



## Economic Development and Spatial Planning

Room 1-010 | Isivuno Building | 143 Lillian Ngoyi (Van der Walt) Street | Pretoria | 0002  
 PO Box 3242 | Pretoria | 0001  
 Tel: 012 358 7988  
 Email: geinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

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Date 2017/10/04

TO WHOM IT MAY CONCERN

### ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

PROPERTY KEY: 098007116  
 ZONING KEY: 098007116

PROPERTY DESCRIPTION: 7116 THE ORCHARDS X50 (DEETLEFS AVENUE 278)

The following zoning information must be read with the relevant Annexure T, Clauses and Schedules of the Tshwane Town-Planning Scheme 2008 (Revised 2014).

**A. USE ZONE 7: BUSINESS 2**

PURPOSES FOR WHICH LAND AND BUILDINGS MAY BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES MAY NOT BE ERECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS MAY NOT BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
In terms of Annexure T	In terms of Annexure T	In terms of Annexure T

\*\* If no land uses are indicated in the Annexure T, then Clause 14, Table B, shall apply.

B	ANNEXURE T	A717.pdf
C	MINIMUM ERF SIZE	N/A
D	UNITS PER HA	N/A
E	COVERAGE	Annexure T, subject to Clause 27.
F	FLOOR AREA RATIO	Annexure T, subject to Clause 25.
G	HEIGHT	Annexure T, subject to Clause 26
H	DENSITY	Annexure T
I	CONSENT USE	N/A  Disclaimer: Please note that the validity of the Consent Use cannot be verified as the rights may have lapsed.
J	BUILDING LINES	Streets : Subject to Annexure T (A717.pdf) Other : Subject to Annexure T (A717.pdf)
K	SCHEDULE 5	N/A
L	ATTACHED DOCUMENTS	N/A

Kind regards

[Redacted Signature]



f: GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

On request, this document can be provided in another official language.

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tswelisopele ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthukiswa kwezomNotho namaPlani wezNdawo • Kgoro ya Tihabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndzawo • Umnyango Wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

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ERF 7116, THE ORCHARDS EXTENSION 50

	facilities	
16	Turning facilities	According to the site development plan
17	Physical barriers	According to the site development plan
18	Health measures	<p>(1) Any requirements for air pollution-, noise abatement- or health measures set by 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 City of Tshwane Metropolitan Municipality.</p>
19	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising
20	<p>General:</p> <ol style="list-style-type: none"> <li>1) An Engineer must be appointed before building plans are submitted, who must 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 must certify that all his specifications have been met.</li> <li>2) No structures shall be erected on this site prior to the appointment of a professional Structural or Geo-technical engineer, who must design, specify and supervise structural measures to be implemented according to the soil type.</li> <li>3) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Akasia-Soshanguve Town-planning Scheme, 1996.</li> </ol>	

**APPROVED**

PROMULGATED ON : 07/10/2015

COME INTO OPERATION ON : 07/10/2015

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f. STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

ERF 7116, THE ORCHARDS EXTENSION 50

1	Use Zone	<b>4. BUSINESS</b>
2	Uses permitted	Table E Column 3
3	Uses with consent	Table E Column 4 and 5
4	Uses not permitted	Table E Column 6
5	Definitions	Clause 2
6	Density	Not applicable
7	Coverage	50%
8	Height	2 Storeys
9	Floor space ratio	0,5
10	Site development plan and landscape development plan	<p>(1) A site development plan and a landscape development plan, unless otherwise determined by the City of Tshwane Metropolitan 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	Building lines	According to the site development plan
12	Parking requirements	According to the scheme
13	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.
14	Access to the erf	Entrance to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the Municipality.
15	Loading and off-loading	According to the site development plan

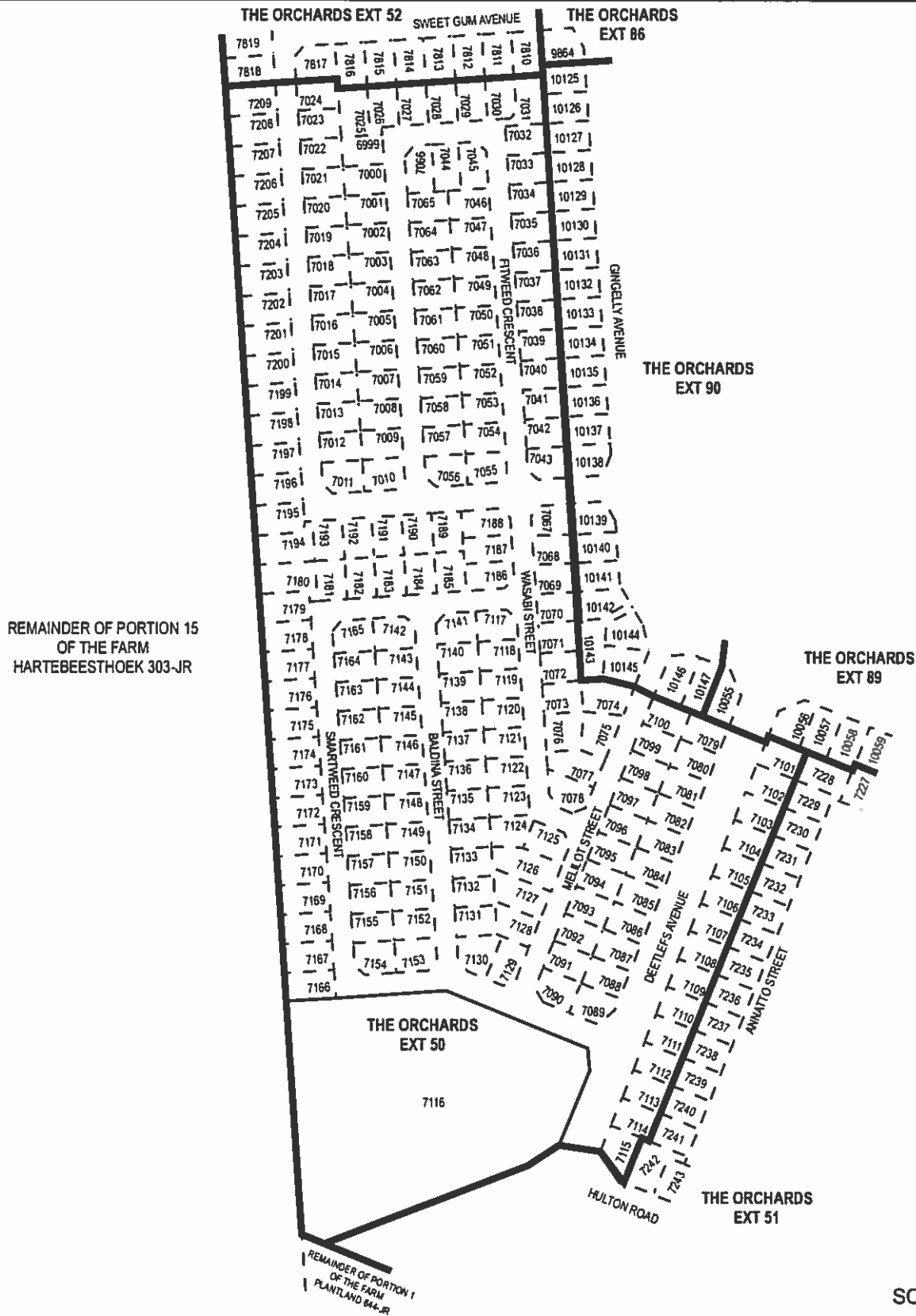
**APPROVED**

PROMULGATED ON : 07/10/2015

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f. STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING

CITY OF TSHWANE METROPOLITAN MUNICIPALITY



REFERENCE

USE ZONE

GENERAL

EXISTING PUBLIC ROAD



TOWNSHIP BOUNDARY



REFERENCE

DENSITY ZONE

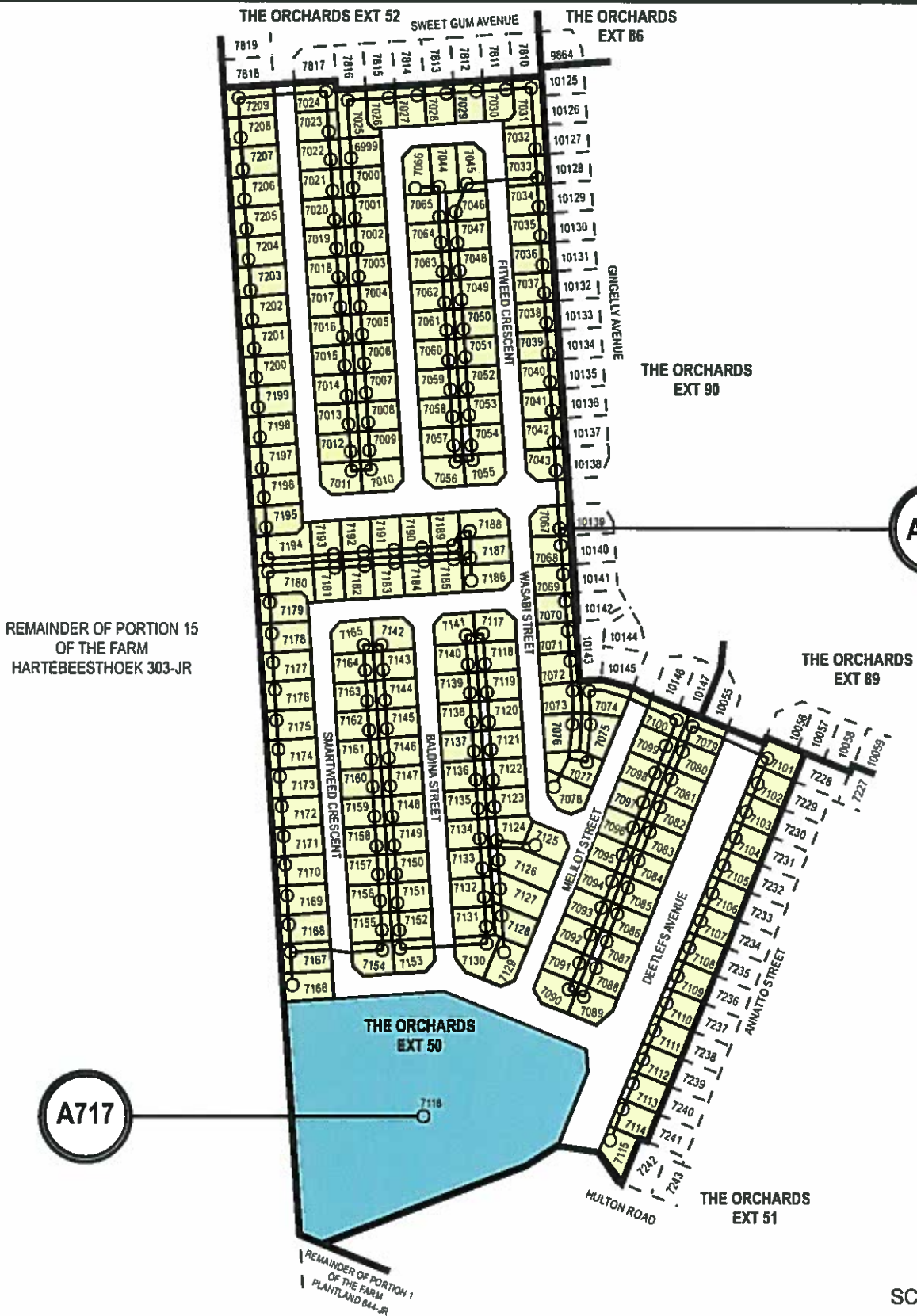
GENERAL

ONE DWELLING HOUSE PER ERF

————— TOWNSHIP BOUNDARY

HEIGHT ZONE

HEIGHT ZONE 0



REFERENCE

USE ZONE

GENERAL

EXISTING PUBLIC ROAD

— TOWNSHIP BOUNDARY

RESIDENTIAL 1

○ A716 ○ REFERENCE TO ANNEXURE

BUSINESS

**AKASIA/SOSHANGUVE TOWN-PLANNING SCHEME, 1996**

**AMENDMENT SCHEME 303A**

**THE ORCHARDS EXTENSION 50**

The Akasia-Soshanguve Town-planning Scheme, 1996, approved by virtue of Local Authority Notice 2288, dated 15 October, 1997, is hereby further amended and altered in the following manner:

1. The Map, as shown on Map 3, Amendment Scheme, 303A.
2. By the addition of Annexure A716 to the Scheme.
3. By the addition of Annexure A717 to the Scheme

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**APPROVED**

Promulgated on:

07/10/2015

Comes into operation on:

07/10/2015

f. STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING AND DEVELOPMENT DEPARTMENT