



CITY OF
TSHWANE
IGNITING EXCELLENCE

Economic Development and Spatial Planning

Room LG004 | Basement | Isivuno House | 143 Lilian Ngoyi Street (Van der Walt) | Pretoria | 0002
PO Box 3242 | Pretoria | 0001
Tel: 012 358 7426 |
Email: CityP_Registration@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOf Tshwane

My ref: CPD 9/1/1-MPKX15 444 Tel: 012 358 3259/ 358 3460
Item no: N/A
Your ref:
Contact person: Pauline v d Venter/ Linda Email: LindaZ@tshwane.gov.za
Zeelie
Section/Unit: Regional Spatial Planning

REGISTERED LETTER

J PAUL VAN WYK URBAN ECONOMISTS & PLANNERS CC
P O BOX 11522
HATFIELD
0028

Sir/Madam

PROPOSED TOWNSHIP: MONUMENTPARK EXTENSION 15

The appeal in terms of Section 104 of the Town Planning and Townships Ordinance for the establishment of the proposed township Monument Park Extension 15 was approved by the Gauteng Province: Office of the Premier on behalf of the Gauteng Townships Board on 13 March 2018. Subsequently the set of conditions of establishment and the layout plan (CPD/9/1/1/1-MPKX15/07) are hereby approved by the Municipality in terms of **Section 98(1)** of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read with Section 2(2) and the relevant provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013). Please note that in terms of section 98(5) of the abovementioned Ordinance the Municipality is empowered to amend or nullify any conditions and add any further condition(s) before publication of the township as an approved township.

Should you have any comments on the conditions or wish to address representations thereto, such comments or representations must be submitted within 4 weeks of the date hereof. Thereafter comments or representations will only be considered in exceptional cases.

Please note that an application for an extension of time in terms of section 72(1) or section 101(2) of the Ordinance must be lodged timeously and before the expiry date with the Municipality's Group Head: Economic Development and Spatial Planning, as the Municipality has no authority to condone late applications. The onus is on the applicant to satisfy the Municipality that all the pre-proclaimed conditions have been complied with before the proclamation of the township. In this regard the Head: Legal and Secretarial Services and Municipal Courts will be the Department to be provided with the necessary proof of the compliance.

Yours Faithfully

f AO-COMMITTEE TSHWANE
terms of the LUP (LUP/15/07/01) delegated by the Authorized Official appointed by Council in

Date: 2018-06-22

AUTHORISED OFFICIAL

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweliso-pele ya Ikonomi le Polane ya Sebaka •
UmNyango wezokuthuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mveledziso ya Ekonomi
na Vhupulani ha Phethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndawo • Umnyango Wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

ESTABLISHMENT OF TOWNSHIP: MONUMENTPARK EXTENSION 15

GROUP FINANCIAL SERVICES DEPARTMENT: REVENUE MANAGEMENT DIVISION: FINANCIAL SERVICES
(FOR ATTENTION: LERATO SALEMANE, X8210, 1ST FLOOR BKS BUILDING)

GROUP FINANCIAL SERVICES DEPARTMENT: REVENUE MANAGEMENT DIVISION: PROPERTY
VALUATION SECTION (FOR ATTENTION: SHERRY HENDRICKS, X 8377, BKS BUILDING, 6TH FLOOR, ROOM
615 OR 611)

ROADS AND TRANSPORT DEPARTMENT: TRANSPORTATION PLANNING DIVISION (FOR ATTENTION:
ROUSDIA BHAMJEE, CENTURION OFFICES, X3031)

ROADS AND TRANSPORT DEPARTMENT: TRANSPORTATION PLANNING DIVISION: INFRASTRUCTURE
PLANNING & MANAGEMENT: GEOLOGY (FOR ATTENTION: LYNETTE EASTHORPE, CENTURION
OFFICES, X 3206)

UTILITY SERVICES DEPARTMENT: WATER AND SANITATION DIVISION (FOR ATTENTION: JEANETH
MAKGOBOLE, REGION B, B BLOCK, 6TH FLOOR, ROOM B618, CAPITOL TOWERS NORTH)

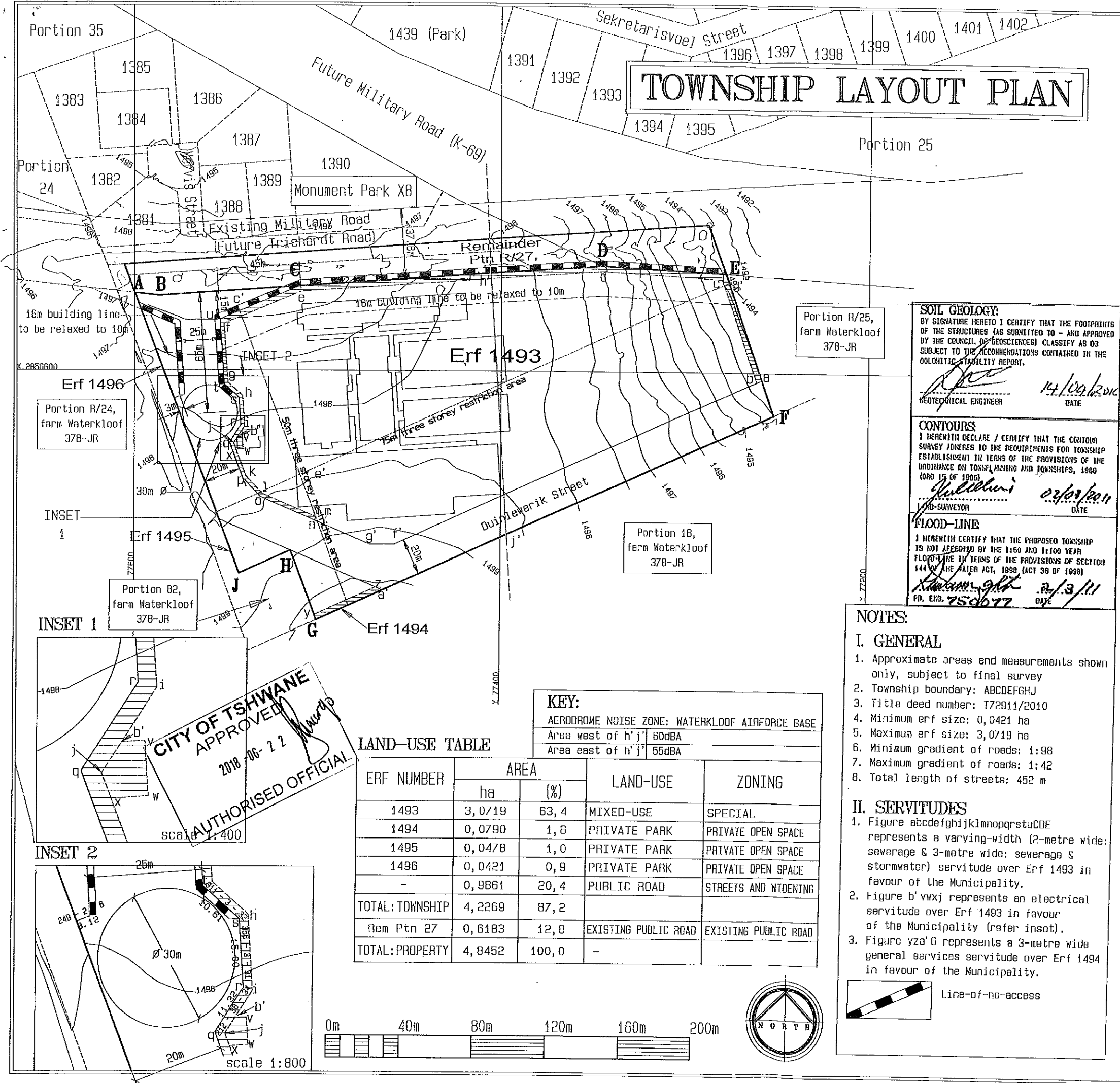
UTILITY DEPARTMENT: ENERGY AND ELECTRICITY DIVISION (FOR ATTENTION: ROSA SWANEPOEL,
X1334, BOTHONGO PLAZA EAST BUILDING)

GROUP LEGAL SERVICES DEPARTMENT: LEGAL SERVICES DIVISION (Registration Office, Centurion)

ECONOMIC DEVELOPMENT AND SPATIAL PLANNING DEPARTMENT: LAND USE LEGISLATION AND
APPLICATION MANAGEMENT: TOPONYMY FUNCTIONAL SECTION (FOR ATTENTION: CHARLOTTE
WILLIAMS, X7949, ROOM 1019, ISOVUNU HOUSE)

ENVIRONMENTAL AND AGRICULTURAL MANAGEMENT DEPARTMENT: ENVIRONMENTAL MANAGEMENT
SERVICES DIVISION: OPEN SPACE PLANNING AND APPLICATIONS SECTION (FOR ATTENTION:
CHANTELLE SAUNDERS, X8750, TSHWANE HOUSE, BLOCK A FROM CD88)





STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY SOLIDARITEIT EIENDOMME (PTY) LTD (REGISTRATION NUMBER 2004/029912/07) (HEREINAFTER REFERRED TO AS THE APPLICANT) IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 139 OF THE FARM WATERKLOOF 378-JR HAS BEEN GRANTED

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP IN TERMS OF THE PROVISIONS OF SECTION 103 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) (HEREINAFTER REFERRED TO AS ORDINANCE 15 OF 1986), AS AN APPROVED TOWNSHIP.

1.1 PROVISION AND INSTALLATION OF SERVICES

The applicant shall make the necessary arrangements for the finalization of the services agreements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township.

If external services are not available or the existing external services not sufficient to accommodate the township, special arrangements will have to be made after consultation with the applicable departments in the Municipality.

1.2 CANCELLATION OF EXISTING CONDITIONS OF TITLE

The Applicant shall at its own expense have the following conditions and servitude cancelled or have the township area freed there from:

Conditions A(1) to A(4) in Title Deed T72911/2010:

"A(1) The land may not be subdivided nor may any share of it or portion of it be sold, leased or disposed of in any way without the written approval of the Controlling Authority as defined in Act 21 of 1940."

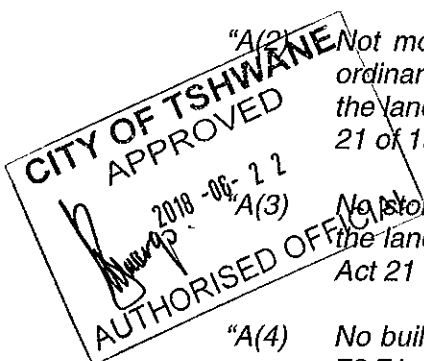
"A(2) Not more than one dwelling house together with such outbuildings as are ordinarily required to be used in connection therewith, shall be erected on the land except with the approval of the Controlling Authority as defined in Act 21 of 1940."

"A(3) No store or place of business whatsoever may be opened or conducted on the land without the written approval of the Controlling Authority as defined in Act 21 of 1940."

"A(4) No building or any structure whatsoever shall be erected within a distance of 78,71 metres from the centre line of the Road, without the written approval of the Controlling Authority as defined in Act 21 of 1940."

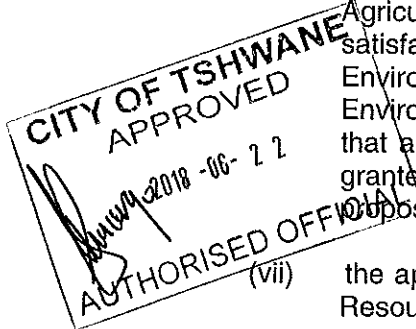
1.3 MINERAL RIGHTS PERMIT

The consent must be obtained from the Department of Mineral Resources regarding the mineral rights in respect of the land on which the township is being established.



1.4 GENERAL

- (a) The applicant shall satisfy the City of Tshwane Metropolitan Municipality (hereafter referred to as the Municipality) that:
- (i) the relevant amendment scheme (in terms of Section 125 of Ordinance 15 of 1986) is in order and may be published simultaneously with the declaration of the township as an approved township;
 - (ii) satisfactory access is available to the township and that a public street system is available to all erven in the township;
 - (iii) a favourable geo-technical / geological report has been submitted to the satisfaction of the Public Works and Infrastructure Development Department (Service Delivery: Roads and Stormwater);
 - (iv) the portions of the road reserves situated inside farm areas adjoining the proposed township, which may be required for the proper installation and maintenance of the Municipality's electrical services must be acquired and fully developed and constructed by the township owner, to the satisfaction of the Public Works and Infrastructure Development Department (Energy and Electricity Division);
 - (v) the name of the township as well as the street names have been approved by the Municipality and are indicated on the layout plan or General Plan in accordance with Regulation 18(1)(a)(iv) of Ordinance 15 of 1986.
 - (vi) the relevant administrative decision of the Gauteng Department of Agriculture and Rural Development has been obtained to the satisfaction of the Municipality in terms of the provisions of the Environment Conservation Act, 73 of 1989 or the National Environmental Management Act, 107 of 1998 (as the case may be) and that any condition under which such administrative decision has been granted will be incorporated in the conditions of establishment of the proposed township, at the cost of the applicant;
 - (vii) the applicant shall comply with the provisions of the National Heritage Resource Act, 25 of 1999;
 - (viii) a dolomitic stability- and foundation investigation has been carried out and that a report which indicates the developable areas with conditions under which development may take place, has been submitted to the Council for Geoscience and the Municipality for approval;
 - (ix) the engineering geologist has certified that he has compared the final township layout with the geological report in conjunction with the consultant town planner and that he is satisfied that buildings can be erected on every erf. Any erven for which special arrangements must be made, must be mentioned, as well as the arrangements must be set out specifically in the certificate. The final township layout must be vetted by the Council for Geoscience;



- (x) the services report containing the stormwater design proposal, must be submitted to the Gauteng Department of Roads and Transport for approval; and
 - (xi) although the township lies outside the priority area for the supply of services, the total expected load of 1 176,9kVA is available subject to the township developer installing a link service to the nearest connection point approximately 400m away. Capacity in this regard will only be available for twelve (12) months after the approval of the township. This date may be amended with the written approval of the Public Works and Infrastructure Development Department (Energy and Electricity Division).
- (b) The applicant shall comply with the provisions of Sections 72, 75 and 101(2) of Ordinance 15 of 1986.

2. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)

2.1 NAME

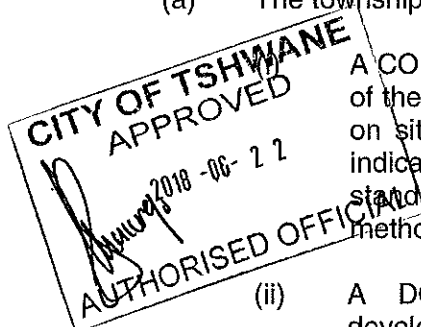
The name of the township shall be Monument Park Extension 15.

2.2 DESIGN

The township shall consist of erven and a street as indicated on Plan CPD/9/1/1/1/-MPKX15/07.

2.3 PRECAUTIONARY MEASURES

- (a) The township owner shall appoint a competent person(s) to prepare:-



A CONSTRUCTION REPORT, which must include the mapping details of the trenches and the revised stability map, confirming the conditions on site and the positioning of structures and wet services. A table indicating the stand sizes, risk classification and D designation for each stand within the township must be included. Certification on the method of backfilling of the boreholes must also be included.

- (ii) A DOLOMITE RISK MANAGEMENT PLAN, specific to the development. The legal transfer of the responsibility for the management of the Risk Management Plan, to a representative Body Corporate (or similar, as applicable) must be included.
- (b) The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Dolomite Risk Management Plan legally to a representative Body Corporate or similar entity, as applicable.
- (c) The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-

- (i) water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen to the satisfaction of the Municipality; and
- (ii) trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained, to the satisfaction of the Municipality.

2.4 COMPLIANCE WITH CONDITIONS IMPOSED BY THE DEPARTMENT OF ROADS AND TRANSPORT

The township owner shall at its own expense comply with all the conditions imposed, by which the Gauteng Department of Roads and Transport has granted consent for the development.

2.5 ACCESS

- (a) No ingress from future Road K69 to the township and no egress to future Road K69 from the township shall be allowed.
- (b) Provisional access will be permitted from Military Road (Provincial Road P102-01) as indicated on Plan CPD/9/1/1/- MPKX15/07.



The township owner shall at its own expense arrange for a geometric lay-out design (scale 1:500) of the ingress and egress point referred to in paragraph (b) above and specifications for the construction of the junction to be compiled and shall submit it to the Gauteng Department of Roads and Transport, for approval. After the design and specifications have been approved, the township owner shall construct the entrance at its own expense to the satisfaction of the Municipality.

2.6 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Military Road (Provincial Road P102-01) and Road K69 and it shall receive and dispose of the stormwater running off or being diverted from the road.

The Service Report containing the stormwater design proposal must be submitted to the Head of the Department: Department of Roads and Transport for approval, i.e. before Township Proclamation.

The stormwater plan for this township must be integrated with the greater stormwater master plan for the total relevant catchment area, including adjoining areas. Any new or enlarged stormwater systems to address all stormwater runoff must be investigated and designed by a professional civil engineer to the satisfaction of the Municipality.

The low points in roads and the accumulation of stormwater in crescents, culs-de-sac and lower lying erven must be drained to the satisfaction of the Municipality.

2.7 ACOUSTIC SCREENING/ NOISE BARRIER

The applicant/ Municipality shall be responsible for any costs involved in the erection of Acoustic Screening along Military Road (Provincial Road P102-01) and Road K69, if and when the need arises to erect such screening.

2.8 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at its own expense erect a fence or other physical barrier along Military Road (Provincial Road P102-01) and Road K-69 to the satisfaction of the Gauteng Department of Roads and Transport, as and when required to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier vests with the latter.

2.9 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

2.10 REMOVAL OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove or replace any existing power lines of ESKOM as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

REMOVAL OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

2.12 DEMOLITION OF BUILDINGS AND STRUCTURES

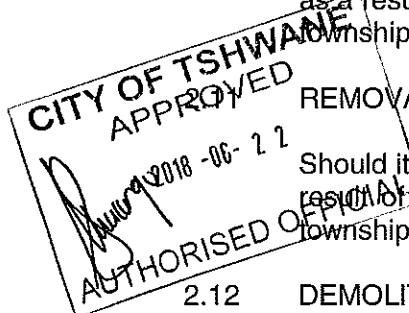
When required by the Municipality to do so, the township owner shall at its own expense cause to be demolished to the satisfaction of the Municipality all existing buildings and structures situated within building-line reserves and side spaces or over common properties, or dilapidated structures.

2.13 REMOVAL OF LITTER

The township owner shall at its own expense have all litter within the township area removed to the satisfaction of the Municipality, when required to do so by the Municipality.

2.14 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at its own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture and Rural Development including (if applicable) those by which exemption has been granted from compliance with



Regulations No 1182 and 1183 promulgated in terms of Sections 21, 22 and 26 of the Environment Conservation Act, (Act 73 of 1989) or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto (as the case may be) for the development of the township.

3. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE

3.1 INSTALLATION OF INTERNAL AND EXTERNAL SERVICES

A certificate issued in terms of Section 82 of the Town Planning and Townships Ordinance (Ordinance 15 of 1986) must be lodged with the first transfer or with any other act of registration such as the issuing of a Certificate of Title.

The township applicant shall install and provide internal engineering services in the township as provided for in the services agreement.

The Municipality shall install and provide external engineering services to the township as provided for in the services agreement.

3.2 RESTRICTIONS ON THE ALIENATION OF LAND:

Regardless the issuing of a certificate as contemplated in Section 82(1)(b)(ii)(cc) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no erf in the township may be transferred or be dealt with otherwise until the Municipality certifies that the developer has complied with the provisions of Condition 3.3.

Erven 1494, 1495 and 1496 may not be transferred by the Developer unless the consent of the Municipality had first been obtained.

3.3 THE DEVELOPER'S OBLIGATIONS

3.3.1 PROVISION OF ENGINEERING DRAWINGS

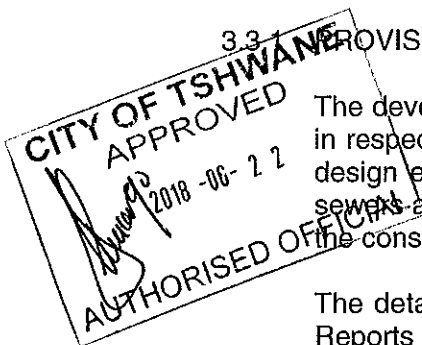
The developer must submit to the Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete detail design engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

The detail design drawings will only be evaluated after the required Services Reports have been approved.

The Developer must obtain a way-leave from the Municipality prior to commencement of construction work, if such work will be done on Municipal property.

3.3.2 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and stormwater sewers, in which it is certified that the internal



engineering services have been completed and that the engineers accept liability for the services. The Municipality may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the Municipality with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Public Works and Infrastructure Development Department.

3.3.3 MAINTENANCE PERIOD AND GUARANTEE

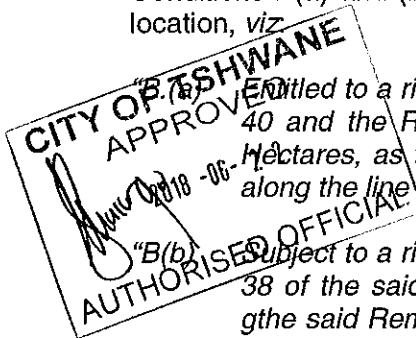
A maintenance period of 12 (twelve) months commences on the date on which the Municipality has certified that the provisions of Section 82 (1)(b)(ii)(cc) of Ordinance 15 of 1986 have been complied with and when the last of the internal engineering services (i.e. water, sewerage, electricity), and the road and stormwater sewers have been completed.

The Municipality must be furnished with a maintenance guarantee, issued by a recognised financial institution, in respect of poor workmanship and / or materials with regard to the engineering services, which guarantee must be for an amount that is equal to 10% of the contract cost of these services, prior to the commencement date of the contract.

4. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals, but excluding –

Conditions B(a) and (b) of title deed T72911/2010, which do not affect the township due to location, viz



"B(a) Subject to a right-of-way 3,15 (THREE comma ONE FIVE) metres wide over Portion 40 and the Remaining Extent of the said Portion G measuring as such 22,8350 Hectares, as transferred under Deed of Transfer T.19827/1941 and T 19828/1941, along the line B.E. as shown on diagrams S.G.No.A.2316/1939."

"B(b) Subject to a right-of-way 3,15 (THREE comma ONE FIVE) metres wide over Portion 38 of the said Portion "G", transferred under Deed of Transfer T.19825/1941, and the said Remaining Extent of Portion "G" along the line A.B. as shown on the said Diagram S.G.No.A.2315/1939."

5. CONDITIONS OF TITLE

5.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION AS INDICATED, LAID DOWN BY THE MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

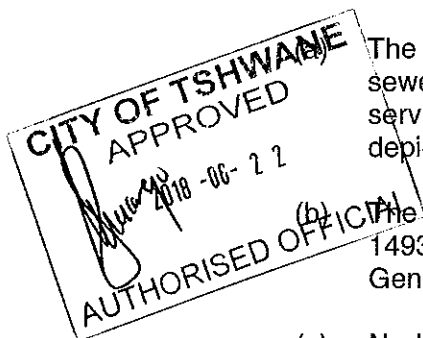
5.1.1 ALL ERVEN

- (a) The erf shall be subject to a servitude, 3 m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the Municipality, along any two boundaries, except a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 3m wide, over the entrance portion of the erf, if and when required by the Municipality: Provided that the Municipality may waive any such servitude.
- (b) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2 m from it.
- (c) The Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore shall the Municipality be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

5.1.2 ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out in paragraph 5.1.1 above, the under-mentioned erven shall be subject to the conditions as indicated:

5.1.2.1 ERF 1493



The erf shall be subject to a varying width (2-metre wide sewerage and 3m wide sewerage and stormwater) servitude over Erf 1493 in favour of the Municipality, as depicted on the General Plan;

- (b) The erf shall be subject to an electrical servitude over Erf 1493 in favour of the Municipality, as depicted on the General Plan;
- (c) No buildings or other structures may be erected within the aforesaid servitude areas and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from it.
- (d) The Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards essential, and furthermore shall the Municipality be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during

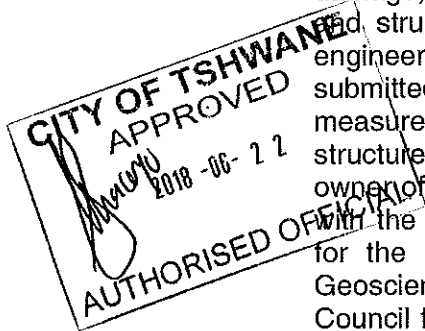
the laying, maintenance or removal of such main sewer pipelines and other works.

5.1.2.2 ERF 1494

- (a) The erf shall be subject to a 3-metre wide general services servitude over Erf 1494 in favour of the Municipality, as depicted on the General Plan.
- (b) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from it.
- (c) The Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

5.1.2.3 ERVEN 1493 to 1496

The erven lie in an area with soil conditions that can cause serious damage to buildings and structures. In order to limit such damage, foundations and other structural elements of buildings and structures must be designed by a competent professional engineer and erected under his supervision. Building plans submitted to the Municipality for consideration shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. The owner of the erf shall comply with these measures in accordance with the recommendations contained in the Geo-technical report for the township and conditions imposed by the Council for Geoscience, unless it is proven to the Municipality and the Council for Geoscience, that such measures are unnecessary or that the same purpose can be achieved by other more effective means

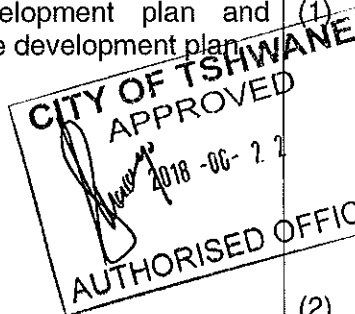


6. CONDITIONS WHICH, IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING TOWN-PLANNING SCHEME, HAVE TO BE INCORPORATED IN THE TSHWANE TOWN-PLANNING SCHEME, 2008, IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986

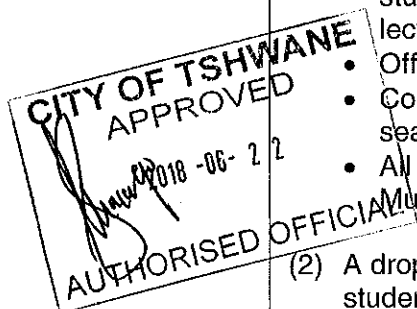
6.1 ERF 1493

1	Use-zone	28: SPECIAL
2	Uses permitted	Place of instruction, offices, conference centre, social

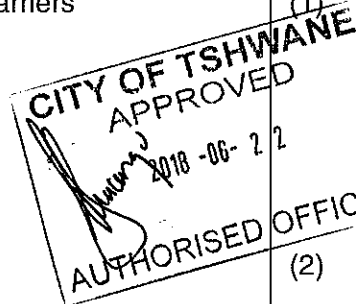
		hall, computer centre, call centre, laboratories, cafeteria, including a subservient confectionery and automatic teller machines (ATM).
3	Uses with consent	Caretaker's flat, overnight accommodation, institution, place of refreshment, shop(s), showroom(s), telecommunication mast and ancillary & subservient uses to these.
4	Uses not permitted	All other uses
5	Definitions	<p>(1) For the purposes of this scheme a place of instruction means a place where tertiary education and/or training is offered on a full-time or part time basis for a maximum of 500 students/trainees. The facility may include workshops for technical training.</p> <p>(2) Overnight accommodation: Means self-catering residential guest quarters for visitors to the premises.</p>
6	Density	Not applicable
7	Coverage	In accordance with the site development plan
8	Height	<p>(1) Figure c'e' d'FGHJAB: 10 metres (2 storeys)</p> <p>(2) Figure c'CDEd'e': 15 metres (3 storeys)</p>
9	Floor Area Ratio (FAR)	0,43
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 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>(1) A standard of at least one endemic tree per every two open parking spaces as well as soft landscaping as part of the parking spaces shall be applied, in accordance with the approved landscape development plan.</p>



		<p>(2) A landscape strip, which shall include a row of endemic trees shall be planted at relative intervals along all street boundaries of the erf.</p> <p>(3) All service yards, refuse areas and storage areas shall be screened-off with a solid physical barrier and/or landscaping to the satisfaction of the Municipality</p> <p>(4) The road-reserve between the erf boundaries and the street should be landscaped in accordance with the landscape development plan. The landscaping should include design measures to prevent on-street parking and include a walkway (2 m wide) along the full length of Provincial Roads P102-1 and K69 bordering the property.</p>
11	Building-lines	<p>(1) Military Road (P102-1) and future Military Road (K69): a 16m building restriction area shall be applicable, provided that this condition may be relaxed with the written approval of Gauteng Department of Roads and Transport</p> <p>(2) All other building lines: as per site development plan.</p>
12	Parking requirements	<p>(1) Demarcated parking spaces (minimum 2,5m X 5,0m), together with the necessary paved manoeuvring space (7,5 m), shall be provided and maintained on the erf to the satisfaction of the Municipality at the following ratios:</p> <ul style="list-style-type: none"> • Place of Instruction: 1 parking space per 4 students / trainees and 1 parking space per lecturer; • Offices: 4 parking spaces per 100m² • Conference Centre: 1 parking space per 2,5 seats • All other land-uses: to the satisfaction of the Municipality <p>(2) A drop-off area shall be provided on the erf where students/trainees can be dropped off safely, without compromising the traffic-flow on the erf.</p> <p>(3) Covered parking including shade-netting shall form an integrated part of the design of the development.</p> <p>(4) The circulation system within parking areas shall be continuous, safe and sufficient and dead-end parking aisles shall be avoided.</p>
13	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.
14	Access to the erf	<p>(1) Entrances to, and exits from the erf shall be sited to the satisfaction of the Municipality.</p> <p>(2) The erf is subject to a line-of-no-access along Provincial Road P102-1 and the future K-69 route, excluding the approved entrance and exit.</p> <p>(3) When a security gate is used at the access point, this point shall be located in such a way that sufficient stacking storage for vehicles be provided to prevent traffic congestion of the road-reserve. At the access control gate the following shall be provided to the satisfaction of the Municipality:</p> <ul style="list-style-type: none"> • Separate in-bound and out-bound traffic lanes at access control gates. • The access point shall make provision for safe pedestrian movement.
15	Loading and off-loading	All loading and off-loading activities shall take place on the erf, for which appropriate facilities shall be provided and maintained to the satisfaction of the Municipality.
16	Turning facilities	Adequate, appropriate turning facilities shall be provided on the erf, to the satisfaction of the Municipality.
17	Physical barriers	<p>(1) A 2,1m permanent, non-removable physical barrier which restricts vehicular and pedestrian movement shall be erected and maintained on the perimeter of the erf along Provincial Roads P102-1 and K-69. The height, siting, design, materials and finishing of the barrier shall be to the satisfaction of the Municipality.</p> <p>(2) A permanent physical barrier of at least 1,8 metres, which restricts pedestrian and vehicular movement, shall be erected and maintained along Duinlewerik Street (approved entrance and exit excluded) to the satisfaction of the Municipality.</p> <p>(3) No prefabricated walls shall be permitted along any boundary of the erf.</p>
18	Health measures	(1) Any requirements for air pollution, noise



		<p>abatement or health measures set by the Municipality shall be complied with to the satisfaction of the Municipality 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) Cafeteria: a certificate of acceptability must be obtained from the Municipality's Health Services Department for all food premises as required under the Regulations Governing General Hygiene Requirements for Food Premises and the Transport of Food, Regulation R918 of 30 July 1999 promulgated under the Health Act (Act 63 of 1977) before the commencement of any food related business.</p> <p>(4) Faraday shields conforming to international standards shall be incorporated in the building design to prevent electrical interference to aircraft navigational equipment. Buildings shall also be adequately sound-proofed.</p> <p>(5) Flood-lights or spot-lights used to illuminate buildings or signs, should be positioned as such that none of the light spills onto adjacent properties or shines into the eyes of motorists or pedestrians. Lights may also not shine higher than 0,5 m beneath the top of the building to prevent light pollution.</p>
19	Outdoor advertising	<p>All signboards and / or advertisements shall be erected or displayed on the erf only with the written consent of the Municipality in terms of the Municipal Bylaws on the Control of Outdoor Advertising, 2006.</p> <p>No advertisements may be visible from roads P102-1 and K69 or displayed without the written approval of the Department of Roads and Transport.</p> <p>(3) All advertising on the site shall complement the architecture and style of the development.</p>
20	Detrimental soil conditions	<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</p>

		<p>recommendations.</p> <p>(2) 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>
21	Open Space	Not applicable
22	<p>General:</p> <p>(1) All fenestrations on the southern façade of all buildings planned in the western part of the erf shall be limited, alternatively be fitted with frosted glass.</p> <p>(2) 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.</p>	

6.2 ERVEN 1494 - 1496

1	Use Zone	21: PRIVATE OPEN SPACE
2	Uses permitted	Table B Column (3)
3	Uses with consent	Table B Column (4)
4	Uses not permitted	Table B Column (5)
5	Definitions	Clause 5
6	Density	Not applicable
7	Coverage	In accordance with an approved site development plan
8	Height	3 metres
9	Floor Area Ratio (FAR)	n/a
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</p>



		<p>landscape development shall be to the satisfaction of the Municipality.</p> <p>(3) Erven 1494 and 1495: A row of indigenous trees shall be planted on the southern and western boundaries of the erf to provide a visual screen between the erf and the Waterkloof Air Force Base.</p> <p>(4) Erf 1496: A row of indigenous trees shall be planted on the western boundary of the erf to provide a visual screen between the erf and the Waterkloof Air Force Base.</p>
11	Building-lines	<p>(1) Erf 1496: Military Road (P102-1) and future Military Road (K69): 16m: provided that this condition may be relaxed to allow buildings / structures to encroach with the approval of Gauteng Department of Roads and Transport.</p> <p>(2) All other building lines: as per site development plan.</p>
12	Parking requirements	Clause 28, Table G
13	Paving of traffic areas	If required by the Municipality, all parts of the erf on which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface, which shall be drained and maintained to the satisfaction of the Municipality.
14	Access to the erf	<p>(1) Entrances to, and exits from the erf shall be sited to the satisfaction of the Municipality.</p> <p>(2) Erf 1496: The erf is subject to a line-of-no-access along Provincial Road P102-1 and Duinlewerik Street, excluding approved entrance and exit.</p>
15	Loading and off-loading facilities	Not applicable.
16	Turning facilities	Not applicable.
17	Physical barriers	<p>(1) A 2,1m permanent, non-removable physical barrier which restricts vehicular and pedestrian movement shall be erected and maintained on the perimeter of the erf along Provincial Road P102-1. The height, siting, design, materials and finishing of the barrier shall be to the satisfaction of the Municipality.</p> <p>(2) Erven 1494 and 1495: A 3,0m high permanent, non-removable physical solid barrier which restricts vehicular and pedestrian movement shall</p>

		<p>be erected and maintained along the southern and western boundaries of the erf. The height, siting, design, materials and finishing of the barrier shall be to the satisfaction of the Municipality.</p> <p>(3) Erf 1496: A 3,0m high permanent, non-removable physical solid barrier which restricts vehicular and pedestrian movement shall be erected and maintained along the western boundary of the erf. The height, siting, design, materials and finishing of the barrier shall be to the satisfaction of the Municipality.</p> <p>(4) No prefabricated walls shall be permitted.</p>
18	Health measures	Not applicable
19	Outdoor advertising	Advertisements 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 on Outdoor Advertising, 2006.
20	Detrimental soil conditions	<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) 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>
21	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.</p>

