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NO PART OF THE DOCUMENTS PROVIDED BY THE MUNICIPALITY OR THE APPLICANT, MAY BE COPIED, REPRODUCED OR IN ANY FORM PUBLISHED OR USED IN A MANNER THAT WILL INFRINGE ON INTELLECTUAL PROPERTY RIGHTS OF THE APPLICANT.



15 OCTOBER 2025

YOUR REF.:

OUR REF.: TPH25678

Tel: (012) 809 2229
E-mail: bea@tph.co.za

PO Box 11437
Silver Lakes
0054

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
THE STRATEGIC EXECUTIVE DIRECTOR:
CITY PLANNING, DEVELOPMENT AND REGIONAL SERVICES
PO BOX 3242
PRETORIA
0001**

Lombardy Corporate Park
Block B / Unit 13
Cole Rd
Shere
0084

ONLINE SUBMISSION

APPLICATION IN TERMS OF CLAUSE 28(4) OF THE TSHWANE LAND USE SCHEME, 2024, READ WITH SECTION 16(3) OF THE TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024), FOR COUNCIL PERMISSION IN SUPPORT OF A PARKING RELAXATION ON THE REMAINING EXTENT OF ERF 163, PRETORIA

The registered owners of the above-mentioned property instructed our office to submit an application with your Municipality for the relaxation of parking requirements on the property. The intention of the application is to reduce the parking ratio to:

- Residential / Apartment Building : 0.15 parking spaces per unit
- Retail/shop : 0.3 parking spaces per 100m²

Attached for your attention is the following:

- ❖ Copy of this letter addressed to the Strategic Executive: City Planning and Development.
- ❖ Copy of payment of parking relaxation application to the amount of R2 230-00 being the application fees
- ❖ Copy of the application forms Schedule 33, COT F/1, COT F/10 and COT F/38.
- ❖ Copy of the Special Power of Attorney and Company Resolution.
- ❖ Copy of the motivational memorandum.
- ❖ Copy of the Parking Deviation Motivation Report (PDMR) compiled by Moyeni Professional Engineering dated February 2025 (Report mpe0376/PDMR).
- ❖ Copy of the positive comments received from Roads and Transport Department: Transport Planning Division dated 20 March 2025.
- ❖ Copy of the list of surrounding property owners.
- ❖ Copy of the locality, land use and zoning plans.
- ❖ Copy of the Site Plan.
- ❖ Copy of the zoning certificate.
- ❖ Copy of the registered Title Deed.

We trust you find this in order.

Kind regards,



**B.E. FLETCHER (PR. PLN A/1202/2001)
THE TOWN PLANNING HUB CC**



Payment Instruction

This document is a payment instruction and not a proof of payment. Your proof of payment will be available after we've processed your payment instruction.

Beneficiary name
CITY OF TSHWANE

Account number
4060738263

Bank
ABSA BANK

Branch
ALL BRANCHES (63200500)

Beneficiary reference
LU63053600163/RPERM

Your reference
PTA PARKING

Payment date
15 October 2025

Amount
R 2 230.00

SCHEDULE 33

DECLARATION FOR THE SUBMISSION OF A LAND DEVELOPMENT APPLICATION AS CONTEMPLATED IN THIS BY-LAW READ WITH THE COT FORMS TO BE COMPLETED TO BE ATTACHED TO COT: F/1

PROPERTY INFORMATION

Complete this section for each property (make a separate copy for each property).

Township / Agricultural Holding / Farm	Pretoria		
Erf/Plot/Farm No.	163	Portion (e.g. /R/1)	RE
Ward	58		
Street name	Sisulu Street		
Street number	84	Planning Region	3

The declaration as set out hereunder shall be signed or signed electronically with the submission of a land development application, as contemplated in the various sections in terms of this By-law, by the Applicant.

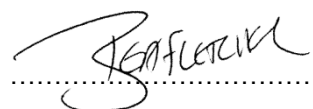
1. I, the assigned, hereby being the applicant described herein, declare that all the information I provide is true and correct.
2. I, hereby acknowledge and understand that the documents that accompany my land development application are those compulsory documents that are required for the purposes of a complete application in terms of the provisions of section 16(1)(b) and (c), read with the relevant Schedules for the specific application to this By-law and Regulation 14(1)(i) of the Regulations of the Act, as amended from time to time, as well as the applicable forms thereof.
3. I, hereby acknowledge and confirm that in terms of section 26 of this By-law I have made payment of the application fee as per the Council's approved charges and tariffs, which fee has been paid into the account of the Municipality, as directed by the Department responsible for Planning and Development, including providing a reference number as directed, failing which if it is found that the payment has not been made or incorrectly made, or the referencing for proof of payment is incorrect the application shall be regarded as incomplete and be rejected;
4. I, hereby acknowledge and understand that in terms of Regulation 14(1)(i) of the Regulations of the Act, read with section 16(1)(b) and (c) of this By-law, the electronic submission and the compulsory documents submitted as referred to above and the allocation of the electronic item number, in terms of section 16(1)(b) of this By-law, shall be regarded as confirmation that all the compulsory documents have been submitted.
5. I, hereby acknowledge that, should all the required documentation have been submitted, but it is incorrect or has not been submitted to the satisfaction of the Municipality, or it does not comply with the requirements of the Municipality, the Municipality may elect not to consider the application as contemplated in section 16(1)(c) of this By-law and it may be rejected.
6. I, hereby acknowledge and understand that having successfully submitted the land development application in terms hereof, I shall be obliged to proceed with the public participation process within 28 days or such further period as the Municipality may allow in terms of the provisions of section 16(1)(f) of the By-law or any other relevant provision.
7. I, hereby acknowledge and understand that having undertaken public participation in terms of section 16(1)(f) of the By-law or any other relevant provision, I am obliged to provide proof of the public participation done, within 28 days, or such further period as the Municipality may allow, from the closing date of the period contemplated in section 16(1)(f) of the By-law.
8. I, hereby acknowledge and understand that the provisions of this By-law shall apply to all land development applications, including but not limited to the additional documentation or information that may be required by the Municipality for the purposes of considering the application and to take an informed decision on the application.
9. I, hereby acknowledge and understand that, should the application be found to be incomplete as a result of compulsory or additional documentation not having been submitted in a timely manner, the application may be rejected or deemed to be refused, whichever is applicable, without further consideration or refunding of the application fees as contemplated in section 26 of this By-law.
10. I, hereby acknowledge and understand that the provision of false or misleading information is an offence in terms of section 30 of this By-law.

11. I, acknowledge and understand that having submitted the application electronically or otherwise, I unconditionally give permission to the Municipality to communicate with me or give notices as may be required by the By-law, by means of e-mail correspondence to the e-mail address provided to the Municipality.
12. I, hereby confirm and agree that the e-mail address provided is my e-mail address for any communication that I will receive from the Municipality, and I confirm that I have control and management over this e-mail address.
13. Having confirmed that the e-mail address shall be used as the means of communication, I further acknowledge and confirm that the date on which e-mailed correspondence is sent by the Municipality is the date that will be used for the purposes of calculating any days in terms of the provision of the By-law or other legislation.
14. I, hereby acknowledge and understand that in corresponding with me, by means of an electronic system, electronic media or otherwise, any discussions, interpretation, support or advice given with regard to the policies of the Municipality, specifically including the Regionalized Spatial Development Frameworks and the By-law or related to a specific land development application, shall only be regarded as general remarks, *inter alia* due to the fact that there are interdependencies with other departments that must provide input and information on the application that may not be available. Therefore, such remarks shall not be binding on municipal officials, the Municipality or any decision-making body of the Municipality.
15. I, hereby acknowledge and understand that decisions on the interpretation of the policies, frameworks and legislation, and the consideration of land development applications remain within the sole preserve of the decision-making bodies of the Municipality and shall be dealt with, at the time, on the merits of the application before them.
16. I, hereby acknowledge and understand that by receiving the comments from engineering service departments, these comments may be subject to change and may result in conditions to be imposed as part of the consideration and/or approval of the land development application.
17. I, hereby acknowledge and understand that it is the duty of the applicant to attend to the comments from engineering service departments and to provide proof that he/she has done so, to the Municipality for purposes of considering the land development application.
18. I, hereby acknowledge and understand that the Municipality may contact the owner at any time regarding the land development application.
19. I, hereby acknowledge and understand that the Municipality will only be able to consider or evaluate the land development application when all information has been received, all comments have been submitted and all objections and responses have been exchanged, which will place the Municipality in a position to consider the application.
20. I, hereby acknowledge and understand that the time period for actions to be taken by the applicant with reference to Regulation 16(3) of the Regulations of the Act, shall not be calculated as part of the time period for the administrative phase of a land development application.
21. The person making the declaration shall provide a signature, capacity in which it is signed and date for purposes of completing the declaration or in the case of an electronic submission, confirm the content.

SIGNED ON THIS 15TH DAY OF OCTOBER 2025, in my capacity as ...Town Planner.....

FULL NAME: ...Beatrix Elizabeth Fletcher.....

SIGNATURE



(For physical submission if not as part of the electronic submission)

THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW FORMS

COT: F/1

**APPLICATION FORM TO BE SUBMITTED FOR ANY APPLICATION AND/OR REQUEST WITH
THE APPLICANT AND OWNER DETAILS AS REQUIRED IN TERMS OF THE CITY OF
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024)**

APPLICANT DETAILS			
Please indicate the type of applicant:			
Individual	☐	Legal Entity / Other	☒
Applicant Details: Individual			
Title	N/A		
Initial			
First Name(s)			
Surname			
Preferred Name			
ID Number			
Marital status if the owner is the applicant	Single/not married ☐	In community of property	☐
	Out of community of property	☐	
Applicant Details: Legal Entity / Other			
Name	THE TOWN PLANNING HUB CC		
Registration number	1999/010392/23		
Representative name	BEATRIX ELIZABETH FLETCHER		
Physical Address of the Applicant			
Physical Address (Work)			
Address Line 1 (street no.)	1		
Address Line 2 (street name)	COLE ROAD		
Township	SHERE AH	Postal Code	0084
Specify City	PRETORIA		
Physical Address (Home)			
Address Line 1 (street no.)	N/A		
Address Line 2 (street name)			
Township		Postal Code	
Specify City			
Postal Address of the Applicant			
Postal Type	PO Box ☒	Physical Address (Home)	☐
	Private Bag ☐	Physical Address (Work)	☐
Postal Number	PO BOX 11437		
Township	SILVER LAKES	Postal Code	0054
Specify City	PRETORIA		

Communication Details of the Applicant	
E-Mail Address	bea@tph.co.za
Cell Phone	082 807 2030
Home Phone	N/A
Work Phone	012 809 2229
Preferred method of communication – please indicate	EMAIL

OWNER DETAILS			
Please indicate the type of applicant:			
Individual	☐	Legal Entity / Other	☒
Owner Details : Individual			
Title	N/A		
Initials			
First name			
Surname			
Preferred name			
ID Number			
Marital status	Single/not married ☐	In community of property	☐
	Out of community of property	☐	
Owner Details: Legal Entity/other			
Name	CENTPRET PROPERTIES (PTY) LTD		
Registration number	1994/005008/07		
Representative name	PHILIPPA SPRUYT		
Physical Address of the Owner			
Physical Address (Work)			
Address Line 1 (street no.)	101		
Address Line 2 (street name)	DU TOIT STREET		
Township	PRETORIA	Postal Code	0001
Specify City	PRETORIA		
Physical Address (Home)			
Address Line 1 (street no.)			
Address Line 2 (street name)			
Township		Postal Code	
Specify City			
Postal Address of the Owner			
Postal Type	PO Box ☒	Physical Address (Home)	☐
	Private Bag ☐	Physical Address (Work)	☐
Postal Number	PO BOX 15		
Township	PRETORIA	Postal Code	0001
City	PRETORIA		

Communication Details of the Owner	
E-Mail Address	philippas@cityprop.co.za / propworld@cityprop.co.za
Cell Phone	
Home Phone	
Work Phone	012 319 8800
Preferred method of communication – please indicate	EMAIL
FOR OFFICIAL USE	
Receipt Amount	
Receipt Number	
Payment Date	
Application Form Date	

I, **BEATRIX ELIZABETH FLETCHER** being the applicant described herein, declare that the above information is correct.

I, hereby confirm that I have signed and completed the declaration as contemplated in Schedule 33 to the City of Tshwane Land Use Management By-law, 2016 (Amended 2024) which is attached hereto and initialled by me for identification purposes.

SIGNATURE  DATE: 15 OCTOBER 2025

LIST OF ATTACHMENTS AND SUPPORTING DOCUMENTS REQUIRED IN TERMS OF THE SCHEDULES TO THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) AS SUBMITTED BY THE APPLICANT AND CHECKLIST FOR MUNICIPAL USE

PROPERTY(IES) DESCRIPTION: REMAINING EXTENT OF ERF 163, PRETORIA
APPLICATION TYPE: PERMISSION FOR A PARKING RELAXATION IN TERMS OF CLAUSE 28(4) OF THE TSHWANE LAND USE SCHEME, 2024, READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024)

Checklist: to be completed by the Applicant				Checklist: for Official Use only		
YES	NO	ANNEXURE OR PAGE REFERENCE	DOCUMENT ATTACHED	YES	NO	NA
X			Proof of payment of the application fees			
X			Cover letter			
X			Completed Application form of the relevant application (for Division of Township – per Division)			
X			Power of Attorney			
X			Company/ Close corporation/Trust resolution			
X			Proof of Members of Company/Close Corporation/ Trust			
	X		In the instance of the owner being a company: CM 29 form			
	X		In the instance of a close corporation: CK 1 or 2 forms			
	X		In the instance of a Trust: Letter of appointment of the Trustees			
	X		Proof of marital status			
	X		Bondholder's consent			
X			Motivational Memorandum			
X			List of adjoining owners with their names and full contact details, as well as a map indicating the locality of the adjoining owners			
X			Draft annexure			
	X		Draft amendment scheme map			
	X		Statement of conditions			
X			Locality Plan			
X			Land use plan			
X			Zoning Plan			
X			Site Plan			
	X		Township layout plan (for Division of Township – per Division)			
	X		Phasing plan superimposed on the original approved townships			
X			Zoning certificate			
X			Registered Title Deed and/or Notarial Deed			
	X		Township Name Reservation Letter			
	X		Conveyancer's Certificate (for Division of Township – per Division)			
	X		Land Surveyor Certificate (for Division of Township – per Division)			
	X		Proposed design/layout plan			
	X		Proposed subdivision plan			
	X		Proposed consolidation plan			

Checklist: to be completed by the Applicant				Checklist: for Official Use only		
YES	NO	ANNEXURE OR PAGE REFERENCE	DOCUMENT ATTACHED	YES	NO	NA
	X		Proposed simultaneous Subdivision and consolidation Plan			
	X		GDARD comments and/or declaration by an appointed environmental specialist on the NEMA process and/or EIA executive summary			
	X		Geotechnical Report in colour			
X			Transport Impact Report in colour			
	X		Services availability report(s) (roads and stormwater) in colour			
	X		Services availability report(s) (water and sanitation) in colour			
	X		Services availability report(s) (electricity) in colour			
	X		Retail Study in colour			
	X		Architectural drawings/draft site development plans and Landscape Framework Plans			
	X		Noise Impact assessment			
	X		List of conditions to be removed, amended or suspended in the Title Deed			
	X		Proof of submission of the application to the Department of Mineral Resources and Energy (DMRE) or compliance with section 54 of Act 28 of 2002			
	X		Approved conditions of Establishment			
	X		Proof of compliance with section 16(5)(b)(iv) of this By-law			
	X		Amended Township layout plan			
	X		Amended conditions of establishment			
	X		Amended draft amendment scheme annexure			
	X		Amended draft amendment scheme map			
	X		For extension of boundaries – the General Plan of the original township			
	X		For extension of boundaries – comments from the Surveyor-General on whether the new erf/erven can be inserted on the General Plan			
X			Form COT: F/1			
X			Application Form relevant to the application such as COT: F/2, COT: F/3, COT: F/4, COT: F/6, COT: F/7, COT: F/8 COT: F/9, COT: F/34, COT: F/36, COT: F/37, COT: F/38			
	X		Form COT: F/5 (for Division of Township – per Division)			
X			Form COT: F/10			
	X		Proof of engagement with Municipal Engineering Services departments Form COT: F/33			

I, **BEATRIX ELIZABETH FLETCHER** being the applicant described herein, declare that the above information is correct.

I, hereby confirm that I have signed and completed the declaration as contemplated in Schedule 33 to the City of Tshwane Land Use Management By-law, 2016 (Amended 2024) which is attached hereto and initialled by me for identification purposes.

SIGNATURE  DATE: 15 OCTOBER 2025

APPLICATION FORM FOR PERMISSION APPLICATION (CATEGORY C) IN TERMS OF SECTION 16(3) AND AS DETERMINED IN TERMS OF THE GUIDELINE DOCUMENT IN TERMS OF SECTION 12(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) READ WITH THE RELEVANT CLAUSE(S) OF THE LAND USE SCHEME

PROPERTY INFORMATION

Please complete this section for each property (make a separate copy for each property)

Township/Agricultural Holding/ Farm	PRETORIA	Portion (eg /R1)	RE
Erf/lot/plot/Farm No.	163		
Ward	58		
Street Name	SISULU STREET		
Street Number	84	Planning Region	3

PERMISSION DETAILS

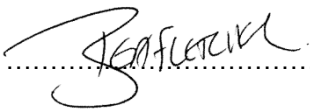
Land Use Scheme	Tshwane Land Use Scheme, 2024
Use Zone	"Business 1"
Primary Rights	Table B, Column 3
Sub Clause	-
Proposed Use	Existing land uses
Reason/ Motivation	The owners are busy with a re-development of the existing buildings. In order to permit the submission and approval of building plans, it is required to apply for a relaxation of the required number of parking bays. Kindly note that the Roads & Transport Department: Transportation Planning Division has already provided their approval – dated 20 March 2025. This is included into the submission.
Proposed Height	Height Zone 3, Subject to Clause 26
Height Units	-
Proposed Coverage (%)	Coverage Zone 4, subject to Clause 27
Proposed FAR	As per existing Annexure L: 1.6
Number of Parking spaces on property	14 parking bays provided. Require 19 bays as per approved Parking Study and proposed SDP.

REQUIRED DOCUMENTS

Proof of Payment	X	Cover Letter	X	Application Forms	X
Power of Attorney	X	Bond holders Consent (if applicable)	N/A	List of Adjoining owner	X
Motivating Memorandum	X	Proposed Development Controls	X	Site Plan	X
Title Deed	X	Zoning certificate	X	A Body Corporate Resolution for a Sectional Title Scheme	N/A
Proof of engagement with engineering service departments	N/A	Form COT: F/1	X	Form COT: F/38	X
Form COT: F/10	X				

I, **BEATRIX ELIZABETH FLETCHER** being the applicant described herein, declare that the above information is correct.

I, hereby confirm that I have signed and completed the declaration as contemplated in Schedule 33 to the City of Tshwane Land Use Management By-law, 2016 (Amended 2024) which is attached hereto and initialled by me for identification purposes.

SIGNATURE  DATE: 15 OCTOBER 2025

OCTODEC INVESTMENTS LIMITED
(Registration number 1956/002868/06)
("Octodec" / "the Company")

**WRITTEN RESOLUTIONS PASSED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH
THE COMPANY'S MEMORANDUM OF INCORPORATION AND THE COMPANIES ACT, NO. 71
OF 2008, AS AMENDED ("COMPANIES ACT")**

RRR18/2025 – DELEGATED AUTHORITY TO RIAAN ERASMUS

We, the persons whose names appear below and who have signed this document or other documents in the same form, being the directors of the Company, hereby adopt by written consent, given in person or by electronic communication, the following resolutions in terms of section 74 of the Companies Act, be as valid and effective as if they have been passed at a meeting of the Company duly convened, constituted and held.

WHEREAS:

- A. Management hereby requests that delegated authority be granted to Riaan Erasmus in his capacity as deputy chief executive officer and financial director, to administratively implement all resolutions of the subsidiary companies within the Octodec Group, as listed in **Annexure A** hereto, during periods when Jeffrey Wapnick (in his capacity as director of these subsidiaries) is outside the Republic of South Africa.
- B. This authority shall include, without limitation, the power to sign, ratify, and approve any resolutions that would ordinarily require the input and signature of Jeffrey Wapnick in his capacity as chief executive officer and director of the entities set out in **Annexure A**.
- C. All acts performed and decisions taken by Riaan Erasmus pursuant to this resolution shall be deemed to have been undertaken with full authority and effect as if they had been approved by Jeffrey Wapnick himself.
- D. The board of directors now wishes to approve the delegated authority of Riaan Erasmus, as stipulated in paragraph A above.

IT WAS RESOLVED:

- 1. **THAT** the delegated authority for Riaan Erasmus, as set out in paragraph A, be and is hereby **APPROVED**.
- 2. **THAT** this authority shall remain in force solely for the period during which Jeffrey Wapnick is physically outside the Republic of South Africa, and shall automatically lapse upon his return, unless otherwise resolved by the board of directors.



ANNEXURE A

	Company name	Co. Reg. No.
1.	Centpret Properties (Pty) Ltd	1994/005008/07
2.	Centuria 369 (Pty) Ltd	2007/018508/07
3.	IPS Investments (Pty) Ltd	1995/008747/07
4.	Jardtal Properties (Pty) Ltd	1995/000021/07
5.	Joybee Properties (Pty) Ltd	2006/015689/07
6.	Killarney Mall Properties (Pty) Ltd	1998/009252/07
7.	Octprop Properties (Pty) Ltd	1981/009241/07
8.	Octodec Investments Limited	1956/002868/06
9.	OPC Properties (Pty) Ltd	2003/018523/07
10.	Premium Properties (Pty) Limited	1994/003601/07
11.	Prensas Properties (Pty) Ltd	2007/018509/07
12.	Presmooi (Pty) Ltd	1983/010594/07
13.	Savyon Building (Pty) Ltd	1991/007021/07
14.	Simprit Properties Share Block (Pty) Ltd	1995/005762/07
15.	Tribeca Properties (Pty) Ltd	2005/042171/07
16.	Vuselela Investments (Pty) Ltd	2004/004436/07

Certified a true record of the resolution dated 10 September 2025, duly passed by a quorum of the directors of the board.



E Greeff
Group Company Secretary



CENTPRET PROPERTIES PROPRIETARY LIMITED

(Registration number 1994/005008/07)

("the Company")

**WRITTEN RESOLUTIONS PASSED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH
THE COMPANY'S MEMORANDUM OF INCORPORATION AND THE COMPANIES ACT, NO. 71
OF 2008, AS AMENDED ("COMPANIES ACT")**

RRR21/2025 – APPLICATION FOR A RELAXED PARKING RATIO

We, the persons whose names appear below and who have signed this document or other documents in the same form, being the directors of the Company, hereby adopt by written consent, given in person or by electronic communication, the following resolutions in terms of section 74 of the Companies Act, be as valid and effective as if they have been passed at a meeting of the Company duly convened, constituted and held.

WHEREAS:

- A. The Company wishes to appoint **THE TOWN PLANNING HUB CC**, registration number: 1999/010392/23, duly represented by **BE FLETCHER**, identity number **750509 0058 083** to be the Company's lawful agent in name and place and stead to act and to liaise with the City of Tshwane Metropolitan Municipality ("**City of Tshwane**") to apply for permissions and/or title amendment and/or appeal relating to a related parking ratio in respect of the remaining extent of Erf 163, 84 Sisulu Street, Pretoria, 0002, also known as "Yethu City" referred to as ("**the Property**") on its behalf.
- B. The board of directors now wishes to approve the abovementioned appointment for and on behalf of the Company.

IT WAS RESOLVED:

- 1. **THAT THE TOWN PLANNING HUB CC**, registration number: 1999/010392/23, duly represented by **BE FLETCHER**, identity number **750509 0058 083**, be and is hereby appointed as the Company's lawful agent in its name, place and stead, to liaise with the City of Tshwane apply for permissions and/or title amendment and/or appeal relating to a related parking ratio in respect of the Property and to attend to all matters relating thereto;
- 2. **THAT THE TOWN PLANNING HUB CC**, registration number: 1999/010392/23, duly represented by **BE FLETCHER**, identity number **750509 0058 083**, be and is hereby appointed to sign all the necessary documentation on behalf of the Company and to appear before the City of Tshwane for purposes of effecting the foregoing; and
- 3. **THAT JEFFREY PERCY WAPNICK** with identity number **601108 5119 080** and **RIAAN ERASMUS**, identity number **830808 5069 085** in their capacities as directors of the Company be and are hereby authorised and empowered to do all such things, sign all such documents and procure the doing of all such things and the signature of all such documents, as may be necessary or incidental to give effect to the matters contemplated this resolution. Insofar as any such actions have been taken or any such documents have been signed before the date



of this resolution, to the extent permissible by law, such actions and/or signatures be and are hereby retrospectively approved and ratified in their entirety.

READ AND CONFIRMED:

<u>Director</u>	<u>Agree</u>	<u>Disagree</u>	<u>Signature</u>	<u>Date</u>
R ERASMUS	☒	☐	 _____	<u>1.9.2025</u>

JP WAPNICK

Outside the Republic of South Africa. Refer to Octodec's round robin resolution with allocated resolution number RRR18/2025.

CENTPRET PROPERTIES PROPRIETARY LIMITED
(Registration number 1994/005008/07)
("the Company")

POWER OF ATTORNEY

We, the undersigned **JEFFREY PERCY WAPNICK**, identity number **601108 5119 080** and **RIAAN ERASMUS**, identity number **830808 5069 085**, for and on behalf of the Company, duly authorised under and in terms of a Board resolution of the Company dated 25 September 2025 do hereby nominate, constitute and appoint **THE TOWN PLANNING HUB CC**, registration number: 1999/010392/23, duly represented by **BE FLETCHER**, identity number **750509 0058 083**, with the power of substitution, to be the Company's lawful agent in name, place and stead, to liaise with the City of Tshwane to apply for permissions and/or title amendment and/or appeal relating to a related parking ratio in respect of the remaining extent of Erf 163, 84 Sisulu Street, Pretoria, 0002, also known as "Yethu City" referred to as ("**the Property**") on its behalf and to attend to matters relating thereto and in general to do whatever may be necessary or desirable to procure the consent of the City of Tshwane. Furthermore, to sign all necessary documents and papers for the purpose of the aforesaid and for the purpose of effecting the foregoing and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually for all intents and purposes as we might or could or if personally present and acting herein hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever the said Agent shall lawfully do, or cause to be done by virtue of these presents.

Signed at Pretoria in the presence of the undersigned witnesses:

Director

Signature

Date

R ERASMUS



1.9.2025

JP WAPNICK

Outside the Republic of South Africa. Refer to Octodec's round robin resolution with allocated resolution number RRR18/2025.

Witness

Signature

Date

A DE BRUIN


Albert de Bruin

2025-10-03

P SPRUYT



03/10/2025

MOTIVATION IN SUPPORT OF THE APPLICATION FOR PERMISSION IN TERMS OF CLAUSE 28(4) OF THE TSHWANE LAND USE SCHEME, 2024, READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) FOR PARKING RELAXATION ON –

REMAINING EXTENT OF ERF 163, PRETORIA

PREPARED FOR: CENTPRET PROPERTIES (PTY) LTD

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1. THE APPLICATION

Application is made in terms of Clause 28(4) of the Tshwane Land Use Scheme, 2024, read with Section 16(3) of the City of Tshwane Land Use Management By-Law, 2016 (Amended 2024) for parking relaxation on the Remaining Extent of Erf 163, Pretoria.

It is the owners' intention to convert the existing building (property zoned Business 1) for new and affordable rental housing. The existing retail component on the ground floor will be retained.

Kindly note the following:

1. An application for parking relaxation was previously submitted by the Architects, however this was rejected by the City of Tshwane due to non-compliance.
2. A parking relaxation was compiled by Moyeni Professional Engineering (MPE) during February 2025. This report was submitted and approved by the Roads and Transport Department: Transportation Planning Division dated 20 March 2025. A copy of the approval is included herewith.

The proposed parking ratio, which has been approved by the Department is as follows:

- Residential / Apartment Building : 0.15 parking spaces per unit
- Retail / Shops : 0.3 parking spaces per 100m²

2. GENERAL INFORMATION

2.1 Local Authority

City of Tshwane Metropolitan Municipality.

2.2 Property Description

Remaining Extent of Erf 163, Pretoria.

2.3 Registered Owner

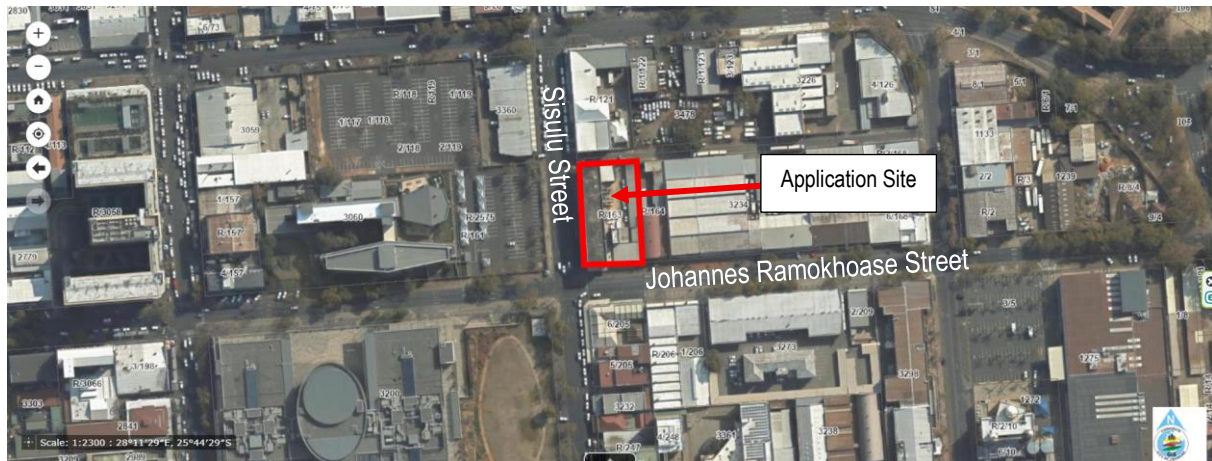
The property is registered in the name of Centpret Properties (Pty) Ltd.

2.4 Property Size

The property measures 2378m² in extent.

2.5 Locality

The property is located at 84 Sisulu Street, Pretoria.



2.6 Existing Zoning

The property is zoned 'Business 1'.

Refer to the attached Zoning Certificate.

2.7 Existing Land Use

Existing building with retail component on the ground floor. A re-development is proposed of the residential component; the ground floor retail will be retained and residential component above.

2.8 Deed of Transfer

The property is registered under Deed of Transfer No. T72176/1987.

2.9 Bond

The property is not bonded by any financial institution.

3. MOTIVATION

3.1 Background

The registered owners wish to re-develop the existing building for new and affordable rental units. This will entail retaining the existing retail component on the ground floor.

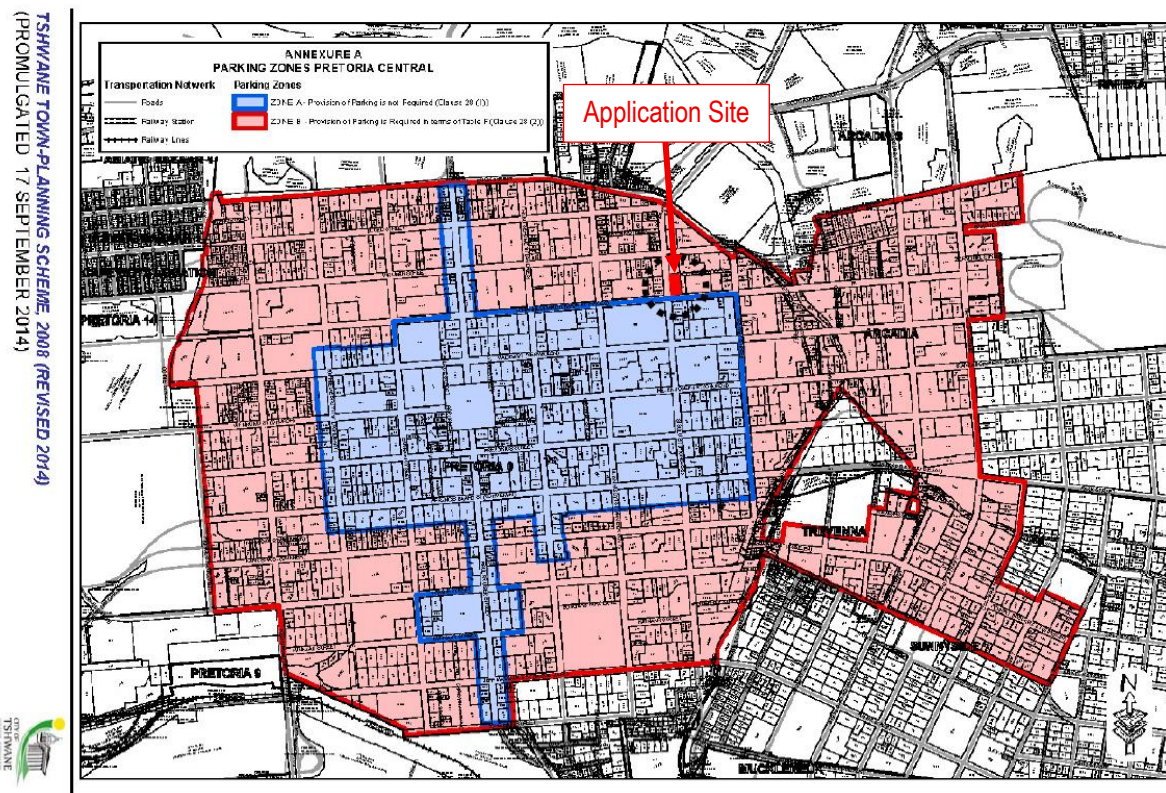
The application seeks for the relaxation of the parking requirements to 0.15 parking spaces per units for Residential / Apartment Buildings and 0.3 parking spaces per 100m² for Retail / Shops. As mentioned above, the Transportation Planning Division has provided positive comments on Parking Relaxation Report submitted by Moyeni Professional Engineering dated February 2025.

The reduced parking ratio will further be motivated under Section 3.2 and Section 4.

Clause 28(4) of the Tshwane Land Use Scheme, 2024 reads as follows:

“(4) the requirements with regard to the number of parking spaces, prescribed in the above Table G or an Annexure L or a Consent Use, that shall be provided on site, may be relaxed with the Permission of the Municipality;”

The application site is situated within parking Zone B as demarcated within the Tshwane Land Use Scheme, 2024:



From there this application.

3.2 Need and Desirability

The application site falls within the “Metropolitan Node / Transport Orientate Development” Zone, as per the RSDF of Region 3.

The application site is within walking distance from various BRT routes and stops in the area.



The application will be motivated against the following policy documentation:

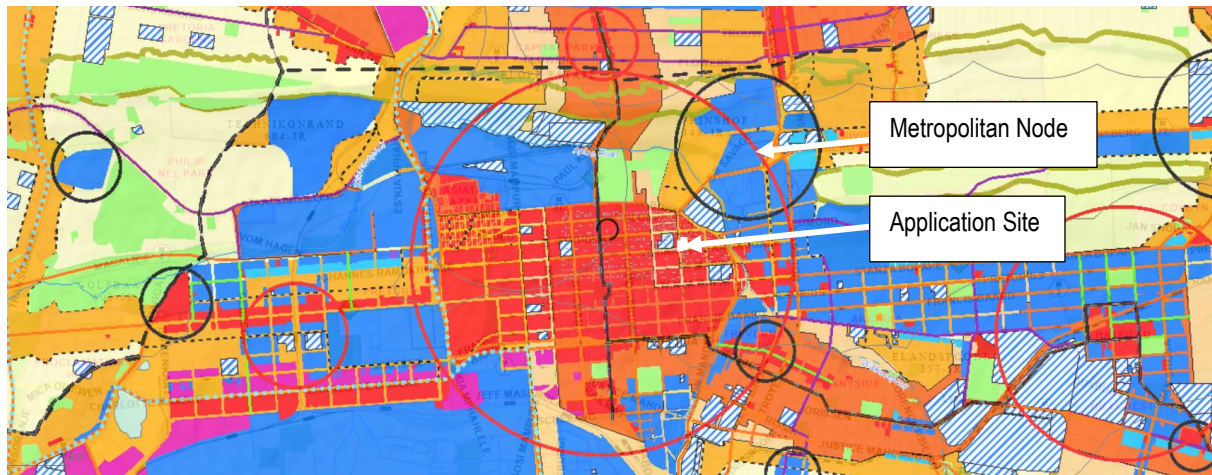
- Regionalized Marginal Spatial Development Framework 2018: Region 3
- Gauteng Spatial Development Framework, 2011
- Spatial Planning and Land Use Management Act, Act 16 of 2013 (SPLUMA)

3.2.1 Regional Municipal Spatial Development Framework 2018: Region 3

The application site is situated at 84 Sisulu Street, Pretoria. Northeastern corner of the intersection of Sisulu Street and Johannes Ramokhoase Street.

“Metropolitan Nodes are primary nodes of the highest order. These nodes accommodate the highest degree of service specialisation and offer the widest range of services. Often, metropolitan nodes will have regional/provincial relevance. In the context of Tshwane, Transport orientated development (TOD) is a mixed-use residential or commercial area designed to maximize access to public transport, and often incorporates features to encourage transit ridership. A TOD neighbourhood typically has a centre with a transit station or stop (i.e. a train station, metro station, BRT station stop, or taxi rank , bus terminus), surrounded by relatively high-density development with progressively lower-density development spreading outward from the centre. TODs are generally located within a radius of 0 to 900 m from a transit stop, as this is considered to be a convenient distance for pedestrians.” Page 46

Below is an extract from the RSDF – Densification Map – Region 3, indicating the application site as being part of the Metropolitan / Transport Orientated Development Node.



The re-development of the site will not have any adverse impact on the surrounding properties. It is generally in line with the requirements and development proposals listed in the policy document.

As the aim of the application is a reduction in parking requirements, the land use is not going to be discussed any further.

The rest of this discussion will focus on the guidelines given for parking in the RSDF.

"PARKING

- *Parking ratios are an important tool in the development of corridors and transport-orientated developments.*
- *Parking laws should be revised, de-linked from land use and linked to spatial proximity to public transport facilities.*
- *Discouraging the use of private cars must be reflected in the parking ratios of transport-orientated development and along transport corridors.*
- *Parking relaxations will be applicable in transport-orientated development and corridors.*
- *Parking ratio guidelines for transport-orientated development and along transport corridors:*
 - *Nodal and corridor retail: 3:100 m²*
 - *Nodal and corridor offices: 2,5:100 m²*
 - *Nodal and corridor residential: 0,5:unit*
(Ratios are only a guideline and will depend on the applicable area.)
- *Developers should determine their own parking ratio in transport orientated development and along transport corridors.*
- *Parking ratios will depend on available parking space.*
- *Discourage the use of private car through reduced private parking ratios in TOD and along Transport Corridors.*
- ...

- *Parking ratios should be per area and per application.*
- ...
- *Safe and convenient access between car parking areas and pedestrian access to buildings must be provided. Page 66-67, RMSDF Region 3, 2018*

This reduced parking ratio was calculated by the traffic engineer and is included in the application. The reduced parking is based on the developments' strategic location, projected vehicle demand, and alignment with the City of Tshwane's long-term Vision 2055 and Regional Spatial Development Framework (RSDF).

The application supports the above views of the city in terms of design and layout of the proposed parking for the development.

In terms of parking provision, the Municipality makes it known that a need to be more flexible in terms of parking provision, specifically in certain areas and site specific cases. In all instances higher density development and TOD should encourage the use of public transport, but it is also required to look at developments along the transport corridors.

The saying – 'location, location, location' rings true for this application site. Its strategic location in a concentration zone within 500m walking distance from a Node and in close proximity to various BRT routes and stops in the area cannot be questioned. Line 1A is situated approximately 800m west of the application site.

The application asks for a parking relaxation to:

- Residential / Apartment Buildings : 0.15 parking spaces per unit.
- Retail / Shop : 0.3 parking spaces per 100m²

It is thus motivated in this memorandum that a reduced parking ratio for the proposed re-development be approved. The approval of this application will be in line with the future planning of the city for the area as is evident in the motivation and plans provided above.

3.2.2 Gauteng Spatial Development Framework, 2011

Due to the extent of this application, the impact thereof on a Provincial scale can be seen as insignificant. The compliance motivated with the Regional Spatial Development Framework under 3.3.1 is more applicable to this type of application.

3.2.3 Spatial Planning and Land Use Management Act, Act 16 of 2013 (SPLUMA)

SPLUMA requires for all land development applications to comply and be motivated in accordance with same.



This application complies with the principles of SPLUMA, as well as other sections which will be elaborated on further below.

How this application complies with the applicable sections set out in SPLUMA -

Section 7

7. The following principles apply to spatial planning, land development and land use management:

(a) The Principle of spatial justice, whereby –

- (i) Past spatial and other development imbalances must be redressed through improved access to and use of land;**
- (ii) Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation;**
- (iii) Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantages communities and persons;**
- (iv) Land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas;**
- (v) Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas; and**
- (vi) A Municipal Planning Tribunal considering an application before it may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land of property is affected by the outcome of the application;**

This application is to obtain permission to relax the parking requirements on a zoned property. It will not be required to address the aforementioned principle; however, all other sections are adhered to. The approval of this application will indicate the support of the City of Tshwane towards planning practices that support the need to be more flexible and integrated.

(b) The principle of spatial sustainability, whereby spatial planning and land use management systems must –

- (i) Promote land development that is within the fiscal, institutional and administrative means of the Republic;**
- (ii) Ensure that special consideration is given to the protection of prime and unique agricultural land;**
- (iii) Uphold consistency of land use measures in accordance with environmental management instruments;**
- (iv) Promote and stimulate the effective and equitable functioning of land markets;**

- (v) ***Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;***
- (vi) ***Promote land development in locations that are sustainable and limit urban sprawl; and***
- (vii) ***Result in communities that are viable;***

This application complies with the above principle. The site is not viable agricultural land in any form and will support the functioning of land markets in the area. The application does not result in urban sprawl and will result in a viable community.

(c) The principle of efficiency, whereby –

- (i) ***Land development optimises the use of existing resources and infrastructure;***
- (ii) ***Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and***
- (iii) ***Development application procedures are efficient and streamlined and timeframes are adhered to by all parties;***

This application complies with the above principle, specifically the optimal use of existing services infrastructure. The owner wishes to re-develop the existing buildings, the retail component will be retained on the ground floor with residential redevelopment above. The approval of the reduced parking requirements will allow the owner to finalise the building plans for the re-development.

(d) The principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks; and

The Spatial Development Frameworks available to applicants allow for the change in land use, densities and other development controls within the City of Tshwane, allowing for applications such as these. Although the site does not fall within an environmentally sensitive area, its support will allow for sound economic affairs in the city.

(e) The principle of good administration, whereby –

- (i) ***All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems embodied in this Act;***
- (ii) ***All government departments must provide their sector inputs and comply with any prescribed requirements during the preparation or amendment of spatial development frameworks;***
- (iii) ***The requirements of any law relating to land development frameworks;***
- (iv) ***The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include***

- transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them; and*
- (v) *Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.”*

This application site complies with the above principle; the development conforms to the existing zoning, as well as the need to encourage public transportation and non-motorised transport in the area. All the required internal departments will have the opportunity to provide comments on the application.

In general, the rights of the surrounding property owners will be taken into account. The required advertising will take place timeously together with the site notices to be placed on the property. The required registered letters will be sent out to the surrounding property owners where after our office will remain open for any discussions and input from the affected parties in terms of the parking provision.

4. PROPOSED DEVELOPMENT

A parking relaxation study was completed during February 2025 by Moyeni Professional Engineering. The said report has been considered and approved by the Transportation Planning Division under cover of letter dated 20 March 2025.

Motivation as per the *Parking Deviation Motivation Report compiled by Moyeni Professional Engineering:*

The appointed Engineers surveyed 3 similar sites. The first two sites are similar and operate in almost the same manner and are therefore more representative than the third site and therefore are chosen as similar to the Yethu City building (application site).

TABLE 3.2: PARKING BAYS REQUIRED VS PROVIDED AT SURVEYED SITES (Residential)

Development	No. of Units	No. of Parking Bays available	Provided Ratio (Bays/Unit)	Parking Occupancy Maximum	Maximum Occupied %	Surveyed Ratio (Bays/Unit)	Surveyed Ratio with 10% Factor of Safety (Bays/Unit)
Sharon's Place	399	125	1.18	56	44%	0.14	0.15
Theo's Place	26	79	0.86	34	43%	0.14	0.15
Bryanston Court	20	6	0.99	3	50%	0.25	0.28

Based on the Parking **Zone B** of the Tshwane Town Planning Scheme, findings of the parking survey, future demand, and adding a 10% factor of safety to the highest parking occupancy observed, it is recommended and proposed that a maximum of **17 bays** be provided for the



proposed **116 residential units** at the ratio of **0.15 parking bays/unit**.

The reduction in parking requirements will not negatively impact the amenity of the area, it will **aid the city in achieving its vision for a walkable city** and may add more people utilizing public transport infrastructure.

5. CONCLUSION

Application is made in terms of Clause 28(4) of the Tshwane Land Use Scheme, 2024, read with Section 16(3) of the City of Tshwane Land Use Management By-Law, 2016 (Amended 2024) for parking relaxation on the Remaining Extent of Portion 163, Pretoria.

The Municipality's approval of this application will be appreciated.

YETHU CITY HOSTEL

**PROPOSED HOSTEL-LIKE RESIDENTIAL DEVELOPMENT
ON
ERF R/163 PRETORIA, GAUTENG**

PARKING DEVIATION MOTIVATION REPORT (PDMR)

February 2025

mpe moyeni professional engineering
mpe0376

Report mpe0376/PDMR



**moyeni professional
engineering** (Pty) Ltd

TITLE OF REPORT:

YETHU CITY

HOSTEL

**RESIDENTIAL DEVELOPMENT ON
ERF R/163 PRETORIA, GAUTENG**

PARKING DEVIATION MOTIVATION REPORT (PDMR)

CLIENT:

City Property Administration

REPORT NO: MPE0376/PDMR

PREPARED BY:

BN Roberts Pr Eng MBA

SIGNED

REVIEWED BY :

The engineer and his team

APPROVED :

I certify that this study has been prepared by myself who has the experience and training in the field of traffic and transportation engineering.

BN Roberts Pr. Eng

SIGNED

	REVISION	DATE
Draft Report for submission to the Client		11 February 2025

mpemoyeni professional engineering (Pty) Ltd 53 Phillip Engelbrecht Drive, Woodhill Office Park, Meyersdal, Building 2, First Floor, Unit 8 +2764 911 4716 (Brian's cell) +2772 264 6233 (Wajahat's cell) Email: <u>mpe@moyenigroup.co.za</u> Email: <u>wajahat@moyenigroup.co.za</u> Website: www.moyenigroup.co.za		

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1 INTRODUCTION

1.1 Background

moyeni professional engineering (Pty) Ltd (mpe) was appointed **City Property Administration** to prepare a **Parking Deviation Motivation Report (PDMR)** in support of the proposed **REVAMPED** residential development on Erf R/163, Tshwane.

The original SDP was submitted under the previous Tshwane Town Planning Scheme (TPS). The latest TPS, however, does not include a **hostel** but rather residential apartments. For this report mpe the architect has informed mpe that the **apartment will have communal facilities** including kitchen and bathrooms, It therefore will operate is a hostel-like manner.

The architect, GASS Architecture Studios submitted the SDP in its current form with a parallel submission for a parking relaxation to omit all parking requirements in line with what would apply to Parking Zone A. The site is located in **Zone B, but just across the road from the Zone A demarcation.**

The architect's report reflects the following development use for the building:

The developer and property owner envisages developing a new and affordable rental product for the housing market. This product aims to address the large-scale shortages in well-managed affordable rental units with immediate access to the CBD and surrounding areas.

The project entails the alteration of an existing building (Business 1) into an Apartment building. Existing shops on the ground floor will be retained with overall areas being reduced the current site allows for 14 parking spaces in individual garages.

Required parking spaces for retail components will be retained. Additional parking spaces in available areas will be allocated for practical purposes.

PWIDD: Roads & Stormwater: Traffic Engineering & Operations - 2024/12/17

Comments by Seshai T.

*For enquiries visit Room C317|Capitol Towers North| 225 Madiba Street| Pretoria|
OR email: | OR Tel: 012 358 2119|*

This Division cannot support the application at this stage, as submitted from a Traffic Engineering point of view based on the following issues:

1. A registered Traffic Engineer must conduct a parking utilization study and submit it for approval. The assessment should compare parking demand with the available onsite parking provision.

*The motivation raised the fact that the **intended use (hostel)** is for a **low-income rental tenant** which would not require parking in general.*

Specific requirements from the council were not apparent until Tshepo Seshai (Traffic Engineering Department) telephonically conveyed their department's comments to the Architect. The traffic department approval is the only item outstanding.

Based on these comments the client appointed **moyeni professional engineering (Pty) Ltd (mpe)**, the client City Property to undertake the PDMR in the normal manner.

Since the **existing building is currently unoccupied**, the parking relaxation study and **associated parking surveys** were, as advised and agreed to by the Traffic Engineering Department, **conducted at three similar nearby sites**.

The primary purpose of this study is to motivate the relaxation of parking requirements of HOSTEL-TYPE units located on Erf R/163 Tshwane in **Zone B**. The reduction in parking requirements will not negatively impact the amenity of the area, it will aid the city in achieving its vision for a walkable city and may add more people utilizing public transport infrastructure.

1.2 Locality

The proposed development will be located in the north-eastern quadrant of the Pretoria CBD, as shown in **Figure 1.1 and 1.2**. overleaf.

The property currently falls within the parking zone B, with a direct border to Zone A.

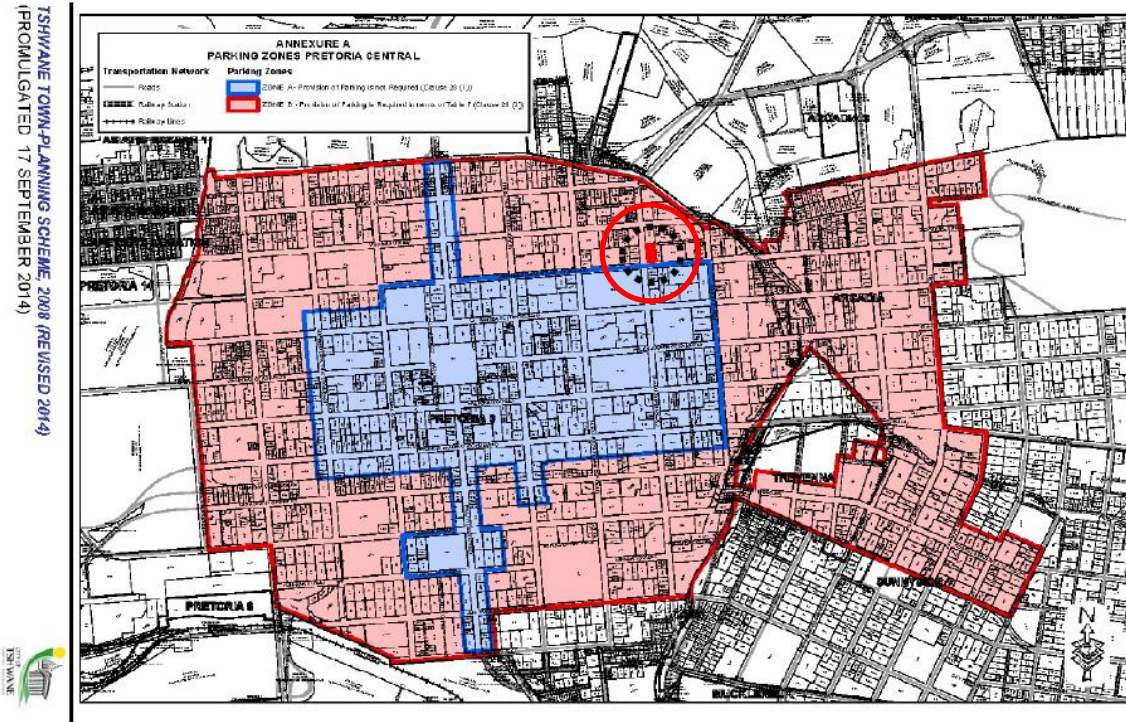


FIGURE 1.1: LOCALITY PLAN

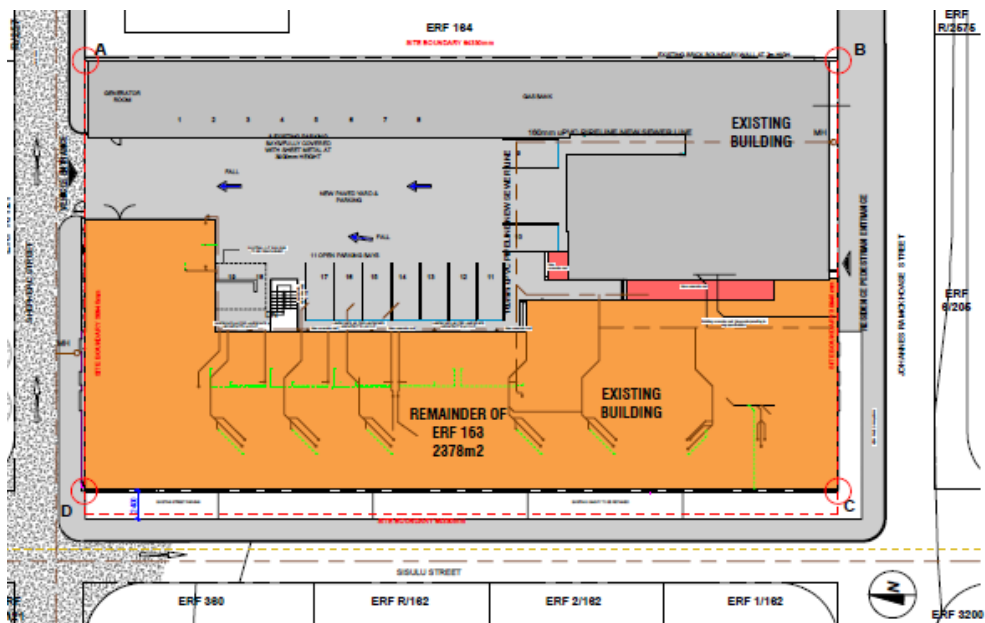


FIGURE 1.2: BUILDING LAYOUT

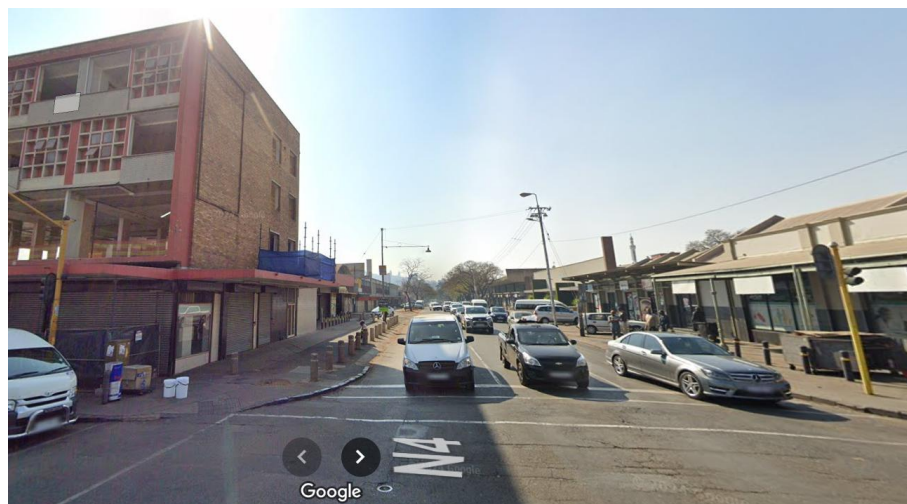


PHOTO 1: BUILDING PERSPECTIVES

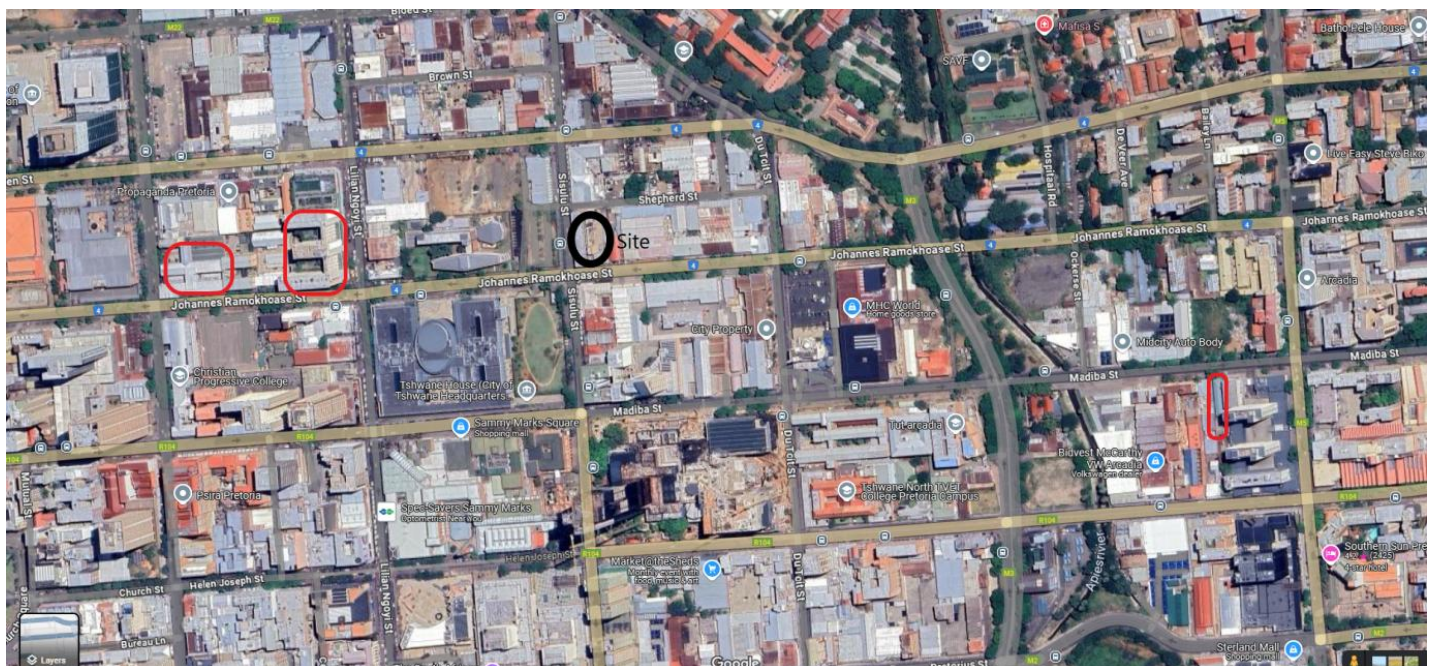


FIGURE 1.3: LOCALITY OF THE THREE SURVEYED SIMILAR SITES



Sisulu Street eastbound



Sisulu Street westbound

FIGURE 1.4: LOCALITY OF THE PUBLIC TRANSPORT (Sisulu Street)

Sisulu Street serves an important mobility function within the Pretoria CBD area. This road is used by all modes of transport (public and private) to move passengers to and from CBD and the surrounding areas within Tshwane.

Various mini-bus transport stops are available outside the building's front along Sisulu Street.

1.2 Methodology adopted

The following methodology was adopted:

- Apply for an APS number at the TPD (van Blommenstein & Associates)
- Compile a fairly short traffic engineering motivation report for an appropriate parking ratio by:
 - Review the previous motivation by GASS
 - Reviewing and summarising the past studies of similar projects undertaken by mpe.
 - Review the existing public transport and pedestrianization facility in the immediate area.
 - Summarise typical low-income trip generation rates.
- Using the 1 bay per 93sqm for Zone B = 35 bays, assuming 19 bays provided means a parking reduction of some 50% which is similar to that used in Tshwane's Land Use Scheme.

- Check to ascertain the possibility of using the available stand across the road (100 bays) as a possible supply option (a long lease or notarial tie if the same owner, will be required).
 - Compile a fairly short report using the above and motivating an appropriate parking ratio (reduction).
 - Submit to CoT (Tshepo Sashai)
 - He will comment within 30 days (end January 2025).
 - If accepted, his comment goes to Town Planning for finalisation
 - He will also sign the SDP after his approval.

2 LAND-USE RIGHTS AND PARKING REQUIREMENTS

2.1 Approved Land-Use Rights

The site development plan is attached in **Annexure A**.

The project is for the refurbishment of an existing building zoned as Business 1, with a **hostel as a secondary use**. Existing parking as indicated and can be retained.

The clauses relating to the current SDP are set out below:

PERMISSION ANNEXURE

PROPERTY DESCRIPTION: ERF R/163 Pretoria (SISULU STREET 84)		
USE ZONE 6: Business 1		
1	Permission	Parking Relaxation, in terms of Clause 28, (3), (4) of the TLUS
2	Definitions	Clause 5
3	Coverage	Table E, Coverage zone 4, subject to Clause 27.
4	Height	Table D, Height zone 4, subject to clause 26
5	Floor Area Ratio	Annexure T, subject to clause 25
6	Street Building Lines	Subject to Annexure T 3155.pdf
7	Building Restriction Areas	Clause 5, Table A
8	Parking Requirements	Clause 28, Table G
9	Paving of Traffic Areas	Clause 28(6)
10	Access to Property	Clause 7(1)
11	Loading and off-loading facilities	Clause 29, Table H
12	Turning Facilities	Not Applicable
13	Physical barriers	Not Applicable
14	Health Measures	Clause 18(14)
15	Outdoor Advertising	Clause 30(2)
16	Detrimental Soil Conditions	Clause 19
17	General	In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the City of Tshwane Land Use Management By-law, 2016 (Amended 2024)

The approved land-use rights are shown in **Annexure A**.

A total of **116 residential units** are proposed on the SDP (Drawing no YTC-GSS-XX-XX-DR-AR-00SL0022 Rev A)

TABLE 2.1: LAND USE RIGHTS

ERF	LAND-USES	Extent	Units
Erf R/163	Hostel	116	Units
	Retail / 12 street-related shops	700	m ²

SCHEDULE OF RIGHTS			
PROPERTY DISCRIPTION			
Erf Numbers: REMAINDER OF ERF/163		Site Area: 2378 m ²	
Township: Pretoria		Title Deed No: T72176/1987	
ZONING INFORMATION			
Town Planning Scheme	Tshwane Town Planning Scheme	Amendment to scheme no.	NA
Use zone	Current Use:Business 1; Hostel (in accordance to Table B; Column 4 Hostel	Annexure number	NA
DEVELOPMENT CONTROL MEASURES			
Permissible/ Required		Control	Actual/ Proposed
Height Zone 4: (4 Storeys)		Height Zone	4 Storeys
Table D, Height Zone 2, subject to Clause 26		Height of Buildings	4 Storeys
60%		Coverage	1426m2 (59,9%)
0m Building Line		Common Building Line	0m Building
1.6		F.A.R	3166/2361 F.A.R= 1.3
None		Density	<u>Habitable Units provided=</u> 116
HOSTEL	<u>Hostel:</u> One parking bay per 37m2 <u>Total parking bays required=</u> <u>41 bays</u>	Total Hostel Parking Bays Required	<u>Total parking bays provided= 19 bays</u> Parking relaxation in line with tshwane zone A has been submitted for approval
RETAIL	<u>Retail:</u> One parking bay per per 116 square meters of Gross Floor Area of the shops and their apartment such as offices used in conjunction therewith , storerooms , cloak-rooms , corridors. <u>Total parking bays required=</u> <u>6 bays</u>	Total Retail Parking Bays Required	
Total parking bays required= 47 bays			
4m2 per dwelling-unit with a minimum of 50m2 as children's playground		Childrens Playground	Childrens play area provided: 50m2 (roof recreational space)

FIGURE 2.1: SDP SCHEDULE OF RIGHTS

The City of Tshwane Town Planning Scheme therefore requires 41 bays for the residential and 6 bays for the retail components.

3 PARKING OCCUPANCY SURVEYS AND RESULTS

3.1 Introduction

The **three nearby similar sites** used in this study are as follows:

- **Sharon's Place** (with street-level retail)
- **Theo's Place** (with street-level retail)
- **2nd building Bryanston Court** (with no street-level retail)

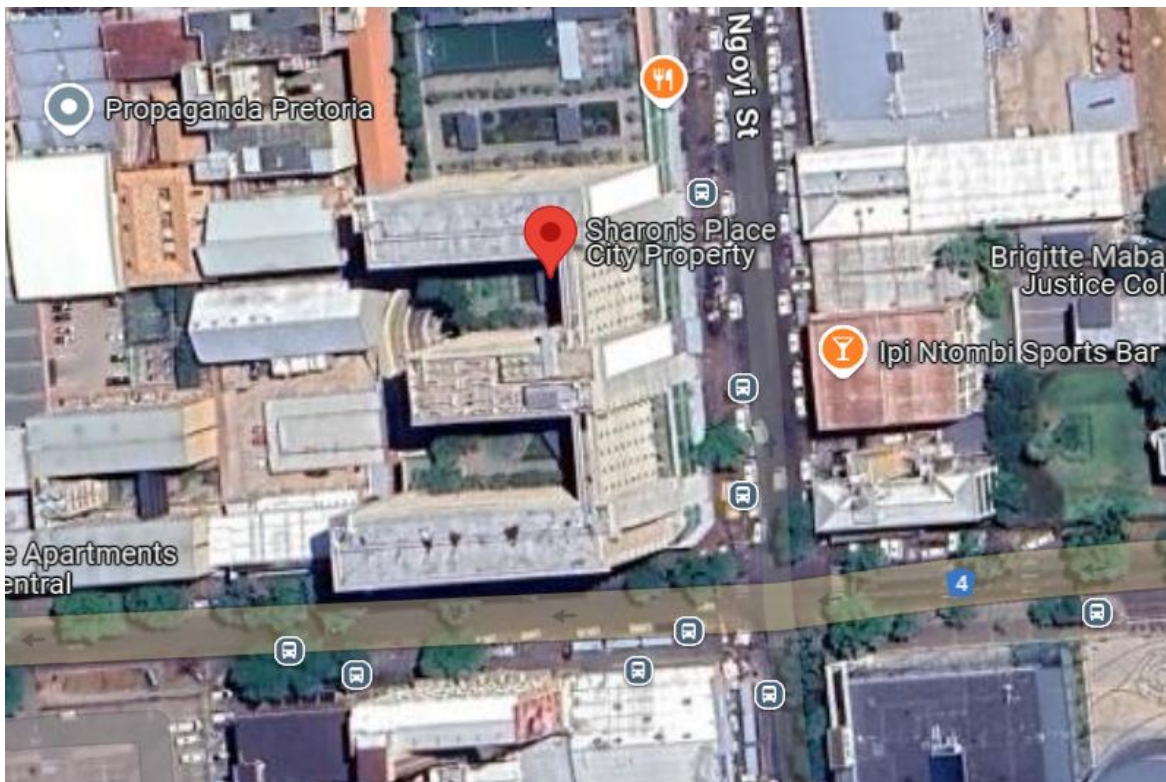


FIGURE 3.1: Sharon's Place



FIGURE 3.2: Theo's Place



FIGURE 3.3: Bryanston Court

Video footage was obtained from the client between **05:30 and 19:00 inclusive**. mpe noted the following:

- Number of cars parked at the start and
- The time of In and Out movements (to the nearest minute)

Refer to **Annexure B** for the data recordings.

The parking relaxation study and associated parking surveys at three similar sites. Table 3.1 below shows the summary of parking bays required vs provided at the surveyed sites.

TABLE 3.1: PARKING BAYS REQUIRED VS PROVIDED AT SURVEYED SITES

Development	No. of Units	Unit split	Retail GLA(m ²)	Existing number of Parking Bays	Parking Ratio	Number of current parking leases
Sharon's Place	399	Bachelor – 150, 1bedroom – 170, 2bedroom - 79	5637m ²	288 structured bays	1 bay /116m ² of G.F.A of Shops 1bay/93m ² of G.F.A of Flats 12702 /93= 136,58 = 137bays	125 total 12- to retail
Theo's Place	250	Bachelor – 127, 1bedroom – 95, 2bedroom - 28	1636m ²	120 bays	This property is so old that we do not have access to the ratio's	79 total 4 – to retail
Bryanston Court	12	All 1 bedroom	0m ²	10 bays (4 garages, 6 open)	ditto	6 total

3.2 Parking Occupancy Surveys

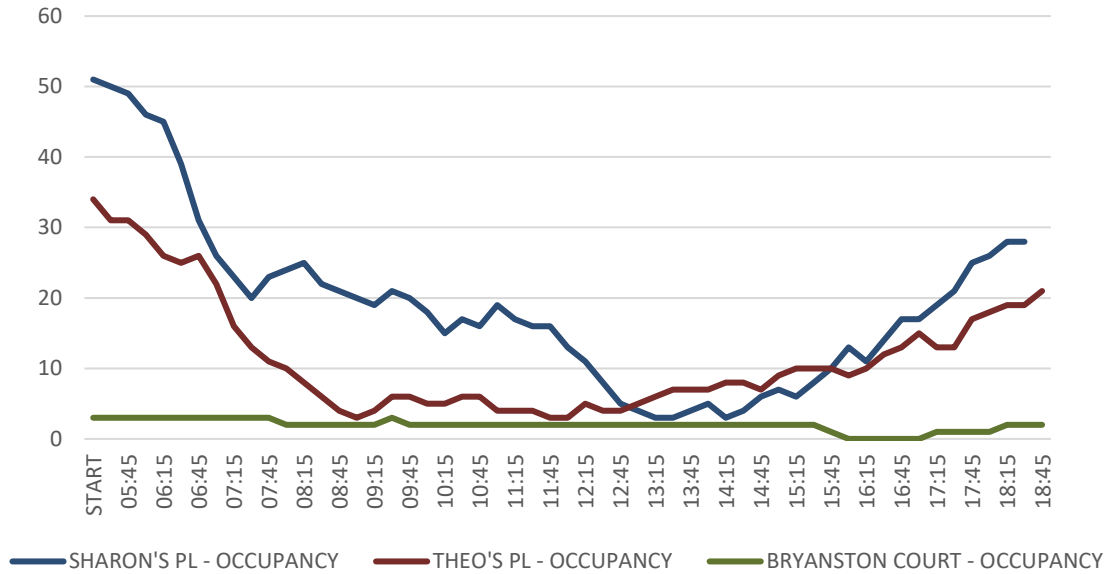
The number of vehicles parked on-site was recorded for each vehicle (minute) and aggregated to 15-minute intervals as shown in **Annexure B**. The survey results are shown in the table and graph extract below.

TABLE 3.2: PARKING OCCUPANCY SURVEY RESULTS

FIGURE 3.1: PARKING OCCUPANCY GRAPH

The results show that the highest parking occupancy was 50% and the lowest was 43%. Table 3.2 overleaf summarizes parking demand and calculations used to determine the appropriate parking ratio for the proposed development.

SIMILAR SITES Parking occupancy survey



SIMILAR SITES Parking occupancy survey %

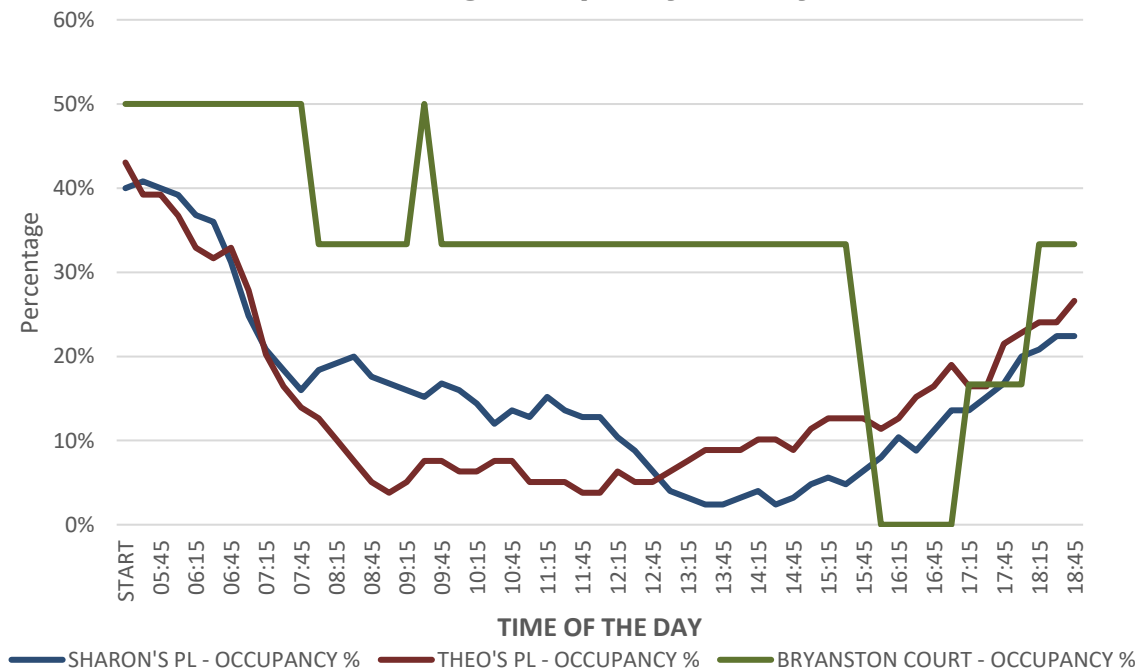


TABLE 3.2: PARKING BAYS REQUIRED VS PROVIDED AT SURVEYED SITES (Residential)

Development	No. of Units	No. of Parking Bays available	Provided Ratio (Bays/Unit)	Parking Occupancy Maximum	Maximum Occupied %	Surveyed Ratio (Bays/Unit)	Surveyed Ratio with 10% Factor of Safety (Bays/Unit)
Sharon's Place	399	125	1.18	56	44%	0.14	0.15
Theo's Place	26	79	0.86	34	43%	0.14	0.15
Bryanston Court	20	6	0.99	3	50%	0.25	0.28

The first two sites are similar and operate in almost the same manner and are therefore more representative than the third site and therefore are chosen as similar to the Yethu City building.

Based on the above, the appropriate parking ratio is **0.15 parking bays/unit** is supported and acceptable.

3.3 Proposed Appropriate Parking Ratio

Based on the Parking **Zone B** of the Tshwane Town Planning Scheme, findings of the parking survey, future demand, and adding a 10% factor of safety to the highest parking occupancy observed, it is recommended and proposed that a maximum of **17 bays** be provided for the proposed **116 residential units** at the ratio of **0.15 parking bays/unit**.

TABLE 3.3: SUMMARY OF PROPOSED PARKING PROVISION

ERF	LAND-USES	Extent	Proposed Parking Ratio (Bays/Unit)	Total Bays Required	Total Bays Provided	Surplus Bays
Erf R/163 Tshwane	"Residential 3"	116 Units	0.15	17	17	0
	Retail / 12 street-related shops	700		2	2	0
	TOTAL				19	

The reduction in parking requirements will not negatively impact the amenity of the area, it will **aid the city in achieving its vision for a walkable city** and may add more people utilizing public transport infrastructure.

3.4 Recommendation

Based on the **findings** of the study, the **appropriate parking ratio of 0.15 bays/unit (residential) and 2 dedicated bays for the shop keepers** is, therefore, **recommended and supported** for the **Erf R/163, Tshwane** development.

It is recommended that this Parking Deviation Motivation Report (PDMR) in support of the proposed residential development on the **Erf R/163, Tshwane** be approved.

REFERENCES

1. Transportation Research Board, (2010) **Highway Capacity Manual 2010**, Washington, D.C, USA.
2. Committee of Transport Officials, (September 2012) **TMH15 – South African Engineering Service Contribution Manual for Municipal Road Infrastructure**, Version 1.01, Pretoria, South Africa.
3. Committee of Transport Officials, (September 2013) **TMH17 - South African Trip Data Manual**, Version 1.01, Pretoria, South Africa.
4. Transportation Research Board, (2010) **Highway Capacity Manual 2010**, Washington, D.C, USA.
5. Committee of Transport Officials, (August 2012) **THM16 Volume 2 – South African Traffic Impact and Site Traffic Assessment Standards and Requirements Manual**, Version 1.0, Pretoria, South Africa.
6. City of Tshwane Metropolitan Municipality **Guideline Document for the Preparation of Transport Assessments**, 2017 Tshwane, South Africa.
7. Gauteng Department of Roads and Transport, (2010) **Gauteng Strategic Major Road Network, Tshwane**, South Africa.
8. City of Tshwane Metropolitan Municipality, **2004 versus 2009 RISFSA Road Hierarchy Region B**, June 2009 Volume 2, Tshwane.
9. Committee of Transport Officials, (December 2011) **TRH26 – South African Road Classification and Access Management Manual**, Version 1.0, Pretoria, South Africa.
10. **City Property Administration – Video footage supplied by the owners at 3 similar sites – January 2025**

Annexure A
Architect's (GASS) data

Prinspraes (580)



CITY OF
TSHWANE
IGNITING EXCELLENCE

City Planning & Development Department

Room 1-010 | Isivuno Building | 143 Lilian Ngoyi (Van der Walt) Street | Pretoria | 0002

PO Box 3242 | Pretoria | 0001

Tel: 012 358 7988

Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

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Date 2016/09/27

TO WHOM IT MAY CONCERN

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

PROPERTY KEY: 053600163/R

ZONING KEY: 053600163/R

PROPERTY DESCRIPTION: R/163 PRETORIA (SISULU STREET 84)

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 6: BUSINESS 1

PURPOSES FOR WHICH LAND AND BUILDINGS <u>MAY</u> BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES <u>MAY</u> 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 <u>MAY NOT</u> 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	3155.pdf
C	MINIMUM ERF SIZE	N/A
D	UNITS PER HA	N/A
E	COVERAGE	Coverage Zone 4, subject to Clause 27.
F	FLOOR AREA RATIO	Annexure T, subject to Clause 25.
G	HEIGHT	Height Zone 4, subject to Clause 26
H	DENSITY	N/A
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 (3155.pdf) Other : Subject to Annexure T (3155.pdf)
K	SCHEDULE 5	Additional conditions applicable, see attached documents
L	ATTACHED DOCUMENTS	Schedule 1. Schedule 5.

Kind regards

9

f: STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING & DEVELOPMENT

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

Kgoro ya Peakanyo le Tlhabollo ya Toropokgolo • Departement Stadsbeplanning en - ontwikkeling
Lefapha la Thulaganyo le Tlhabololo ya Toropo • Ndzawulo ya Nhluvukiso wa Yupulani bya Dorobankulu
UMnyango Wezentuthuko Yokuhlelwa Kwedolobha • City Planning and Development Department
UmNyango wokuhlelwa kweDorobha neTuthuko

Document Ref: b77b1d1f-cbb2-4ebd-8696-67ee99b0624a

Schedule 1

Township, Agricultural Holdings or Farms	Erf/ Property	Position applicable	Building line(s) in Metres for all storeys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Pierre van Ryneveld X11		*	*	*	*	*
Pierre van Ryneveld X13		*	*	*	*	*
Pierre van Ryneveld X14		*	*	*	*	*
Pierre van Ryneveld X15		*	*	*	*	*
Pierre van Ryneveld X18		*	*	*	*	*
Pierre van Ryneveld X20		*	*	*	*	*
Pierre van Ryneveld X21		*	*	*	*	*
Pierre van Ryneveld X22		*	*	*	*	*
Pierre van Ryneveld X23		*	*	*	*	*
Pierre van Ryneveld X25		*	*	*	*	*
Pierre van Ryneveld X26		*	*	*	*	*
Pierre van Ryneveld X28		*	*	*	*	*
Pierre van Ryneveld X29		*	*	*	*	*
Pietuis 479-JR		*	*	*	*	*
Plantland 567-JR		*	*	*	*	*
Pommel Close 715-JR		*	*	*	*	*
Pretoria		All streets east of Prince's Park Avenue See Annexure A	*	*	*	*
		Northern side of Soutter Street	8,5	*	*	*
		Southern side of Soutter Street	3,5	*	*	*
		Von Wielligh Street	NIL	*	*	*
		All other streets	3,5	*	*	*
Pretoria X1		All streets	3,5	*	*	*
Pretoria X2		Church Street	NIL	*	*	*
		Buitenkant Street	3,5	*	*	*
Pretoria X3		See Annexure B1907	5	*	*	*
Pretoria X9		*	*	*	*	*
Pretoria X10		*	*	*	*	*
Pretoria Gardens		All streets	6	*	*	*
Pretoria Gardens X1		Special Business erven	NIL	*	*	*
		All other erven	7,5	*	*	*
Pretoria Gardens		Special Business	NIL	*	*	*

* Note: Missing information, which still needs to be researched, can be found either in the approved Annexures/Schedules or in Clause 9 or in the conditions of Township Establishment.

TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)
(Promulgated 17 September 2014)



BYLAE B 3155

GEBRUIKSONE VIII : ALGEMENE BESIGHEID

Die erwe is onderworpe aan die volgende verdere voorwaarde:

- I. Die vloerruimteverhouding moet nie die volgende oorskry nie:

Erf 79, Pretoria	: 1,0
Gedeelte 4 van Erf 126, Pretoria	: 1,6
Restant van Erf 163, Pretoria	: 1,6
Erf 3360, Pretoria	: 0,6

Met dien verstande dat die Stadsraad toestemming mag verleen tot die verhoging van die vloerruimteverhouding onderworpe aan die bepalings van Klousule 18 van die Dorpsbeplanningskema.

USE ZONE VIII : GENERAL BUSINESS

The erven are subject to the following further condition:

1. The floor space ratio shall not exceed the following:

Erf 79, Pretoria	: 1,0
Portion 4 of Erf 126, Pretoria	: 1,6
Remainder of Erf 163, Pretoria	: 1,6
Erf 3360, Pretoria	: 0,6

Provided that the City Council may consent to an increase of the floor space ratio subject to the provisions of Clause 18 of the Town-Planning Scheme.

COPYRIGHT

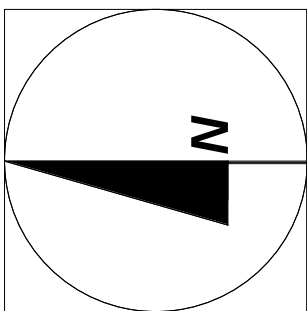
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GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
2. ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE RELEVANT S.A.N.S. CODES.
3. THIS DRAWING IS NOT TO BE SCALED, FIGURED DIMENSIONS TO BE USED.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY QUALIFIED ARCHITECTS, ENGINEERS, AND OTHER CONSULTANTS.
5. ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE PUTTING WORK IN HAND.

REVISIONS

NUMBER	REVISION DESCRIPTION	DATE	ISSUED BY
A	REVISION DESCRIPTION ISSUED FOR TENDER PURPOSES	2024.04.06	EP



ISSUED FOR
TENDER

PROJECT DETAILS

PROJECT NAME
YETHU CITY

PROJECT ADDRESS
REMAINDER OF ERF 163
84 Sisulu Street, Pretoria, 0002

CLIENT
City Property

GASS PROJECT NUMBER: 459

DRAWING TITLE

SITE PLAN			
DRAWING INFO			
DATE	SCALE		
2024.04.06	As indicated @ A1		
DRAWING NUMBER			
PROJECT CODE - ORIG - ZONE - LEVEL - TYPE - ROLE - NUMBER			REV
YTC-GSS-XX-ZZ-DR-AR-00SL0001			A

GENERAL NOTES

NO REPRODUCTIONS ARE PERMITTED WITHOUT WRITTEN CONSENT. THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS, THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS, CONTENT AND STATEMENT.

GENERAL NOTES:
1.1.1 ALL BUILDING WORK TO COMPLY WITH SABS 10400 AND BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITIES AUTHORITIES BUILDING BY-LAWS AND REGULATIONS.

1.1.2 THIS DRAWING IS NOT TO BE SCALED, USE FIGURED DIMENSIONS ONLY.

1.1.3.3 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIERS MUST VERIFY ALL DIMENSIONS, LEVELS, HEIGHTS OF PLINTHS, DEPTH OF EXCAVATIONS AND NUMBER OF STEPS ON SITE, BEFORE COMMENCING ANY SHOP DRAWINGS, MANUFACTURE AND/OR WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

1.1.4.4 THE SITE TO BE TREATED IN ACCORDANCE WITH SABS CODE OF PRACTICE NO. 0124:1977 WITH 'SHELLORITE' TERMITEPURF SOIL POISONER. 1.5 1.5 ALL LEVELS SHOWN ARE FINISHED FLOOR LEVELS UNLESS OTHERWISE STATED.

STRUCTURAL NOTES:

2.1.2.1 ALL STRUCTURAL WORK TO BE EXECUTED IN STRICT ACCORDANCE WITH ENGINEERS DETAILS & SPECIFICATIONS.

2.2.2.2 ALL FOUNDATIONS, FOUNDATION WALLS, STRUCTURAL CONCRETE WORK AND SUB SOIL STORMWATER DRAINAGE TO CIVIL AND STRUCTURAL ENG. SPECIFICATIONS.

2.3.2.3 CONCRETE SURFACE BEDS ON 250 micron GREEN POLY-THENE DAMP PROOF MEMBRANE TO COMPLY WITH SABS 902. ON MIN 150mm LAYERS OF HARD CORE COMPACTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.

WALL NOTES:

3.1.1.1 230mm BRICK WALLS WITH GUNDEL BRICKGRIP DPC FOR EXTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.2.3.2 110mm BRICK WALLS WITH GUNDEL BRICKGRIP DPC FOR INTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.3.3.3 ALL BRICKWORK MIN 7 Mpa CLASS 2.3.4 WIRE TIES TO BE PLACED EVERY 3 BRICK COURSES

3.4 IN FOUNDATION WALLS, THERE AFTER EVERY 5 BRICK COURSES, OR TO ENG SPECIFICATION.

3.5 CAVITY WALLS TO BE CLEAR OF DEBRIS AND TRASH

3.6 ALL WINDOWS TO HAVE DPC ALL AROUND

PLUMBING AND DRAINAGE NOTES:

4.1 ALL PLUMBING AND DRAINAGE WORKS NOT SPECIFIED BELOW MUST BE EXECUTED IN STRICT ACCORDANCE WITH SANS 10400 PART 'P'.

4.2 ALL SUB-SOIL SEWER DRAINS TO HAVE A MINIMUM INTERNAL DIAMETER OF 100mm AND BE LAD AT A GRADIENT NOT LESS THAN 1:40 TOWARDS AN INTERSEC-TING MANHOLE OR MUNICIPAL CONNECTION.

4.3 ACCESS POINTS TO BE PROVIDED INTO ALL DISCHARGE STACKS AT ANY SUITABLE HEIGHT, NOT EXCEEDING 2m ABOVE FINISHED GROUND LEVEL.

4.4 INSPECTION EYES TO ALL BENDS AND JUNCTIONS IN SOIL AND WASTE PIPES 4.5 RODDING EYES AT HEAD OF DRAIN AT ALL CHANGES OF DIRECTION AND AT MAX OF 25m INTERVALS.

4.5 DRAIN PIPE TO BE ENCASED IN MIN 100mm CONCRETE

4.7 ALL WASTE PIPE TO HAVE 65mm RE-SEAL TRAPS. ALL WASTE PIPES TO BE ACCESSIBLE OVER ENTIRE LENGTH FOR REPAIRS AND CLEANING.

4.8 ALL WASTE PIPES UNDER FLOOR SLAB TO BE SLEEVED.

4.9 ALL SOIL FITTINGS WITH VERTICAL DISCHARGE GREATER THAN 1200mm TO HAVE ANTISYPHON VENTPIPPES. RAINWATER DOWNPIPES TO DISCHARGE A MIN OF 240mm FROM ANY OPEN GULLEY.

4.10 AGRICULTURAL DRAINS TO ENGINEERS SPECIFICATIONS. ALL DRAINAGE TO COMPLY WITH MUNICIPAL BY-LAWS

4.11 AND ENGINEERS SPECIFICATIONS.

4.12 PIPE SIZES: BATH 50mmØ SHOWER 50mmØ BASIN 80mmØ SINK 50mmØ W.C. 100mmØ O.V.P. 100mmØ

ELECTRICAL SYSTEMS

ALL ELECTRICAL SYSTEMS TO BE DESIGNED & IMPLEMENTED BY ELECTRICAL ENGINEER

FIRE PROTECTION

ALL FIRE PROTECTION SYSTEMS TO BE DESIGNED & IMPLEMENTED BY A CERTIFIED FIRE CONSULTANT

ALL FIRE PROTECTION SYSTEMS & FIXTURES TO COMPLY WITH SANS 10400 PART 'T' AS WELL AS SANS 10400 PART 'D'

'XA' NOTE

AREAS MECHANICALLY VENTILATED DEEM TO SATISFY SANS 10400 PART 'XA'

AREAS WITH A GLAZED AREA FLOOR AREA RATIO OF LESS THAN 15% DEEM TO SATISFY SANS 10400 PART 'XA'

WET SERVICES

ALL WET SERVICES TO BE DESIGNED & IMPLEMENTED BY WET SERVICES ENGINEER

ALL WET SERVICE SYSTEMS & FIXTURES TO COMPLY WITH SANS 10400 PART 'P'

GLAZING NOTE

ALL GLAZING TO COMPLY WITH SANS 10400 PART 'N'

MECHANICAL SYSTEMS

ALL MECHANICAL SYSTEMS TO BE DESIGNED & IMPLEMENTED BY MECHANICAL ENGINEER

ALL MECHANICAL SYSTEMS & FIXTURES TO COMPLY WITH SANS 10400 PART 'O' AS WELL AS SANS 10400 'XA'

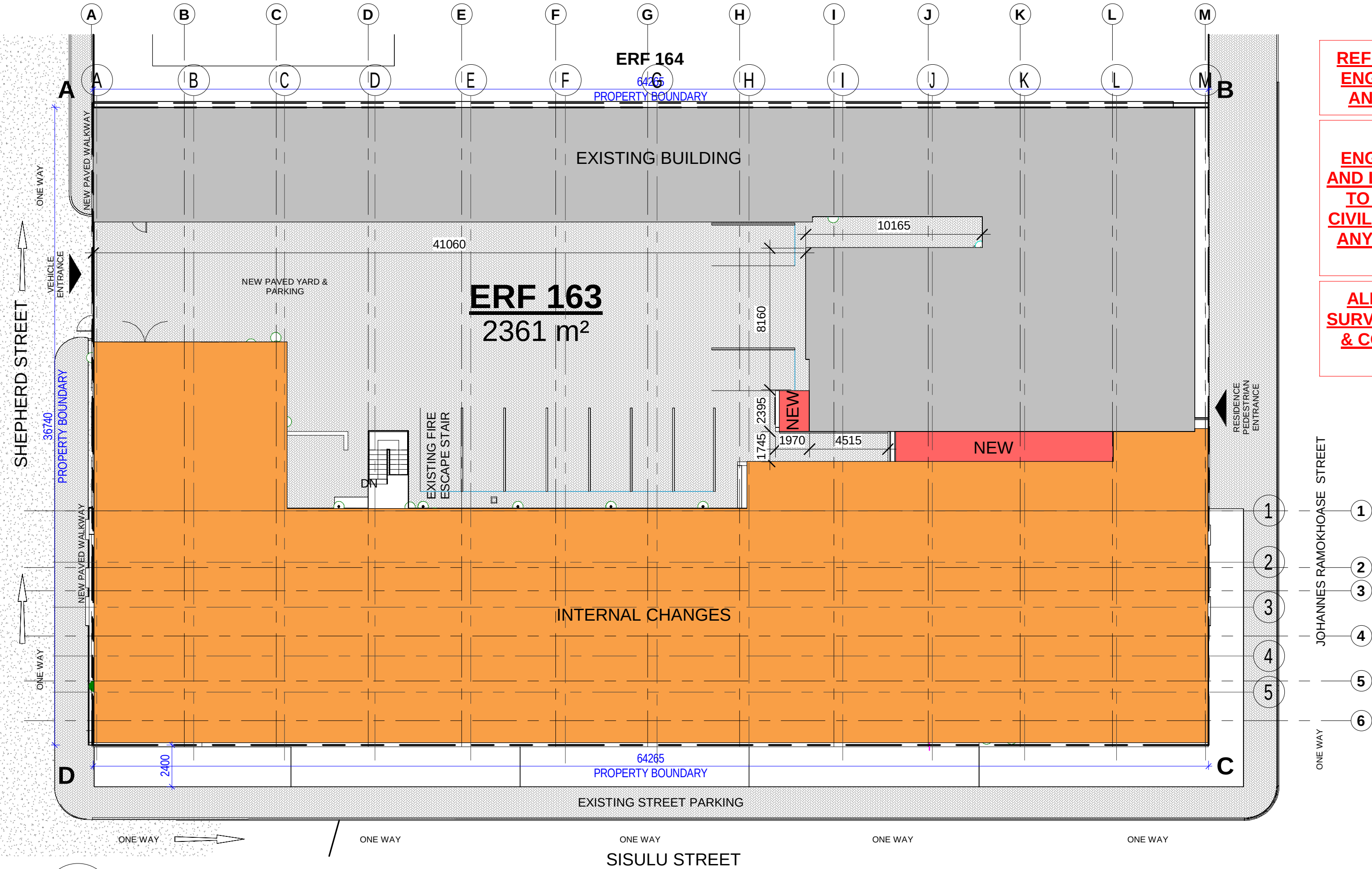
SIZING NOTE

ALL MEASUREMENTS OF DOORS, WINDOWS & SHOPFRONTS OPENINGS TO BE VERIFIED ON SITE PRIOR TO MANUFACTURE.

ANY DISCREPANCIES TO BE DISCUSSED WITH THE ARCHITECT AS SOON AS THEY BECOME APPARENT

ALL QUANTITIES TO BE CHECKED BY CONTRACTOR.

SCHEDULE OF RIGHTS			
PROPERTY DISCRIPTION			
Erf Numbers: REMAINDER OF ERF/163		Site Area: 2378 m²	
Township: Pretoria		Title Deed No: T72176/1987	
ZONING INFORMATION			
Town Planning Scheme	Tshwane Town Planning Scheme	Amendment to scheme no.	NA
Use zone	Current Use Business 1; Hostel (in accordance to Table B; Column 4 Hostel	Annexure number	NA
DEVELOPMENT CONTROL MEASURES			
Permissible/ Required	Control	Actual/ Proposed	
Height Zone 4: (4 Storeys)	Height Zone	4 Storeys	
Table D, Height Zone 2, subject to Clause 26	Height of Buildings	4 Storeys	
60%	Coverage	1426m2 (59.9%)	
0m Building Line	Common Building Line	0m Building	
1:6	F.A.R	3166/2361 F.A.R= 1.3	
None	Density	Habitable Units provided= 116	
HOSTEL	Hostel: One parking bay per 37m ² Total parking bays required= 41 bays	Total Hostel Parking Bays Required	
RETAIL	Retail: One parking bay per per 116 square meters of Gross Floor Area of the shops and their apartment such as offices used in conjunction therewith, storerooms, cloak-rooms, corridors. Total parking bays required= 6 bays	Total Retail Parking Bays Required	
Total parking bays required= 47 bays		Total parking bays provided= 19 bays	
4m ² per dwelling-unit with a minimum of 50m ² as childrens playground		Parking relaxation in line with tshwane zone A has been submitted for approval	
Childrens Playground		Childrens play area provided: 50m ² (roof recreational space)	
OCCUPANCY CLASSIFICATIONS			
H2 (Dormitory as per Table 1 in SANS 10400 Part A; F2 (Small Shop) as per Table 1 in SANS 10400 Part A			

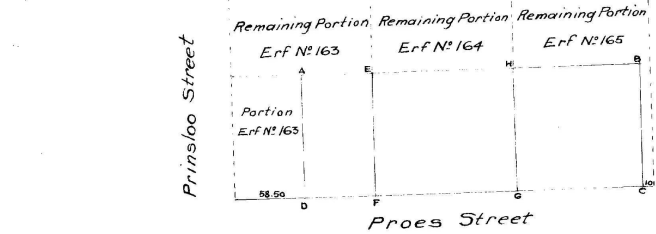


REFER TO STRUCTURAL
ENGINEERS DRAWINGS
AND SPECIFICATIONS

REFER TO CIVIL
ENGINEERS DRAWINGS
AND LEVELS - ALL LEVELS
TO BE CONFIRMED BY
CIVIL ENGINEER PRIOR TO
ANY WORK BEING DONE

ALLOW FOR EXISTING
SURVEY OF ALL SERVICES
& CONNECTION POINTS
TO COUNCIL

SIDES	ANGLES
Portion of Erf 163	100°
Portion of Erf 164	100°
Portion of Erf 165	100°
Portion of Erf 166	100°
Portion of Erf 167	100°
Portion of Erf 168	100°
Portion of Erf 169	100°
Portion of Erf 170	100°
Portion of Erf 171	100°
Portion of Erf 172	100°
Portion of Erf 173	100°
Portion of Erf 174	100°
Portion of Erf 175	100°
Portion of Erf 176	100°
Portion of Erf 177	100°
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Portion of Erf 192	100°
Portion of Erf 193	100°
Portion of Erf 194	100°
Portion of Erf 195	100°
Portion of Erf 196	100°
Portion of Erf 197	100°
Portion of Erf 198	100°
Portion of Erf 199	100°
Portion of Erf 200	100°



This diagram is framed for the purpose of a 21 years lease commencing on 1st September 1902 ending 31st August 1923.

The above diagram referred to as C.O. represents the boundaries to be agreed to by the parties.

(a) The figure referred to as C.O. being portion of Erf 163 relating to transfer of 1/200 did 30 June 1902 is made in favour of P.O. 1/200.

(b) The figure referred to as C.O. being portion of Erf 164 relating to transfer of 1/200 did 30 June 1902 is made in favour of P.O. 1/200.

(c) The figure referred to as C.O. being portion of Erf 165 relating to transfer of 1/200 did 30 June 1902 is made in favour of P.O. 1/200.

Sketches in the township of Pretoria Transvaal Colony as appears on the diagrams framed by Surveyor G. H. Walker in March 1894.

Recorded as indicated above.

The boundaries have been properly defined on the ground according to Law.

Surveyed in August 1902 By me H.M. Anderson

Government Land Surveyor

Approved: M. J. Wapnick

Surveyor-General's Office Pretoria

This diagram belongs to 1/200 of matter of 1/200

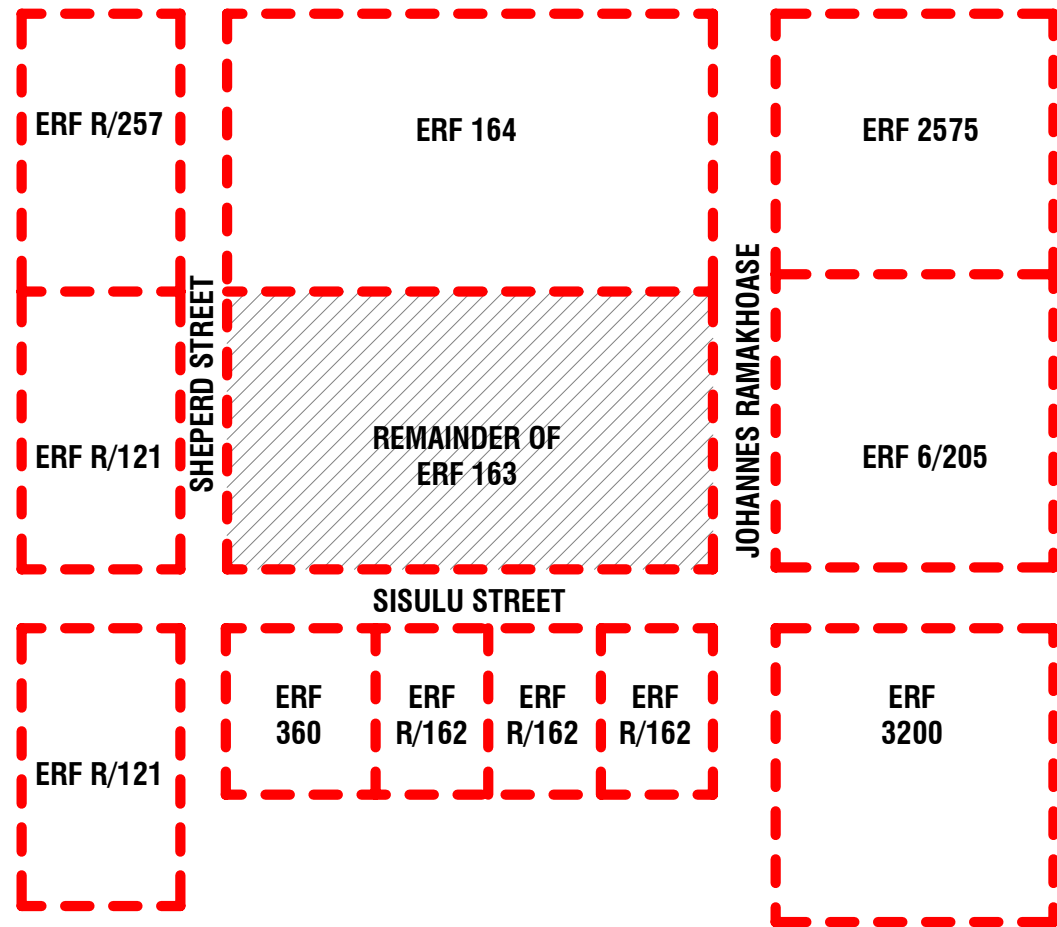
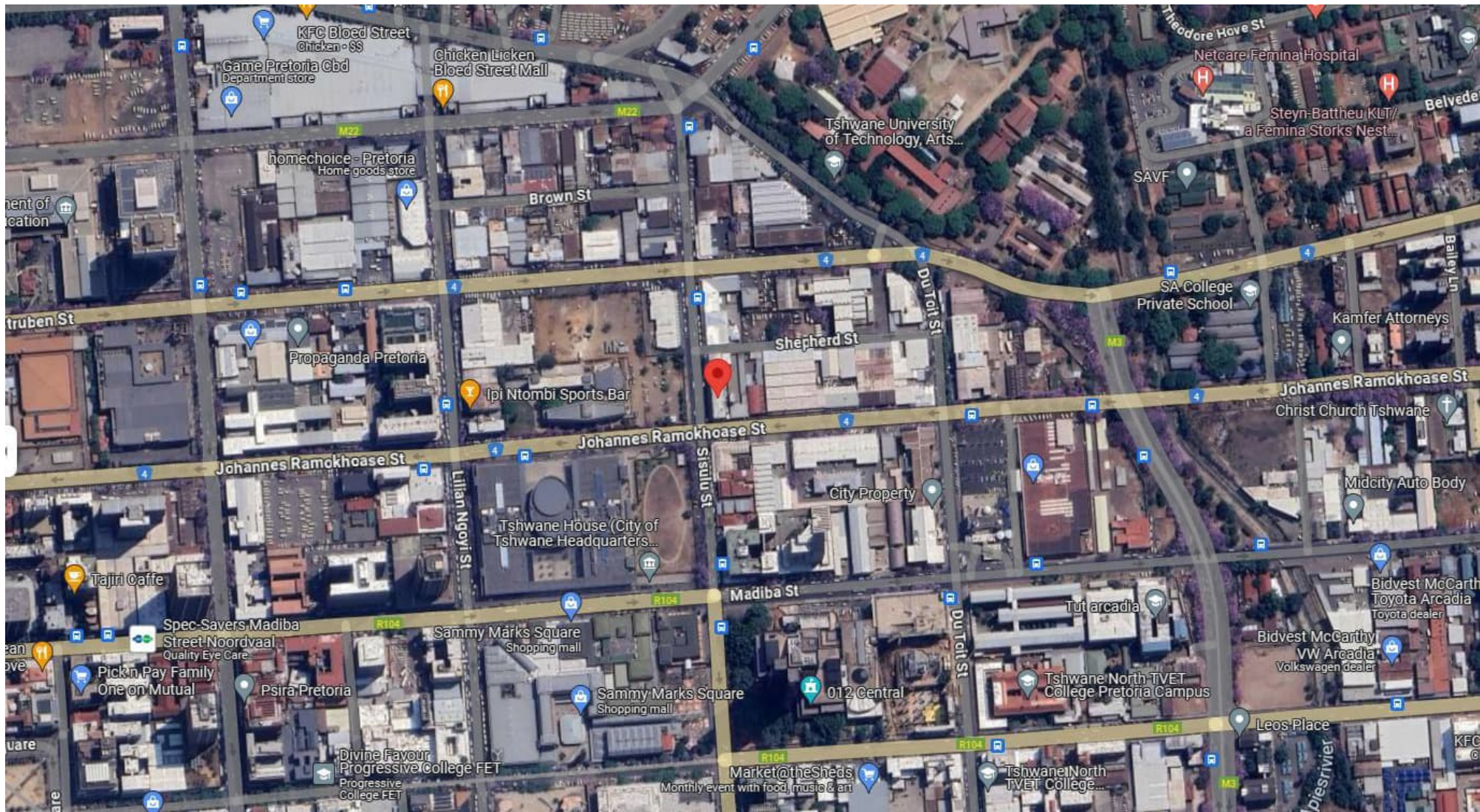
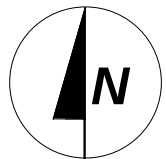
recorded this day in favour of

Deeds Office Pretoria

Registrar of Deeds Pretoria

LOCALITY PLAN

Scale - 1 : 2



AS BUILT - REFUSE CALCULATIONS			
TYPE OF BUILDING	Generation Factor F(g)	(Volume) m ³ /week	Gross Floor Area (FA)
FLATS	0.1425	3383	
Waste Volume Calculation f(g) x FA/100 = volume (m3) /week 0.1425x3383/100= 4.82			
Waste Area Calculation 4x240L bin = 1m3 volume 240L bin= 1m2 floor area			
Waste Volume x 4= bins required 6.783x4 = 27 bins required (27m2 area required)			
240L Bins Required	240L Bins Provided		
27	27 (0 in hand)		

SIGNATURE BLOCK		
CLIENT	ARCHITECT	ENGINEER
company: City Property	company: GASS Architecture Studios	company: ADL Design Solutions
name: JP Wapnick	name: Georg van Gass	name: Andre de Lange
signature:	signature: 	signature:

Annexure B

Parking utilization data

YETHU CITY
Proposed private hostel-like residential development on erf R/163 Tshwane, Gauteng
PARKING DEVIATION MOTIVATION REPORT (PDMR)
February 2025

09:00	1	2	21	17%	0	1	3	4%	0	0	2	33%
09:15	0	1	20	16%	1	0	4	5%	0	0	2	33%
09:30	0	1	19	15%	2	0	6	8%	1	0	3	50%
09:45	2	0	21	17%	0	0	6	8%	0	1	2	33%
10:00	1	2	20	16%	0	1	5	6%	0	0	2	33%
10:15	1	3	18	14%	1	1	5	6%	0	0	2	33%
10:30	0	3	15	12%	1	0	6	8%	0	0	2	33%
10:45	2	0	17	14%	0	0	6	8%	0	0	2	33%
11:00	1	2	16	13%	0	2	4	5%	0	0	2	33%
11:15	4	1	19	15%	0	0	4	5%	0	0	2	33%
11:30	0	2	17	14%	0	0	4	5%	0	0	2	33%
11:45	1	2	16	13%	0	1	3	4%	0	0	2	33%
12:00	1	1	16	13%	0	0	3	4%	0	0	2	33%
12:15	0	3	13	10%	2	0	5	6%	0	0	2	33%
12:30	1	3	11	9%	0	1	4	5%	0	0	2	33%
12:45	0	3	8	6%	0	0	4	5%	0	0	2	33%
13:00	0	3	5	4%	2	1	5	6%	0	0	2	33%
13:15	2	3	4	3%	2	1	6	8%	0	0	2	33%
13:30	0	1	3	2%	2	1	7	9%	0	0	2	33%
13:45	2	2	3	2%	0	0	7	9%	0	0	2	33%
14:00	2	1	4	3%	0	0	7	9%	0	0	2	33%
14:15	2	1	5	4%	1	0	8	10%	0	0	2	33%
14:30	1	3	3	2%	0	0	8	10%	0	0	2	33%
14:45	2	1	4	3%	0	1	7	9%	0	0	2	33%
15:00	4	2	6	5%	2	0	9	11%	0	0	2	33%
15:15	2	1	7	6%	1	0	10	13%	0	0	2	33%

YETHU CITY
Proposed private hostel-like residential development on erf R/163 Tshwane, Gauteng
PARKING DEVIATION MOTIVATION REPORT (PDMR)
February 2025

15:30	2	3	6	5%	1	1	10	13%	0	0	2	33%
15:45	5	3	8	6%	2	2	10	13%	0	1	1	17%
16:00	2	0	10	8%	0	1	9	11%	0	1	0	0%
16:15	5	2	13	10%	1	0	10	13%	0	0	0	0%
16:30	1	3	11	9%	2	0	12	15%	0	0	0	0%
16:45	5	2	14	11%	2	1	13	16%	0	0	0	0%
17:00	6	3	17	14%	4	2	15	19%	0	0	0	0%
17:15	4	4	17	14%	0	2	13	16%	1	0	1	17%
17:30	3	1	19	15%	3	3	13	16%	0	0	1	17%
17:45	4	2	21	17%	5	1	17	22%	0	0	1	17%
18:00	5	1	25	20%	1	0	18	23%	0	0	1	17%
18:15	3	2	26	21%	3	2	19	24%	1	0	2	33%
18:30	4	2	28	22%	1	1	19	24%	0	0	2	33%
18:45	2	2	28	22%	3	1	21	27%	0	0	2	33%

SN385-Sharons Place

Parking occupancy survey

2025 01 30

		MOVEMENT			
		OUT A ↓		IN - C ↑	
		Car		Car	
TIME					
05:30			3	05:31:50	4
				05:38:11	
		05:38:19			
				05:43:04	
		05:43:32			
		05:44:40			
				05:44:49	
05:45		05:59:09	1		0

IN-OUT	parking bays occupied
START	50
1	51
-1	50

YETHU CITY
Proposed private hostel-like residential development on erf R/163 Tshwane, Gauteng
PARKING DEVIATION MOTIVATION REPORT (PDMR)
February 2025

06:00			06:00:09	1	0	-1	49
06:15			06:21:43	3	0	-3	46
			06:22:02				
			06:28:17				
06:30			06:33:32	1	0	-1	45
06:45			06:45:30	6	0	-6	39
			06:48:44				
			06:49:26				
			06:50:24				
			06:53:13				
			06:55:24				
07:00			07:00:00	9	1	-8	31
			07:01:16				
			07:03:19				
			07:05:17				
			07:07:00				
			07:07:18				
			07:08:24				
			07:08:36				
			07:09:08				
					07:14:55		
07:15			07:15:01	7	2	-5	26
			07:15:08				
					07:15:34		
			07:15:48				
			07:17:53				

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YETHU CITY
Proposed private hostel-like residential development on erf R/163 Tshwane, Gauteng
PARKING DEVIATION MOTIVATION REPORT (PDMR)
February 2025

			07:18:47					
			07:22:36					
			07:22:56					
					07:23:40			
07:30			07:31:00	6		3	-3	23
			07:31:15					
			07:33:08					
			07:33:56					
			07:34:24					
					07:35:42			
					07:37:12			
			07:38:44					
					07:40:32			
			07:43:56					
07:45			07:47:00	4		1	-3	20
			07:49:35					
			07:52:05					
			07:55:58					
					07:56:48			
08:00				0	08:01:38	3	3	23
					08:03:02			
					08:05:34			
08:15			08:15:43	1		2	1	24
					08:26:28			
					08:27:04			
08:30			08:30:51	2		3	1	25

B9

YETHU CITY
Proposed private hostel-like residential development on erf R/163 Tshwane, Gauteng
PARKING DEVIATION MOTIVATION REPORT (PDMR)
February 2025

					08:34:06			
					08:40:02			
			08:42:46					
					08:43:12			
08:45			08:45:13	4		1	-3	22
					08:45:22			
			08:45:28					
			08:52:28					
			08:54:27					
09:00			09:10:12	2		1	-1	21
			09:10:52					
					09:12:55			
09:15			09:18:28	1		0	-1	20
09:30			09:38:37	1		0	-1	19
09:45				0	09:45:13	2	2	21
					09:54:23			
10:00			10:01:53	2		1	-1	20
			10:14:42					
					10:14:55			
10:15			10:15:42	3		1	-2	18
					10:16:26	3		
			10:22:44					
					10:27:00			
			10:28:37					
					10:29:59			
10:30			10:32:05	3		0	-3	15

B10

YETHU CITY
Proposed private hostel-like residential development on erf R/163 Tshwane, Gauteng
PARKING DEVIATION MOTIVATION REPORT (PDMR)
February 2025

			10:34:28						
			10:39:34						
10:45				0	10:45:59	2		2	17
					10:54:42				
11:00			11:01:45	2		1		-1	16
					11:04:07				
			11:11:04						
11:15				1	11:20:39	4		3	19
					11:26:02				
			11:26:31						
					11:29:36				
					11:29:48				
11:30			11:34:24	2		0		-2	17
			11:40:32						
11:45			11:46:23	2		1		-1	16
					11:54:52				
			11:56:40						
12:00				1	12:01:41	1		0	16
			12:08:48						
12:15			12:17:15	3		0		-3	13
			12:28:23						
12:30			12:33:21	3		1		-2	11
			12:37:41						
					12:41:35				
			12:42:00						
12:45				3		0		-3	8

B11

YETHU CITY
Proposed private hostel-like residential development on erf R/163 Tshwane, Gauteng
PARKING DEVIATION MOTIVATION REPORT (PDMR)
February 2025

13:00:00 PM			13:00:28	3	0	-3	5
			13:03:11				
			13:08:54				
13:15:00 PM			13:17:45	3	2	-1	4
			13:24:34				
					13:24:38		
			13:25:59		13:25:21		
			13:28:24				
13:30:00 PM				1	0	-1	3
13:45:00 PM			13:49:38	2	2	0	3
			13:55:29				
					13:55:38		
					13:59:55		
14:00:00 PM				1	14:00:03	1	4
					14:02:50		
			14:05:12				
14:15:00 PM			14:15:45	1	2	1	5
					14:17:22		
					14:17:51		
14:30:00 PM			14:31:26	3	1	-2	3
					14:36:50		
			14:38:23				
			14:39:24				
14:45:00 PM				1	14:53:30	1	4
					14:55:02		

B12

YETHU CITY
Proposed private hostel-like residential development on erf R/163 Tshwane, Gauteng
PARKING DEVIATION MOTIVATION REPORT (PDMR)
February 2025

			14:55:06						
15:00:00 PM				2	15:00:16	4	2	6	
					15:00:50				
					15:02:18				
			15:03:12						
					15:09:30				
			15:11:38						
15:15:00 PM				1	15:15:48	2	1	7	
			15:27:44						
					15:28:44				
15:30:00 PM				3	15:30:00	2	-1	6	
					15:32:20				
			15:35:14						
			15:37:10						
			15:41:28						
15:45:00 PM			15:45:20	3		5	2	8	
					15:47:08				
			15:48:51						
					15:55:55				
					15:57:04				
			15:57:56						
					15:58:44				
					15:59:48				
16:00:00 PM				0	16:03:43	2	2	10	
					16:07:01				
16:15:00 PM				2	16:15:38	5	3	13	

B13

YETHU CITY
Proposed private hostel-like residential development on erf R/163 Tshwane, Gauteng
PARKING DEVIATION MOTIVATION REPORT (PDMR)
February 2025

			16:23:38						
					16:25:47				
					16:26:00				
					16:26:13				
			16:26:25						
					16:28:01				
					16:29:01				
16:30:00 PM			16:31:40	3		1	-2	11	
			16:37:39						
					16:38:23				
			16:39:23						
16:45:00 PM			16:46:24	2		5	3	14	
					16:48:53				
					16:49:03				
					16:49:55				
					16:51:02				
					16:53:25				
			16:54:30						
17:00:00 PM				3	17:01:30	6	3	17	
					17:02:15				
			17:04:55						
					17:05:26				
					17:05:55				
					17:09:54				
			17:11:14						
					17:12:39				

YETHU CITY
Proposed private hostel-like residential development on erf R/163 Tshwane, Gauteng
PARKING DEVIATION MOTIVATION REPORT (PDMR)
February 2025

			17:13:30						
17:15:00 PM				4		17:17:58	4	0	17
			17:18:11						
						17:22:22			
						17:22:34			
			17:23:23						
			17:23:37						
			17:25:12						
						17:25:59			
17:30:00 PM				1		17:30:16	3	2	19
						17:37:59			
						17:38:24			
			17:43:57						
17:45:00 PM				2		17:47:30	4	2	21
			17:47:48						
						17:52:23			
						17:53:01			
						17:58:32			
			17:58:48						
						17:59:02			
18:00:00 PM				1		18:03:02	5	4	25
						18:05:07			
						18:07:03			
						18:07:29			
						18:07:17			
			18:07:34						

YETHU CITY
Proposed private hostel-like residential development on erf R/163 Tshwane, Gauteng
PARKING DEVIATION MOTIVATION REPORT (PDMR)
February 2025

18:15:00 PM				2	18:21:44	3	1	26
					18:22:10			
			18:23:15					
					18:23:30			
			18:29:12					
18:30:00 PM			18:39:42	2		4	2	28
					18:40:50			
			18:41:43					
					18:42:28			
					18:42:36			
					18:42:59			
18:45:00 PM				2	18:48:05	2	0	28
					18:48:58			
			18:51:48					
			18:52:01					

SN386-Theo's Place

Parking occupancy survey

2025 01 30

			MOVEMENT			
			OUT A ↓		IN - C ↑	
			Car		Car	
TIME						
05:30			05:39:41	3		0
			05:42:48			
			05:44:51			
05:45				0		0
06:00			06:01:45	2		0
			06:14:04			
06:15			06:17:50	3		0
			06:19:44			

IN-OUT	parking bays occupied
START	34
-3	31
0	31
-2	29
-3	26

YETHU CITY
Proposed private hostel-like residential development on erf R/163 Tshwane, Gauteng
PARKING DEVIATION MOTIVATION REPORT (PDMR)
February 2025

			06:20:12						
06:30				2	06:31:12	1		-1	25
			06:32:55						
			06:44:05						
06:45				0	06:55:02	1		1	26
07:00			07:01:45	4		0		-4	22
			07:06:04						
			07:08:08						
			07:12:53						
07:15			07:16:21	6		0		-6	16
			07:17:20						
			07:18:48						
			07:27:28						
			07:28:26						
			07:29:53						
07:30			07:30:42	5		2		-3	13
			07:31:12						
			07:32:36						
					07:33:48				
			07:37:55						
			07:38:24						
					07:41:05				
07:45			07:51:21	2		0		-2	11
			07:57:20						
08:00				3	08:08:37	2		-1	10
			08:09:19						

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YETHU CITY
Proposed private hostel-like residential development on erf R/163 Tshwane, Gauteng
PARKING DEVIATION MOTIVATION REPORT (PDMR)
February 2025

			09:09:36						
					08:13:51				
			08:14:19						
08:15			08:16:53	3		1		-2	8
					08:19:31				
			08:26:20						
			08:28:20						
08:30			08:32:23	4		2		-2	6
					08:34:41				
			08:35:30						
					08:36:33				
			08:37:34						
			08:39:43						
08:45				3	08:48:51	1		-2	4
			08:52:25						
			08:58:08						
09:00			09:00:01	1		0		-1	3
09:15				0	09:16:30	1		1	4
09:30				0	09:35:49	2		2	6
					09:38:41				
09:45				0		0		0	6
10:00			10:01:20	1		0		-1	5
10:15			10:17:19	1		1		0	5
					10:24:23				
10:30				0	10:43:31	1		1	6
10:45				0		0			

YETHU CITY
Proposed private hostel-like residential development on erf R/163 Tshwane, Gauteng
PARKING DEVIATION MOTIVATION REPORT (PDMR)
February 2025

11:00			11:00:46	2	0	-2	4
			11:09:30				
11:15				0	0	0	4
11:30				0	0	0	4
11:45			11:49:43	1	0	-1	3
12:00				0	0	0	3
12:15				0	12:16:20	2	5
					12:17:26		
12:30			12:36:50	1	0	-1	4
12:45				0	0	0	4
13:00:00 PM				1	13:05:45	2	5
					13:09:05		
			13:14:32				
13:15:00 PM				1	13:24:50	2	6
			13:27:44				
					13:29:28		
13:30:00 PM				1	13:32:45	2	7
					13:33:14		
			13:39:39				
13:45:00 PM				0	0	0	7
14:00:00 PM				0	0	0	7
14:15:00 PM				0	14:22:06	1	8
14:30:00 PM				0	0	0	8
14:45:00 PM			14:59:06	1	0	-1	7
15:00:00 PM				0	15:02:05	2	9

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YETHU CITY
Proposed private hostel-like residential development on erf R/163 Tshwane, Gauteng
PARKING DEVIATION MOTIVATION REPORT (PDMR)
February 2025

					15:13:28	
15:15:00 PM				0	15:20:55	1
15:30:00 PM				1	15:39:28	1
			15:42:30			
15:45:00 PM				2	15:48:21	2
					15:49:00	
			15:54:41			
			15:58:40			
16:00:00 PM			16:09:20	1		0
16:15:00 PM				0	16:25:04	1
16:30:00 PM				0	16:31:35	2
					16:42:28	
16:45:00 PM				1	16:53:28	2
					16:54:52	
			16:56:17			
17:00:00 PM			17:06:16	2		4
					17:08:33	
					17:09:22	
					17:11:23	
					17:13:32	
			17:14:29			
17:15:00 PM			17:20:45	2		0
			17:21:50			
17:30:00 PM				3	17:33:40	3
			17:34:33			
			17:35:17			

1	10
0	10
0	10
-1	9
1	10
2	12
1	13
2	15
0	15
-2	13
0	13

YETHU CITY
Proposed private hostel-like residential development on erf R/163 Tshwane, Gauteng
PARKING DEVIATION MOTIVATION REPORT (PDMR)
February 2025

					17:37:36	
					17:38:28	
			17:40:45			
17:45:00 PM				1	17:54:05	5
					17:55:14	
					17:53:03	
					17:57:30	
			17:57:48			
					17:58:56	
18:00:00 PM				0	18:10:38	1
18:15:00 PM				2	18:16:27	3
					18:24:23	
			18:26:28			
18:30:00 PM				1	18:30:43	1
			18:43:50			
18:45:00 PM			18:49:17	1		3
					18:50:00	
					18:52:49	
					19:00:56	

4	17
1	18
1	19
2	21

SN384-Bryanston court

Parking occupancy survey

2025 01 30

		MOVEMENT			
		OUT A ↓		IN - C ↑	
		Car		Car	
TIME					
05:30			0		0
05:45			0		0
06:00			0		0
06:15			0		0
06:30			0		0
06:45			0		0
06:30			0		0
06:45			0		0

IN-OUT	parking bays occupied
START	3
0	3
0	3
0	3
0	3
0	3
0	3
0	3
0	3

YETHU CITY
Proposed private hostel-like residential development on erf R/163 Tshwane, Gauteng
PARKING DEVIATION MOTIVATION REPORT (PDMR)
February 2025

07:00				0	0
07:15				0	0
07:30				0	0
07:45				0	0
08:00		08:07:33		1	0
08:15				0	0
08:30				0	0
08:45				0	0
09:00				0	0
09:15				0	0
09:30				0	09:35:00
09:45				0	0
09:30				0	0
09:45		09:56:03		1	0
10:00				0	0
10:15				0	0
10:30				0	0
10:45				0	0
11:00				0	0
11:15				0	0
11:30				0	0
11:45				0	0
12:00				0	0
12:15				0	0
12:30				0	0
12:45				0	0

0	3
0	3
0	3
0	3
-1	2
0	2
0	2
0	2
0	2
0	2
0	2
1	3
0	3
0	3
-1	2
0	2
0	2
0	2
0	2
0	2
0	2
0	2
0	2
0	2
0	2

YETHU CITY
Proposed private hostel-like residential development on erf R/163 Tshwane, Gauteng
PARKING DEVIATION MOTIVATION REPORT (PDMR)
February 2025

13:00:00 PM				0		0	0	2
13:15:00 PM				0		0	0	2
13:30:00 PM				0		0	0	2
13:45:00 PM				0		0	0	2
14:00:00 PM				0		0	0	2
14:15:00 PM				0		0	0	2
14:30:00 PM				0		0	0	2
14:45:00 PM				0		0	0	2
15:00:00 PM				0		0	0	2
15:15:00 PM				0		0	0	2
15:30:00 PM				0		0	0	2
15:45:00 PM		15:57:12		1		0	-1	1
16:00:00 PM		16:03:48		1		0	-1	0
16:15:00 PM				0		0	0	0
16:30:00 PM				0		0	0	0
16:45:00 PM				0		0	0	0
17:00:00 PM				0		0	0	0
17:15:00 PM				0	17:19:06	1	1	1
17:30:00 PM				0		0	0	1
17:45:00 PM				0		0	0	1
18:00:00 PM				0		0	0	1
18:15:00 PM				0	18:25:21	1	1	2
18:30:00 PM				0		0	0	2



Roads and Transport Department Transportation Planning Division

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PO Box 1409 | Pretoria | 0001
Tel: 012 358 6278
Email: lourenss@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

My ref:	Parking Study- P4(R/163)	Tel:	012 358 2119
Your ref:	MPE0376/PMDR	Fax:	
Contact person:	Tshepo Seshai	Email:	TshepoSes@tshwane.gov.za
Section:	Intelligent Transport Systems & Traffic Engineering		

Moyeni Professional Engineering (Pty)Ltd

53 Phillip Engelbrecht Drive,
Woodhill Office Park
Meyersdal, Building 2, First Floor, Unit 8

E-mail: mpe@moyenigroup.co.za / wajahat@moyenigroup.co.za

20 March 2025

Dear Sir,

PARKING UTILIZATION AND PARKING RELAXATION STUDY IN FAVOR OF THE REMAINDER OF ERF 163 SUNNYSIDE, ITEM 40466.

Your Site Traffic Impact & Access Assessment Report dated February 2025 refers.

A. TRAFFIC IMPACT ASSESSMENT MANAGEMENT SUB-SECTION:

Tshepo Seshai (TshepoSes@tshwane.gov.za, 012 358 2119)

The parking relaxation study is acceptable to this section and therefore approved based on the following conditions:

- All internal road works, provision of sidewalks, and provision of on-site parking as well as any costs associated with the proposed access to the site will all be for the account of the developer.
- The applicant must comply with the access arrangements, parking demand, and road upgrades as it will be agreed upon in further engagements between the Council and the developer.
- All formal Public Transport and Non-Motorised Transport Facilities i.e., taxi lay-bys, taxi ranks, pedestrian walkways etc, must be maintained as approved by the Municipality.

PARKING UTILIZATION AND PARKING RELAXATION STUDY IN FAVOR OF THE REMAINDER OF ERF 163 PRETORIA, ITEM 40466.

CONDITIONS TO BE COMPLIED WITH BEFORE ADOPTION OF RIGHTS.

- None.

SPECIFIC CONDITIONS OF APPROVAL FOR THE ANNEXURE L AND APPROVAL OF SITE DEVELOPMENT AND BUILDING PLANS

1. Land Use Rights

- 1.1. The land use rights must be Business 1 with a maximum FAR of 1.6.

2. Access Aspects

- 2.1. Access must be provided to the satisfaction of the City of Tshwane Metropolitan Municipality as per the Standard Construction Details and Design Standards for Roads and Stormwater Drainage Infrastructure (STD021).
- 2.2. Safe pedestrian access must be provided separately from vehicle access.

3. Conditions for Land Use Applications

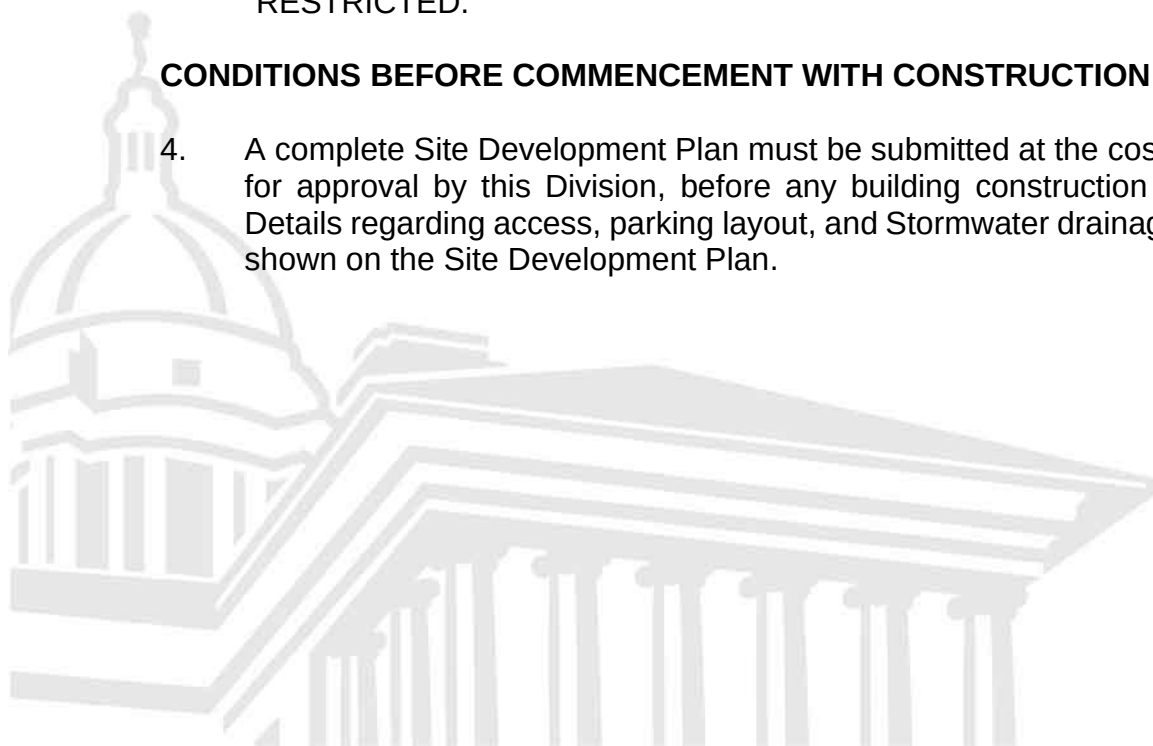
- 3.1. All loading and off-loading activities must occur on-site, and the loading facilities must be provided as per Table H of the City of Tshwane Land Use Scheme 2024 (Adopted 08 May 2024)
- 3.2. On-site parking bays with a permanent dust-free surface must be provided at the following ratios:

Residential / Apartment Buildings	: 0.15 parking spaces per unit.
Retail/Shops	: 0.3 parking spaces per 100m ²

- 3.3. It remains the responsibility of the applicant/landowner to ensure that sufficient 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.

CONDITIONS BEFORE COMMENCEMENT WITH CONSTRUCTION WORKS

4. A complete Site Development Plan must be submitted at the cost of the applicant, for approval by this Division, before any building construction may commence. Details regarding access, parking layout, and Stormwater drainage must be clearly shown on the Site Development Plan.



**PARKING UTILIZATION AND PARKING RELAXATION STUDY IN FAVOR OF THE
REMAINDER OF ERF 163 PRETORIA, ITEM 40466.**

CONDITIONS BEFORE THE ISSUING OF THE OCCUPATION CERTIFICATE

5. A surfaced pedestrian walkway along the frontage of the property boundary must be provided. The sidewalk must be 1.8m wide along the entire length of the property boundary and must be provided at the cost of the applicant as per the Standard Construction Details and Design Standards for Roads and Stormwater Drainage Infrastructure (STD008). A wayleave application must be submitted.

I trust you will find the above in order.


Lourens Swanepoel

For: DIVISIONAL HEAD: TRANSPORTATION PLANNING

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

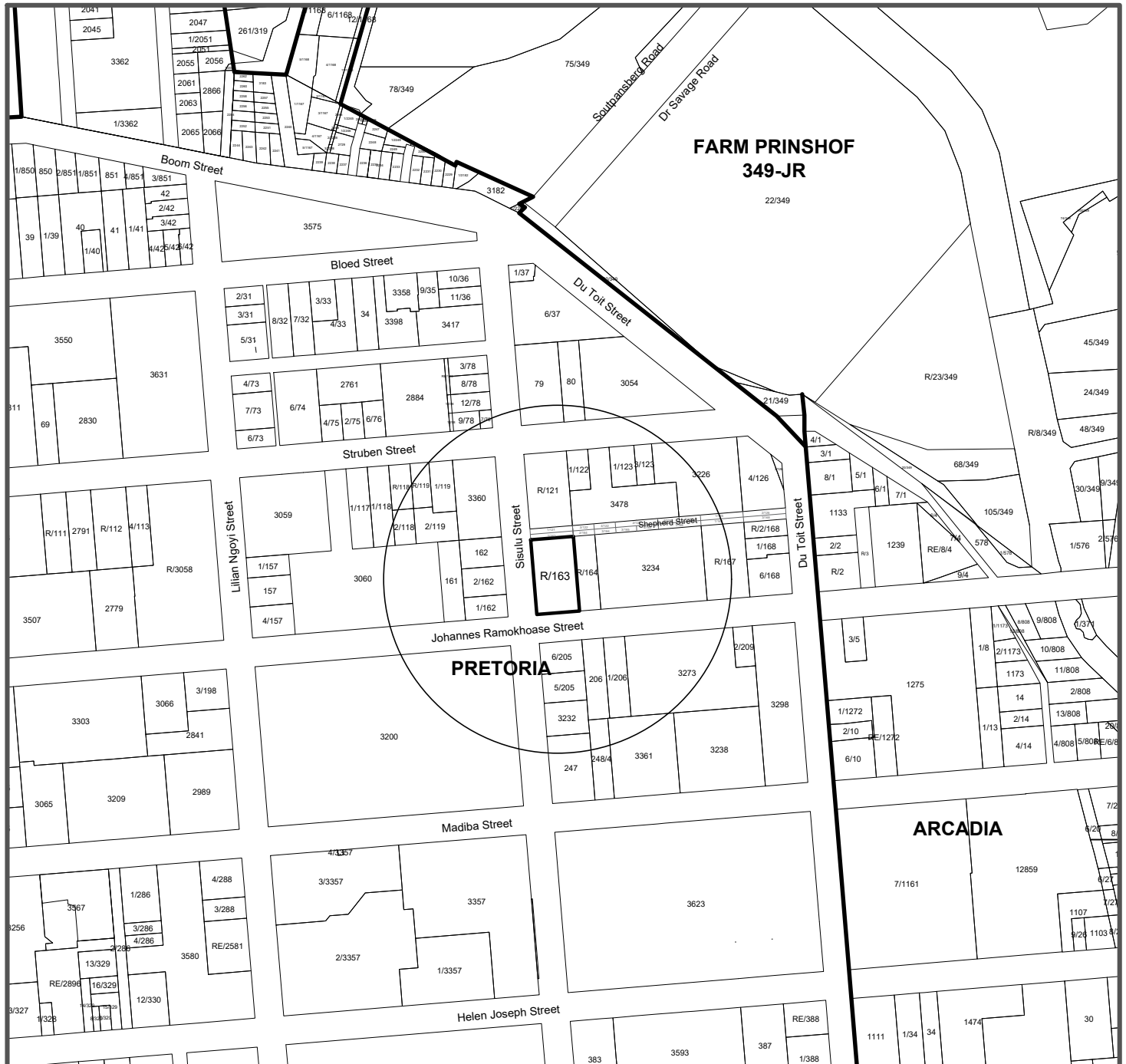


SURROUNDING OWNERS LIST – REMAINING EXTENT OF ERF 163, PRETORIA

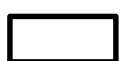
OWNER AND ADDRESS	
PRESMOOI (PTY) LTD C/O MANAGING AGENTS CITY PROPERTY (ERF 3360, PRETORIA) PHILIPPAS@CITYPROP.CO.ZA	
CENTPRET PROPERTIES (PTY) LTD (ERF R/121, PRETORIA) C/O PHILLIPA SPRUYT PHILIPPAS@CITYPROP.CO.ZA	
CITY PROPERTY (PTY) LTD (ERF 3478, PRETORIA) C/O PHILLIPA SPRUYT PHILIPPAS@CITYPROP.CO.ZA	
X-TREME AUDIO CC (ERF R/164, PRETORIA) 362 JOHANNES RAMOKHOASE STREET PRETORIA 0001	
CENTPRET PROPERTIES (PTY) LTD (ERF 206, PRETORIA) C/O PHILLIPA SPRUYT PHILIPPAS@CITYPROP.CO.ZA	
CENTPRET PROPERTIES (PTY) LTD (ERF 6/205, PRETORIA) C/O PHILLIPA SPRUYT PHILIPPAS@CITYPROP.CO.ZA	
CITY OF TSHWANE (ERF 3200, PRETORIA) PO BOX 440 PRETORIA 0001	
CITY OF TSHWANE (ERVEN 1/163 AND 1/164, PRETORIA (SHEPHERD STREET)) PO BOX 440 PRETORIA 0001	
NATIONAL GOVERNMENT OF REPUBLIC OF SOUTH AFRICA C/O DEPARTMENT OF PUBLIC WORKS (ERF 1/162, PRETORIA) PRIVATE BAG X65 PRETORIA 0001	
NATIONAL GOVERNMENT OF REPUBLIC OF SOUTH AFRICA C/O DEPARTMENT OF PUBLIC WORKS (ERF 2/162, PRETORIA) PRIVATE BAG X65 PRETORIA 0001	
NATIONAL GOVERNMENT OF REPUBLIC OF SOUTH AFRICA C/O DEPARTMENT OF PUBLIC WORKS (ERF R/162, PRETORIA) PRIVATE BAG X65 PRETORIA 0001	

LOCALITY PLAN

Remaining Extent of Erf 163, Pretoria



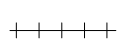
The Site



Township Boundary



Road



Railway



Railway Station



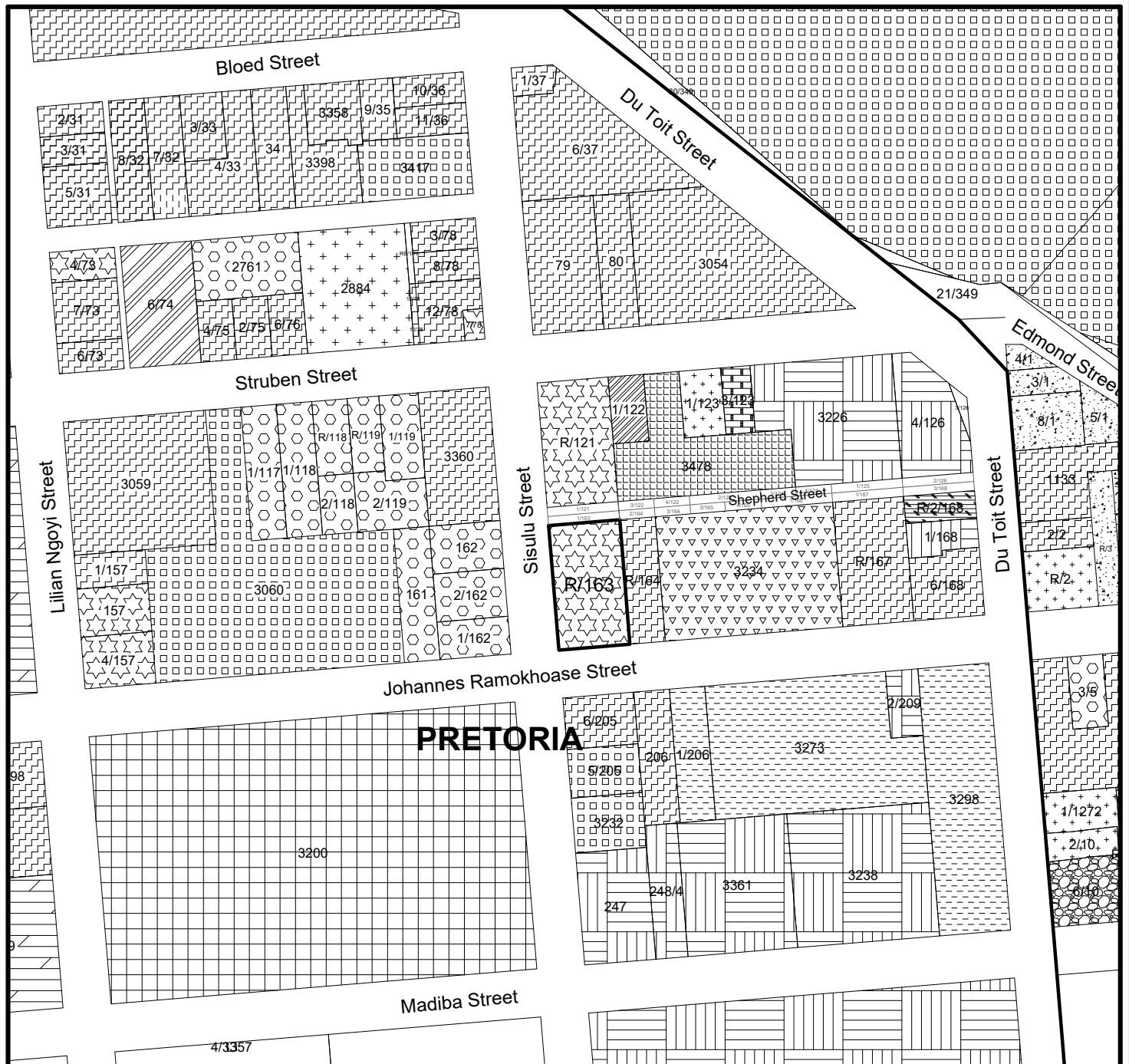
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PO BOX 11437
SILVER LAKES
0054
TEL: (012) 809 2229
THE TOWN PLANNING HUB cc
changing landscapes

LAND USE PLAN

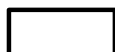
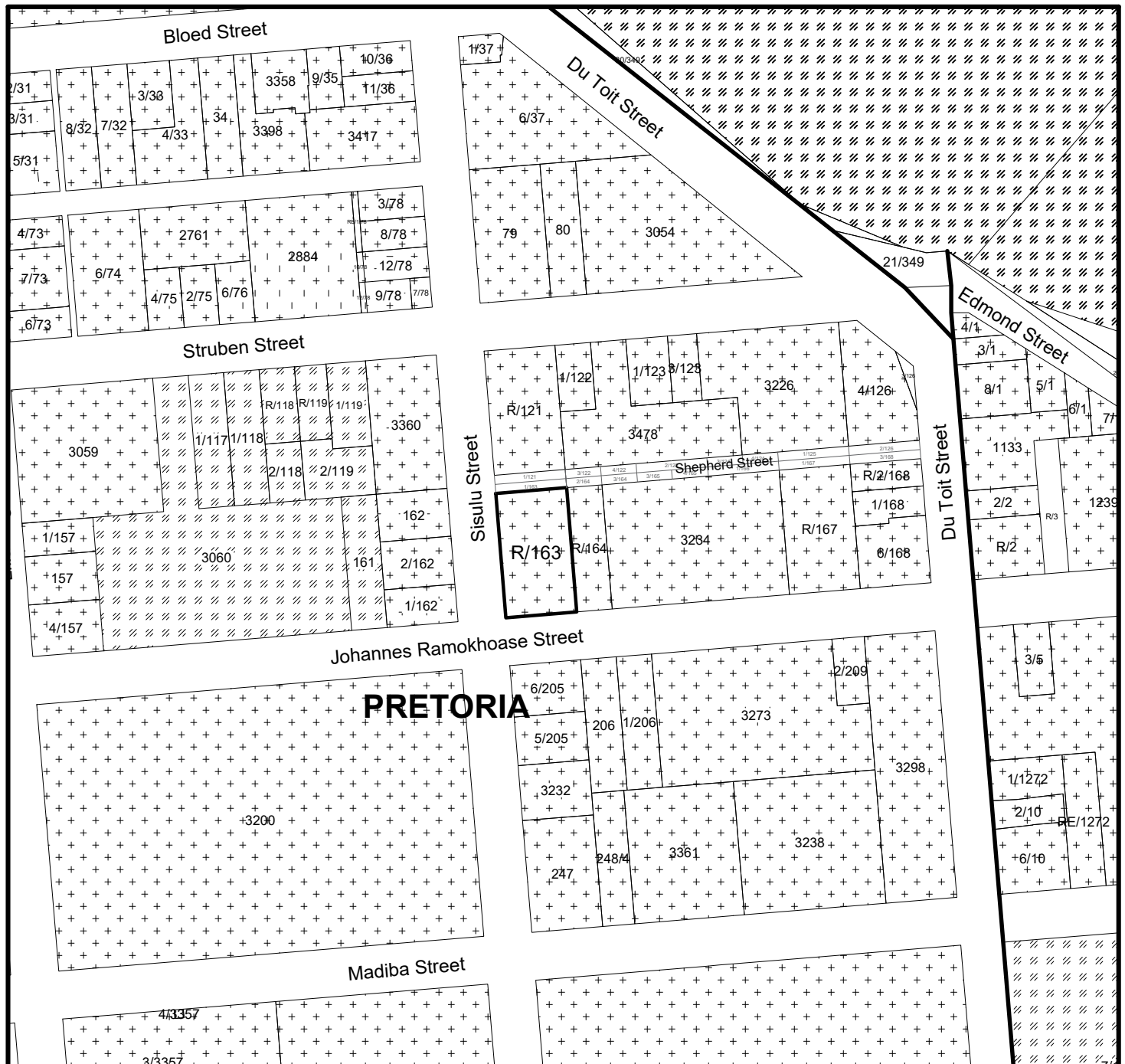
Remaining Extent of Erf 163, Pretoria



	The Site		Taxi Holding Area		Office
	Mixed (Retail & Residential)		Place of Worship (church/mosque)		Mixed (Retail & Office)
	Educational		Block of Flats		Filling Station
	Retail		Mixed (Church & Retail)		Residential
	Parking		Storage/warehouse		Hotel
	Mixed (Casino & Residential)		Municipal Offices		

ZONING PLAN

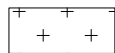
Remaining Extent of Erf 163, Pretoria



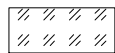
The Site



Existing Streets



Business 1



Educational



Scale 1:3000



THE TOWN PLANNING HUB cc

changing landscapes



Economic Development and Spatial Planning

3rd Floor | Middestad Building | 252 Thabo Sehume Street | Pretoria | 0002

PO Box 440 | Pretoria | 0001

Tel: 012 358 7988

Email: geinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

Generated by: TSHWANE\BerniceS

Date 2025/09/18

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF THE TSHWANE LAND USE SCHEME, 2024 (TLUS)

PROPERTY LIS KEY (GIS KEY): 053600163/R

ZONING KEY: 053600163/R

SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf R/163 PRETORIA (84 SISULU STREET)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Land Use Scheme, 2024 (TLUS).

A. USE ZONE 6: BUSINESS 1

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
In terms of Annexure L	In terms of Annexure L	In terms of Annexure L

B	ANNEXURE L	3155.pdf
C	MINIMUM ERF SIZE	Not Applicable
D	UNITS PER HA	Not Applicable
E	DENSITY	Not Applicable
F	FLOOR AREA RATIO	Annexure L, subject to Clause 25
G	HEIGHT	Height Zone 3, subject to Clause 26
H	COVERAGE	Coverage Zone 4, subject to Clause 27
I	OTHER APPROVALS	Not Applicable
J	BUILDING LINES	Streets: Subject to Annexure L (3155.pdf) Rear and Side: Subject to Annexure L (3155.pdf)
K	SCHEDULE 5	Not Applicable
L	ATTACHED DOCUMENTS	3155.pdf, Schedule 1-P23,24

In case of any discrepancy on the property description of the Zoning Certificate, Annexure L, Other Approvals and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.

Disclaimer:

In the case of any other approval linked to this zoning certificate and numbered in row "I" the validity of this document(s) need to be verified as the rights may have lapsed.

Kind regards

f: GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Bepanning • Lefapha la Tsweletsopele ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawu • Umnyango Wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

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

Document Ref: 053600163/R_20250918_083317928_1

GEBRUIKSONE VIII : ALGEMENE BESIGHEID

Die erwe is onderworpe aan die volgende verdere voorwaarde:

I. Die vloerruimteverhouding moet nie die volgende oorskry nie:

Erf 79, Pretoria	: 1,0
Gedeelte 4 van Erf 126, Pretoria	: 1,6
Restant van Erf 163, Pretoria	: 1,6
Erf 3360. Pretoria	: 0,6

Met dien verstande dat die Stadsraad toestemming mag verleen tot die verhoging van die vloerruimteverhouding onderworpe aan die bepalings van Klousule 18 van die Dorpsbeplanningskema.

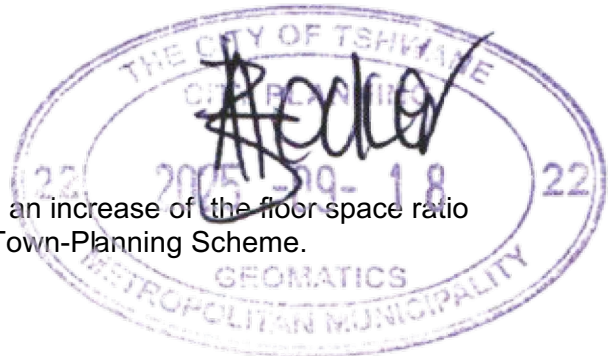
USE ZONE VIII : GENERAL BUSINESS

The erven are subject to the following further condition:

1. The floor space ratio shall not exceed the following:

Erf 79, Pretoria	: 1,0
Portion 4 of Erf 126, Pretoria	: 1,6
Remainder of Erf 163, Pretoria	: 1,6
Erf 3360, Pretoria	: 0,6

Provided that the City Council may consent to an increase of the floor space ratio subject to the provisions of Clause 18 of the Town-Planning Scheme.



Township, Agricultural Holdings or Farms	Er/ Property	Position applicable	Building line(s) in Metres for all storeys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)
	660/3, 660/4, 660/5 and 660/R					
O						
P						
Parktown Estate		Fred Nicholson Street	8			
		All other streets	3,5			
Persequor		Meiring Naude Road	15			
		Quintin Brand Street	6			
Pierre van Ryneveld	389, 392-394, 399, 400, 405, 406, 411, 412, 417, 418, 423, 424, 429, 430, 435, 436, 441, 442, 447, 448, 452-454, 456-470	Eastern boundary or eastern beacon thereof along Road P0170	13	Along eastern boundary		
	472			Along eastern boundary		
Pierre van Ryneveld X1 (see Rietvalleipark)						
Pierre van Ryneveld X2	863-869, 1208	Road N1-21	16	Along north-western boundary		
Pierre van Ryneveld X4	1511-1535, 1547, 1548, 1550-1560, 1771, 1775, 1776	Road N1-22 Other streets	15,74 5	Along Road N1-22		
Pierre van Ryneveld X5	1784-1788, 1790, 1791, 1812	Road P157-1	20	Along Road P157-1		Along Road P157-1
Pierre van Ryneveld X7	1816, 1946, 1949, 1950, 1958-1960, 1965-1967, 1772-1974, 2029-2031, 2059			Along Hertzog Ave		
	1838-1842, 1844-1860	Road N1-21	20	Along Road N1-21		
Pretoria		All streets east of Prince's Park Avenue	See Annexure A Zone A: Nil Zone B: Nil			

TSHWANE LAND USE SCHEME, 2024: SCHEDULE 1

Adopted: 08 May 2024

Comes into operation: 01 July 2024

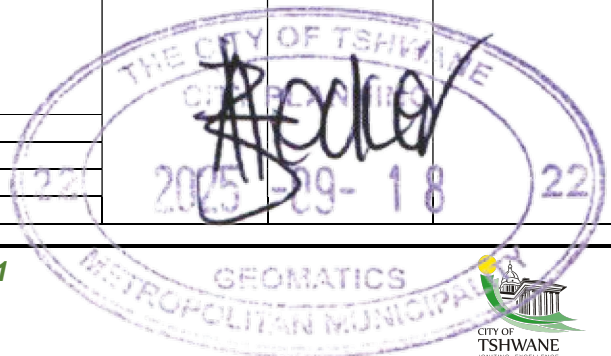


Township, Agricultural Holdings or Farms	Erf/ Property	Position applicable	Building line(s) in Metres for all storeys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)
		Northern side of Soutter Street	8,5			
		Southern side of Soutter Street	3,5			
		Von Wielligh Street	Nil			
		All other streets	3,5			
Pretoria X1		All streets	3,5			
Pretoria X2		WF Nkomo Street; Helen Joseph Street; Stanza Bopape Street; Elias Motsoaledi Street (Church Street)	Nil			
		Buitenkant Street	3,5			
Pretoria Gardens		All streets	6			
Pretoria Gardens X1		Business 2 erven	Nil			
		All other erven	7,5			
Pretoria Gardens X2		Business 2 erven	Nil			
		All other erven	6			
Pretoria Industrial Township		All streets	3,5			
Pretoria North		Business 1 and Business 2 erven: Dwelling-houses	6			
		Business 1 and Business 2 erven: Other uses	4,5			
		All other erven	6			
Pretoria North X1		All streets	6			
Pretoria North X3		Rachel de Beer Street	13			
		All other streets	5			
Pretoria Town and Townlands 346-JR		All streets	3,5			
Pretoria Town and Townlands 351-JR		Steve Biko Street (Beatrix Street)	3,5			
		Border Street	3,5			
		Buitenkant Street	3,5			
		Carl Street	3,5			
		Stanza Bopape Street; Helen Joseph Street; WF Nkomo Street; Elias Motsoaledi Street (Church Street)	3,5			
		Court Street	3,5			
		Dr. Savage Road	3,5			
		Hamilton Street	3,5			
		Industrial Road	3,5			

TSHWANE LAND USE SCHEME, 2024: SCHEDULE 1

Adopted: 08 May 2024

Comes into operation: 01 July 2024



WEAVIND &

WEAVIND

Tel: 346-3098

92

VA 000002325 2019

T 72176/1987

1

Prepared by me,

CONVEYANCER

KLAGSBRUN B.N.



8521512000

BC

84896787

GEKANSELLEER
CANCELLED

REGISTRAR OF DEEDS

29/11/2000

1 530 000,00

306 000,00

23 12 87

20/12	12
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VIR ENDOSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 4

72176/87

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN

THAT BERNHARD NED KLAGSBRUN

appeared before me, Registrar of Deeds for the Transvaal at Pretoria, he, the said Appearer being duly authorised thereto by a Power of Attorney signed at Pretoria on the 22nd October 1987 and granted to him by

TRIUMPH INVESTMENTS (PROPRIETARY) LIMITED

(No. 67/1899)

VIR ENDOSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 11

AND the said Appearer declared that the said

TRIUMPH INVESTMENTS (PROPRIETARY) LIMITED

had truly and legally sold, and that he, the said Appearer in his capacity aforesaid, did by these presents, cede and transfer in full and free property to and on behalf of :

PRINSPROES PROPERTIES (PROPRIETARY) LIMITED

(No. 87/05051/07

- WHITE GROUP -

its Successors in title or Assigns,



REMAINING EXTENT OF ERF 163 PRETORIA TOWNSHIP
Registration Division J.R., Transvaal;

MEASURING 2378 (two thousand three hundred and
seventy eight) Square Metres;

FIRST TRANSFERRED by Deed of Transfer T717/1886
with diagram annexed and held by Deed of Transfer
T22319/1967.

SUBJECT to such conditions as are mentioned or referred to in the
aforesaid Deeds.

WHEREFORE the Appearer renouncing all the right and title which the
said

[Handwritten signatures and initials]

TRIUMPH INVESTMENTS (PROPRIETARY) LIMITED

heretofore had in and to the premises, did in consequence also acknowledge it to be entirely dispossessed of and disentitled to the same and that by virtue of these presents, the said

PRINSPROES PROPERTIES (PROPRIETARY) LIMITED

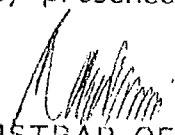
its Successors in title or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights and finally acknowledging the purchase price to be the sum of R2 125 000,00 (two million one hundred and twenty five thousand rand), the date of sale being 10th September 1987.

IN WITNESS WHEREOF, I, the said Registrar together with the Appearer have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at Pretoria on, **23 12 ,87**

In my presence,

g.g.,


REGISTRAR OF DEEDS

4
T72176/1987

B. 85520/91

VERBIND
MORTGAGED

vir
for R. 1 300 000, 00

Akieskantoor
Deeds Office 06 11/91

Registrateur
Registrar

Hierdie verband
rangskole pari
passu met
B 84896/87

BC 85216/2000

GEKANSELLEER
CANCELLED

REGISTRATEUR/REGISTRAR

29/11/2000

VERANDERING VAN NAAM
CHANGE OF NAME

44 61 1973

Kragtens art. 93 (4) Wet 42 van 1987 is die
in terms of sec. 93 (4) Act 42 of 1987 the

naam van die binnegemelde TRANSFEREE
name of the within

verander na PRINSFROES PROPERTIES
has been changed to SHARE BLOCK PROPRIETARY
LIMITED

Applikasie gebore by BC 74889/91
Application filed with

Akieskantoor,
Deeds Office,
Pretoria. 06 11/91

Asst.-Registrateur/Asst. Registrar

85217/2000

BC

GEKANSELLEER
CANCELLED

REGISTRATEUR/REGISTRAR

29/11/2000

89754/92

B.

VERBIND
MORTGAGED

vir
for R. 500 000, 00

Akieskantoor
Deeds Office
PRETORIA

09 09/92

DATUM
DATE

VIR VERDERE ENDOSSEMENTE KYK
FOR FURTHER ENDORSEMENTS SEE

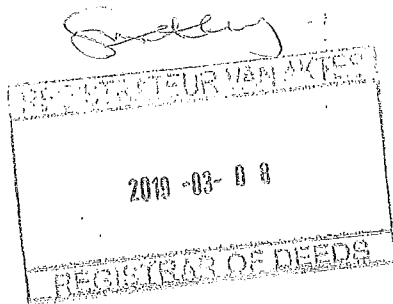
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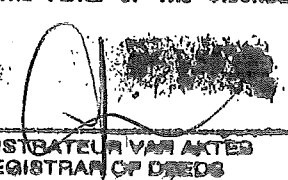
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29/11/2000
Registrateur
Bastard

17864807
18-10-07

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE.....

1



VA	000002325 2019
GESERTIFISEER 'N WARE AFSCRIF VAN DIE REGISTRASIEDUPLIKAAT IN TERME VAN REG- CERTIFIED A TRUE COPY OF THE REGISTRY DUPLICATE IN TERMS OF REGULATION 60 LASIE 60 KRAGTENS WET, 47 VAN 1937, EN IS UITGEREIK OM TE DIEN IN DIE PLEK VAN OF ACT, 47 OF 1937, AND IS ISSUED TO TAKE THE PLACE OF THE ORIGINAL DIE OORSPRONKLIKE	
REGISTRASIEKANTOOR DEEDS REGISTRY PRETORIA	 REGISTRATEUR VAN AKTES REGISTRAR OF DEEDS
DATUM/DATE 2019-03-18	

ANNEXED TO T72176/1987

PAGE 6

VERANDERING VAN NAAM CHANGE OF NAME	
Kragtens art. 93(1) Wet 47 van 1937 is die van/naam In terms of sec. 93(1) Act 47 of 1937 the surname/ van die binnegemelde COMPANY name of the within _____ verander na has been changed to Prinsproes Properties Proprietary Limited REG.NO. 1987/005051/07	
Applikasie belê by Application filed with BC 000028993 *2019	 REGISTRATEUR/REGISTRAR
2019 -04- 25	

Endorsement in terms of section 3 (1) (v) of Act no. 47 Of 1937

The within mentioned company has amalgamated/merged with
CENTPRET PROPRIETARY LIMITED registration number 1994/005008/07
in terms of section 116 of the Companies Act,2008 (Act 11 of 2008),and is now known as
Properties
CENTPRET PROPRIETARY LIMITED registration number 1994/005008/07

000028994 *2019

Application filed with BC _____

2019 -04- 25

Date


Registrar of Deeds

Pretoria

ASSISTANT REGISTRAR VAN NAAM
ASSISTANT REGISTRAR OF NAMES
PRETORIA

PERMISSION

CONDITIONS APPLICABLE TO THE PERMISSION IN TERMS OF CLAUSE 15
OF THE TSHWANE LAND USE SCHEME, 2024, READ WITH CLAUSE 16(3)
OF THE LAND USE MANAGEMENT BY LAW, 2024

CPD XX/XX/XX ITEM NUMBER (XXXXX)
PROPERTY DESCRIPTION: REMAINDER OF ERF 163, PRETORIA

PERMISSION:

This permission is subject to the provisions and development controls of this USE ZONE.

1	Use Zone number	6
2	Use Zone	Business 1
3	Definitions	Clause 5
4	Floor Area Ratio	1.6 (annexure L 3155)
5	Height	Table D, Height Zone 3, subject to Clause 26
6	Coverage	Table E, Coverage Zone 4, subject to Clause 27
7	Parking requirements	Residential / Apartment Building: 0.15 parking spaces per unit Retail / Shops: 0.3 parking spaces per 100m ²
8	Street Building Lines	Clause 9
9	Side Building Line and Rear Building Line	Clause 12, Table A
10	Children's playground	Not applicable
11	Paving of traffic areas	Clause 28(6)
12	Access to the Property	Clause 7(1)
13	Loading and off-loading facilities	Clause 29, Table H
14	Physical Barriers and screen wall	Clause 18(3)

APPROVED

DATE

OFFICIAL USE

Until and unless this block is officially stamped and signed,
the Land Use Rights may not be exercised

PERMISSION

CONDITIONS APPLICABLE TO THE PERMISSION IN TERMS OF CLAUSE 15
OF THE TSHWANE LAND USE SCHEME, 2024, READ WITH CLAUSE 16(3)
OF THE LAND USE MANAGEMENT BY LAW, 2024

CPD XX/XX/XX ITEM NUMBER (XXXXX)
PROPERTY DESCRIPTION: REMAINDER OF ERF 163, PRETORIA

15	Health measures	Clause 18(7)
16	Outdoor advertising	Clause 30(2)
17	Site Development Plan and Landscape Development Plan	Clause 31
18	Geological conditions	Clause 19(2)
19	Open Space	Not applicable
20	General: 1) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Tshwane Land Use Scheme, 2024.	

APPROVED

DATE

OFFICIAL USE

Until and unless this block is officially stamped and signed,
the Land Use Rights may not be exercised

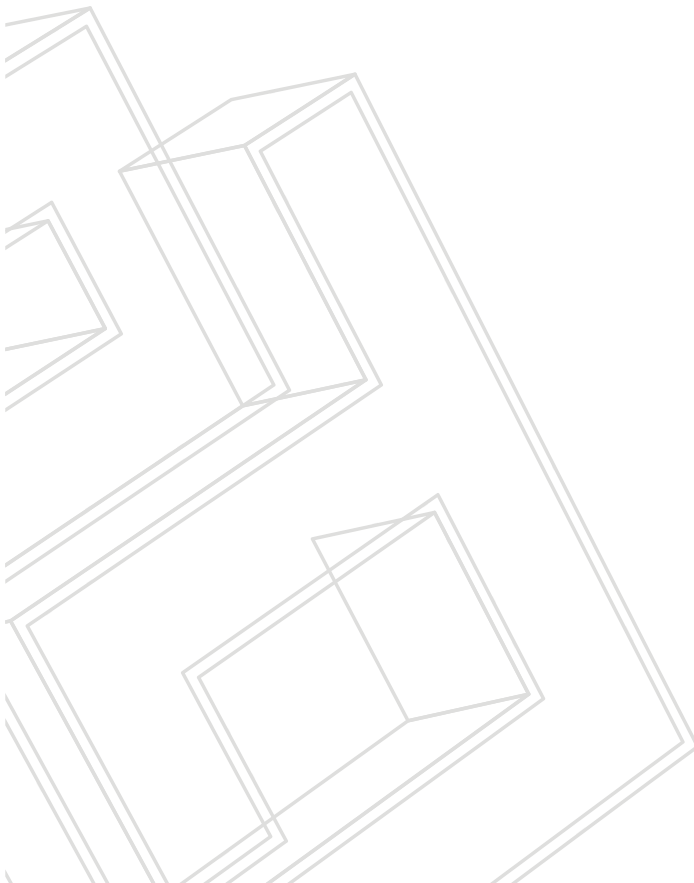
Tel: (012) 809 2229
E-mail: bea@tph.co.za

PO Box 11437
Silver Lakes
0054

Lombardy Corporate Park
Block B / Unit 13
Cole Rd
Shere AH
0084

APPLICATION IN TERMS OF CLAUSE 28(4) OF THE TSHWANE LAND USE SCHEME, 2024, READ WITH SECTION 16(3) OF THE TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024), FOR COUNCIL PERMISSION IN SUPPORT OF A PARKING RELAXATION ON THE REMAINING EXTENT OF ERF 163, PRETORIA

THE PROPERTY IS NOT REGISTERED AS A SECTIONAL SCHEME – REFER TO THE TITLE DEED.



Tel: (012) 809 2229
E-mail: bea@tph.co.za

PO Box 11437
Silver Lakes
0054

Lombardy Corporate Park
Block B / Unit 13
Cole Rd
Shere AH
0084

APPLICATION IN TERMS OF CLAUSE 28(4) OF THE TSHWANE LAND USE SCHEME, 2024, READ WITH SECTION 16(3) OF THE TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024), FOR COUNCIL PERMISSION IN SUPPORT OF A PARKING RELAXATION ON THE REMAINING EXTENT OF ERF 163, PRETORIA

THE PROPERTY IS NO LONGER BONDED BY A FINANCIAL INSTITUTION – REFER TO TITLE DEED.

