy installations: Maximum 2m above rooftop</p>

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		(3) Free-standing solar or wind energy installations: 15m
9	Floor area ratio	0,6: Provided that a maximum of 8 920m ² gross floor area may not be exceeded.
10	Site development plan and landscape development plan	<p>(1) In addition to Clause 31 of the Scheme, 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	Clause 9
12	Building restriction areas	<p>(1) North-eastern boundary (Future K69): 16m building line which may be encroached / transgressed to 10m with the consent of the Gauteng Department of Roads and Transport.</p> <p>(2) All other boundaries: Clause 12, Table A</p>
13	Parking requirements	<p>Demarcated parking spaces, together with the necessary maneuvering space, shall be provided on the erf in the following ratio:</p> <p>(1) Student housing establishment: 0,25 parking bays per habitable bedroom.</p> <p>(2) Head of residency: One (1) parking bay</p> <p>(3) Offices: Four (4) bays per 100m² GFA.</p> <p>It remains the responsibility of the owner to ensure sufficient</p>

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		parking is available on site. Should insufficient parking be available, additional parking must be provided or if not possible the land-use must be restricted.
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	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 shall be provided on the erf to the satisfaction of the Municipality for delivery vehicles: Provided that this requirement may be relaxed by of the Municipality.
18	Physical barriers	(1) Street boundaries: If required, a non-removable physical barrier, preventing vehicular and pedestrian movement shall be erected and maintained on all street erf boundaries, the approved accesses excluded, to the satisfaction of the Municipality. (2) All 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 health measures set by the Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality. (2) No air-conditioning units or compressors may be mounted to the exterior walls of buildings without the prior consent of 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 municipal by-laws for outdoor advertising.
21	Detrimental soil conditions	(1) Clause 19. (2) 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. (3) An engineer shall be appointed before building plans are

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		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.
22	Open space	A minimum of 2m ² of open area per habitable bedroom shall be developed and maintained on the erf as an outdoor recreational space, which area(s) shall be indicated on the site and landscape development plans and shall conform to all the requirements of the Municipality: Provided that this requirement may be relaxed with the permission of the Municipality.
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).