

DISCLAIMER:

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.

13 APRIL 2026

YOUR REF.:

OUR REF.: TPH25690

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

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

PO Box 11437
Silver Lakes
0054

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

ONLINE SUBMISSION

APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REZONING OF ERF 535 MENLO PARK

The registered owner of the above-mentioned properties instructed our office to submit an application with your Municipality for the rezoning of same. The intention of the application is to enable the land owner to develop 15 units on the property.

Kindly note that this application must be read simultaneously with the application submitted for the removal of restrictive Title Conditions.

Attached for your attention is the following:

1. A copy of this letter addressed to the Strategic Executive: City Planning and Development.
2. A copy of payment for the rezoning application to the amount of R10 600-00 being the application fees, PLUS R3 150-00 promulgation fees.
3. A copy of the application forms COT F/1, COT F/2 and the COT F/10 checklist.
4. A copy of the Power of Attorneys.
5. A copy of the Motivational Memorandum.
6. A copy of the draft Annexure T.
7. A copy of the draft Amendment Scheme Map.
8. A copy of the Locality Plan, Zoning and Land Use Plans.
9. A copy of the proposed Site Plan.
10. A copy of the registered Title Deed.
11. A copy of the Zoning Certificate.
12. A copy of the list of surrounding property owners.

We trust you find this in order.

Kind regards,



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



Customer Care: 0860 123 000
Website: www.standardbank.co.za

The 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 (A)

Account number

*****8263

Bank

ABSA BANK

Branch

ALL BRANCHES

Beneficiary reference

LU63041600535REZ

Your reference

535 MENLO PA

Payment date

Tue Apr 14 2026 09:16:45 GMT+0200 (South Africa Standard Time)

Amount

R 13 750.00

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	MENLO PARK		
Erf/Plot/Farm No.	353	Portion (e.g. /R/1)	N/A
Ward	82		
Street name	NINETEENTH STREET		
Street number	42	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 10TH DAY OF APRIL 2026, in my capacity as TOWN PLANNER / APPLICANT

FULL NAME: BEATRIX ELIZABETH FLETCHER
(For physical submission if not as part of the electronic submission)

SIGNATURE

A handwritten signature in black ink, appearing to read 'BEATRIX FLETCHER', written over a dotted line.

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	<input type="checkbox"/>	Legal Entity / Other	<input checked="" type="checkbox"/>
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 <input type="checkbox"/>	In community of property	<input type="checkbox"/>
	Out of community of property		<input type="checkbox"/>
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 <input type="checkbox"/>	Physical Address (Home)	<input type="checkbox"/>
	Private Bag <input type="checkbox"/>	Physical Address (Work)	<input type="checkbox"/>
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			
Work Phone	012 809 2229		
Home fax			
Work fax			
Preferred method of communication – please indicate	EMAIL		

OWNER DETAILS			
Please indicate the type of applicant :			
Individual	<input type="checkbox"/>	Legal Entity / Other	<input checked="" type="checkbox"/>
Owner Details : Individual			
Title			
Initials			
First name			
Surname			
Preferred name			
ID Number			
Marital status	Single/not married <input type="checkbox"/> In community of property <input type="checkbox"/> Out of community of property <input type="checkbox"/>		
Owner Details: Legal Entity/other			
Name	CDT HOMES (PTY) LTD		
Registration number	2001/006224/07		
Representative name	CHARLES DU TOIT		
Physical Address of the Owner			
Physical Address (Work)			
Address Line 1 (street no)	130B		
Address Line 2 (street name)	DRAKENSBERG ROAD		
Township	WATERKLOOF	Postal Code	0081
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 Owner			
Postal Type	PO Box <input type="checkbox"/> Private Bag <input type="checkbox"/>	Physical Address (Home) <input type="checkbox"/> Physical Address (Work) <input type="checkbox"/>	
Postal Number	PO BOX 41428		
Township	GARSTFONTEIN-EAST	Postal Code	0060
City	PRETORIA		
Communication Details of the Owner			
E-Mail Address	charles@cdt-homes.co.za		
Cell Phone	0833023932		
Home Phone			
Work Phone			
Preferred method of communication – please indicate	E-Mail		

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: 13 APRIL 2026

COT: F/2

APPLICATION FORM FOR A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND AS REQUIRED IN TERMS OF SCHEDULE 3 TO THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024)

PROPERTY INFORMATION

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

Township / Agricultural Holding / Farm	MENLO PARK		
Erf / Plot / Farm No	535	Portion (e.g. /R/1)	
Ward	82		
Street name	NINETEENTH STREET		
Street number	42	Planning Region	3

REZONING DETAILS

Town-planning or Land Use Scheme	TSHWANE LAND USE SCHEME, 2024		
Present Zoning	"RESIDENTIAL 1"		
Property Size (m ²)	2230m ²		
Present Height (Scheme)	2 STOREYS		
Present Density (Scheme)	MIN ERF SIZE 1000sqm		
Present Coverage (Scheme)	50%		
Present Floor Area Ratio (FAR)	NOT APPLICABLE		
Present Annexure No	NOT APPLICABLE		
Present Amendment Scheme No	NOT APPLICABLE		
Present Land Value			
Bond (Yes/No)	NO		
If yes specify Bond Account No			
Bondholder's Name			
Existing Development	DWELLING HOUSE		
Title Deed/ Notarial Deed No	T16735/2026		
Restrictive Title Deed Condition paragraph No	YES – APPLICATION SUBMITTED		
Proposed Use Zone	"RESIDENTIAL 3"		
Proposed Primary Right	DWELLING UNITS		
Proposed number of units	15 DWELLING UNITS		
Proposed density	70 DU/HA		
Proposed Density (m ² /units per ha)	-		
Proposed Height (m/storey)	10m / 2 STOREYS		
Proposed coverage (%)	60%		
Proposed Floor Area Ratio (FAR)	0.90		
Estimate project value			
Applicant responsible to request comments from external departments/institutions?	Yes	No	N/a

REQUIRED DOCUMENTS

Receipt of proof of payment of application fees	X	Covering Letter	X	Application Form COT: F/1	X
Power of Attorney	X	Company/Close Corporation/Trust resolution	-	Proof of Members of Company /Close Corporation/Trust	-
Proof of Marital Status of the Owner	X	Bondholders Consent	-	Motivating Memorandum	X
EIA executive Summary if relevant	-	Draft annexure	X	Draft amendment scheme map	X
Locality Plan	X	Land Use Plan	X	Zoning Plan	X
Site Plan	X	Registered Title Deed and/or notarial deed	X	Zoning Certificate	X
List of adjoining owners	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: 13 APRIL 2026

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

RECEIVED FROM: **THE TOWN PLANNING HUB CC**

PROPERTY DESCRIPTION: **ERF 535 MENLO PARK**

Checklist: to be completed by the Applicant				Checklist: for Official Use only		
YES	NO	ANNEXURE OR PAGE REFERENCE	DOCUMENT ATTACHED	YES	NO	NA
X			Receipt of payment of the application fees (x 1 copy)			
X			Covering letter (x 1 copy)			
X			Completed Application form of the relevant application (COT :F/2, X 1 copy)			
X			Power of Attorney* (x 1 copy)			
X			Company/ Close corporation/Trust resolution* (x 1 copy)			
X			Proof of Members of Company/Close Corporation/Trust* (x 1 copy)			
X			In the instant of the owner being a company: CM 29 form (x 1 copy)			
	X	N/A	In the instant of a close corporation: CK 1 or 2 forms* (x 1 copy)			
	X	N/A	In the instant of a Trust: Letter of appointment of the Trustees *(x 1 copy)			
	X		Proof of marriage out / in community of property*(x 1 copy)			
	X	N/A	Bondholder's consent (x 1 copy)			
X			Motivational Memorandum (x 1 copy)			
X			List of adjoining owners (x 1 copy)			
X			Draft annexure (x 1 copy)			
X			Draft amendment scheme map (x 1 copy)			
			Statement of conditions			
X			Locality Plan (x 1 copy)			
X			Land Use Plan (x 1 copy)			
X			Zoning Plan (x 1 copy)			
X			Site Plan (x 1 copy)			
			Township Layout Plan			
X			Zoning Certificate (x 1 copy)			
X			Registered Title Deed and/or Notarial Deed (x 1 copy)			
			Township Name Reservation Letter			
			Conveyancer's Certificate			
			Land Surveyor Certificate			
			Proposed design / layout Plan			
			Proposed Subdivision Plan			
			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
			Proposed simultaneous Subdivision and Consolidation Plan			
	X	N/A	Environmental Impact Assessment executive summary * (x 1 copy)			
			Geo-technical Report (including geology)			
			Transport Impact Report			
			Retail Study			
			Architectural drawings / draft Site Development Plans and Landscape Framework Plans			
			Noise Impact assessment			
			List of conditions to be removed, amended or suspended in the Title Deed			
			Application to the Department Minerals and Energy or compliance with section 54 of Act 28 of 2002			
			Approved conditions of Establishment			
			Proof of compliance with section 16(5)(b)(iv) of this By-law			
			Amended Township Layout Plan			
			Amended conditions of establishment			
			Amended draft annexure			
			Amended draft amendment scheme map			
X			Form COT: F/1 (x 1 copy)			
			Form COT: F/5			
X			Form COT: F/10 (x 1 copy)			

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: 13 APRIL 2026

NOTE: the fields marked with an * must be completed if it applies to the application. If these fields are not completed and documents attached that the application will be regarded as incomplete. The fields that have been hatched do not have to be completed for this particular type of land application.

FOR OFFICIAL USE ONLY

Application received by:			
Date received			
Correct application fee paid	Yes	No	Amount

SPECIAL POWER OF ATTORNEY

I, the undersigned,

CHARLES LE ROUX DU TOIT with ID nr: 700707 504 0087

duly authorised by a resolution of the Board of Directors of **CDT HOMES (PTY) LTD** (Registration Nr. 2001/006224/07) do hereby nominate, constitute and appoint **BE FLETCHER** (ID nr: 7505090058083) of the firm **THE TOWN PLANNING HUB CC** (Registration nr: 1999/010392/23) and/or any employee of the Close Corporation with power of substitution, to be my lawful Agent in my name, place and stead, for rezoning and/or removal of restrictive conditions of title and/or appeal in respect of the under-mentioned properties:

ERF 535, MENLO PARK

and to take all such steps, do all such acts, sign all such documents and appoint or involve all such persons as may be requisite or necessary in order to give effect to the powers hereby granted and, for effecting the aforesaid purposes, to do or cause to be done whatsoever shall be requisite, as fully and effectually, as I might or could do if personally present and acting herein - hereby ratifying, allowing and confirming all and whatsoever the said Agent shall lawfully do, or cause to be done.

The intention of the application is to apply for an increase in density, with a maximum of 15 dwelling units.

Signed at Pretoria on this 27 day of March, 2026, in the presence of the undersigned witnesses.


.....

.....


.....
CHARLES LE ROUX DU TOIT

RESOLUTION OF THE BOARD OF DIRECTORS OF CDT HOMES (PTY) LTD
(Registration Nr. 2001/006224/07) HELD AT Pretoria ON THE 27
DAY OF March 2026

Decide:

That the lawful agent of the Company applies to the competent authority for rezoning and/or removal of restrictive conditions of title and/or appeal in respect of the under-mentioned properties:

ERF 535, MENLO PARK

AND THAT:


CHARLES LE ROUX DU TOIT (WITH ID NR. 700707 504 0087)

being duly authorised thereto under and by virtue of a resolution of the Board of Directors of the Company to draft and sign all such documents, and in general to do all to execute this resolution.

The intention of the application is to apply for an increase in density, with a maximum of 15 dwelling units.

CERTIFIED A TRUE COPY:

.....
CHARLES LE ROUX DU TOIT





COMPANIES AND INTELLECTUAL
PROPERTY REGISTRATION OFFICE

a member of the dti group

Date: 04/02/2009

Our Reference: 46413132

INTEGRATED SECRETARIAL SERVICES CC
E-mail: SECY@LSGINTEGRATED.CO.ZA
To be collected: MLSECS

RE: Amendment to Company Information
Company Number: 2001/006224/07
Company Name: CDT HOMES

We have received a CM29 (Contents of register of directors, auditors and officers) from you dated 04/02/2009.
The CM29 was accepted and placed on file.

The following change was effected:

Surname=DU TOIT
Full ForeNames=CHARLES LE ROUX
Id No=7007075040087
Status :ACTIVENature of Change=NO CHANGE

The following change was effected:

Surname=SWARTZ
Full ForeNames=DANIELLE
Id No=8312300020089
Status :RESIGNEDNature of Change=RESIGNATION

Yours truly

Registrar of Companies

Please Note:

The attached certificate can be validated on the CIPRO web site at www.cipro.co.za.
The contents of the attached certificate was electronically transmitted to the South African Revenue Services.



COMPANIES AND INTELLECTUAL PROPERTY REGISTRATION OFFICE:

Registrar of Companies & Close Corporations

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.

Call Centre Tel 086 184 3384, Website www.cipro.co.za, WAP www.cipro.co.za/mobile

Certificate issued by the Registrar of Companies & Close Corporations on Wednesday, February 04, 2009 11:09
Certificate of Confirmation



COMPANIES AND INTELLECTUAL
PROPERTY REGISTRATION OFFICE

a member of the dti group

Registration Number **2001 / 006224 / 07**
 Enterprise Name **CDT HOMES**
 Enterprise Shortened Name **None provided.**
 Enterprise Translated Name **None provided.**
 Registration Date **19/03/2001**
 Business Start Date **19/03/2001**
 Enterprise Type **Private Company**
 Enterprise Status **In Business**
 Financial Year End **June**
 Tax Number **9074241143**
 Main Business/Main Object

Postal Address **P O BOX 41428
GARSFONTEIN-EAST
0060**

Address of Registered Office **LANDMARK LODGE PROTEA HOTEL
97 STERLING STR
SAMRAND OFFICE PARK
CENTURION
0157**

Auditors

Name **MALHERBE LOURENS INC**
 Postal Address **P O BOX 457
RIVONIA
2128**

Active Directors / Officers

Surname and first names	ID number or date of birth	Director type	Appoint-ment date	Addresses
MALHERBE LOURENS SECRETARIAL SERVICES CC,		Secretary (Companies and CC's)	03/07/2006	Postal: P O BOX 457, RIVONIA, 2128
DU TOIT, CHARLES LE ROUX	B2003073982 7007075040087	Director	01/10/2001	Residential: Postal: P O BOX 41428, GARSFONTEIN-EAST, 0060 Residential: 14 THORNWOOD CLOSE, MORELETA PARK EXT 63, 0044



COMPANIES AND INTELLECTUAL PROPERTY REGISTRATION OFFICE:

Registrar of Companies & Close Corporations

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.

Call Centre Tel 086 184 3384, Website www.cipro.co.za, WAP www.cipro.co.za/mobile

MOTIVATION IN SUPPORT OF AN APPLICATION SUBMITTED IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) FOR THE REZONING OF -

ERF 535 MENLO PARK

PREPARED FOR: CDT HOMES (PTY) LTD

BY: THE TOWN PLANNING HUB CC

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

PO Box 11437
Silver Lakes
0054

Lombardy Corporate Park
Block B, Unit 13
Cole Road, Shere
0084



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MOTIVATION IN SUPPORT OF AN APPLICATION SUBMITTED IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) FOR THE REZONING OF ERF 535 MENLO PARK

1. THE APPLICATION

Application is made in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 (Amended 2024) for the rezoning of **ERF 535 MENLO PARK** from “Residential 1” to “Residential 3” with a density of 70 units per hectare.

The aim of the application is to develop 15 units on the property.

Note, this application must be read simultaneously with the application for the removal of restrictive Title Conditions.

2. GENERAL INFORMATION

2.1 Local Authority

City of Tshwane Metropolitan Municipality.

2.2 Property Description

Erf 535 Menlo Park.

2.3 Registered Owner

The property is registered in the name of CDT Homes (Pty)Ltd.

2.4 Property Size

The property is 2230m² in extent.

2.5 Locality

The application site is situated at 42 Nineteenth Street, between Hazelwood Drive and Justice Mohamed Street.



2.6 Existing Zoning

The property is zoned “Residential 1”.

2.7 Existing Land Use

There is a house on the property.

2.8 Deed of Transfer

The property is registered in Deed of Transfer nr T16735/2026.

2.9 Bond

The property is not bonded.

3. MOTIVATION

3.1 Background

The owner of the property decided to redevelop the property to its full potential. The owner approached a professional architect to determine the best layout and density on the application site, which proposed site plan will be discussed further under Section 4 and is attached to the application.

From there this application.

3.2 Immediate area / surroundings

The application site is surrounded by residential development. Most of the surrounding properties have been converted to higher densities, but the area remains residential in nature.

Kindly refer to the land use plan attached.

3.3 Need and Desirability

“Design plays an important part in how successful development of a specific density will be. The arrangement, location, views, and sequence of a well-designed medium-density development can enable it to function better than a poorly designed low-density development.” (Site Planning for Cluster Housing; Page 292)

The proposed development has been designed by a professional architect. The 15 units have been placed in such a way as to compliment the surrounding character. The privacy of the neighbours has been taken into account. Guidelines from Municipalities policy were followed where an active frontage, windows and balconies are provided where possible that look onto the open space provided.

The need and desirability of the application will be measured against the following policy documentation.

- Spatial Planning and Land Use Management Act, Act 16 of 2013
- Gauteng Spatial Development Framework, 2030
- Tshwane Integrated Development Plan, 2017/21
- City of Tshwane Metropolitan Spatial Development Framework, 2012
- Regional Spatial Development Framework 2018: Region 3

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

The recent introduction of the SPLUMA requires for all land development applications to comply and be motivated in accordance with same.

This application complies with the objectives and development principles of SPLUMA which will be elaborated on further below.

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 for the rezoning of the application site for higher density residential development. It will thus 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 inclusionary housing.

(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, will support the functioning of land markets in the area and the owner intends to pay the required contribution amounts for services infrastructure upgrades. The application does not result in urban sprawl and will result in a more 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 finalise the application timeously and construction of the dwelling units as soon as possible.

(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 Regional Spatial Development Frameworks available to applicants allow for the change in land use and densities 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 complies with the above principle; the development is in line with the density provided for in the Regional Spatial Development Framework, as will be discussed under point 3.3.5. All the required internal departments will have the opportunity to provide comments on the application.

Section 42

42.(1) In considering and deciding an application a Municipal Planning Tribunal must-

- (c) (i) the public interest;**
- (ii) the constitutional and transformation imperatives and the related duties of the State;**
- (iii) the facts and circumstances relevant to the application;**
- (iv) the respective rights and obligations of all those affected;**
- (v) the state and impact of engineering services, social infrastructure and open space requirements; and**
- (vi) the effect of the land development application on the environment.**

- **Public interest:**

The public interest will be addressed as housing will be provided in a sought-after area within the City of Tshwane. The need for residential housing in close proximity to work opportunities will be provided. The required advertising procedures will be adhered to, should any person be aggrieved by the application they will be able to lodge comments thereon.

- **Constitutional and transformation imperatives and the related duties of the State:**

The application has no bearing on the State.

- **Facts and circumstances relevant to the application:**

The application is located in an established residential area and will be in line with the future spatial planning of the city.

- **Respective rights and obligation of all those affected:**

The application will be duly advertised, and anyone aggrieved by the application will be allowed the opportunity to give their input.

- State and impact of engineering services, social infrastructure and open space requirements:
The engineering services will not be negatively affected. The existing services infrastructure is already in place, the additional capacity will be determined by the services departments and will require the payment of bulk contribution fees, which the owner intends to pay or do services infrastructure upgrades in order to positively contribute to the city infrastructure. The existing services will thus be optimised. If needed services will be upgraded.
- The effect of the land development application on the environment:
This point can be seen as omissible as the application site is situated within a built-up area and no sensitive environmental areas will be affected.

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 discussion and input from the affected parties in terms of development controls and design of the buildings.

The application site will consist of 15 new modern units that complies with all health and safety requirements. The market value of the property as well as the surrounding properties will increase due to private investment in the area, supported by the local authority.

3.3.2 Gauteng Spatial Development Framework, 2030 (GSDF)

The Gauteng Spatial Development Framework, 2030 has been adopted and is a development tool that proposed to align development, not only within the City of Tshwane but across the Province.

“The Gauteng Spatial Development Framework (GSDF) 2011 was the first attempt at an integrated, coherent vision of settlement form, transportation and economic development for the province. However, it was not implemented as intended, resulting in a slow pace of spatial, economic and social transformation in the province. In 2015, the Gauteng Provincial Government decided to review the GSDF 2011, a decision that was also prompted by the Spatial Planning and Land Use Management Act (SPLUMA) (Act 16 of 2013), which came into force on 1 July 2015. This resulted in the GSDF 2030, which seeks to (i) direct, guide, focus and (ii) align, coordinate and harmonise all development spending in the province, to ensure rapid, sustainable and inclusive provincial economic growth and township

redevelopment, therefore enabling decisive spatial transformation.” Page viii, GSDF 2030

“The Spatial Development Vision

The Gauteng of 2030 is an integrated, connected space that provides for the needs of all who are born in or drawn to the province. Economic growth is spread widely, beyond the core areas, to nodes and multi-modal activity corridors. These nodes and corridors provide safe, high-intensity and high-density mixed land-use settlements, where the young and old are able to walk, cycle and relax in public spaces. A range of public transport modes ensures affordable, province-wide interconnectedness and access to the full spectrum of economic, cultural and educational opportunities, placing the province on a far more sustainable growth trajectory. ...” Page ix, GSDF 2030

In order to make the above spatial vision a reality, various spatial development principles were identified of which one is that of ‘concentration’ and the subsequent need to increase economic development / potential in the city.

“To realise the spatial development vision, all developments in the province need to adhere to six spatial development principles: (i) liveability, (ii) concentration, (iii) connectivity, (iv) conservation, (v) diversity, and (vi) viability.” Page ix, GSDF 2030

This application supports the vision by conforming to the development principles, ie:

- Liveability:** The proposed development is creating opportunities for people to be part of a well-established residential area.
- Concentration:** The development will result in a higher concentration of people in the area.
- Connectivity:** The development will provide additional housing typologies that are in close proximity to education, social and work opportunities - thus connecting the city.
- Conservation:** The site is not home to any endangered fauna or flora species. The site can be considered to be not sensitive.
- Diversity:** The area in itself is diverse in characteristic; the development will be supporting a variety of income groups to access the opportunities.
- Viability:** The development will be supporting the surrounding nodes thereby stimulating the economic growth of the city.

In short it can be concluded that the Gauteng Spatial Development Framework of 2030 has very strong views on the densification of the cities located in the province, where these developments' intention should be to create a more sustainable and integrated Gauteng City Region.

The application site conforms to the vision and principles set out in the policy document. Not only will the Municipality not have to provide additional services and infrastructure due to independent investment in the area, but the application is also address the increasing dire residential need.

The limitation of urban sprawl is not only a provincial problem, but also applies specifically to Local Municipalities. Their actions and decisions directly affect the form and shape of cities in terms of its sustainability and liveability.

The application is in line with the views and proposal of the policy document, the compliance motivated with the Regionalized Municipal Spatial Development Framework under 3.3.5 is however more applicable and site specific to this type of application.

3.3.3 Tshwane Integrated Development Plan, 2017/21

The vision for the City of Tshwane has been relooked and adapted over recent years –

“A prosperous capital city through fairness, freedom and opportunity.

Strategy implementation towards achieving the new vision for 2030 is anchored around service delivery excellence and innovation; growing the economy and creating jobs; promoting a safe and healthy city; promoting social cohesion, inclusion and diversity; and fostering participation, collaboration and diversity.” Page 4, IDP 2017/21

Through the approval of this application, the City of Tshwane will be implementing its objectives in terms of providing integrated and sustainable developments, vibrant communities that are safer due to densification and **compaction of the urban form**.

In order to achieve the above, certain strategic pillars are set in place for guidance. Of specific relevance is Pillar 2 and its' subsequent priority/ies;

“Priority 8: Building integrated communities.

All residents should feel confident and of equal importance when engaging with the City and the broader local community.

Thus the City is striving to create integrated communities where people of all walks of life can live and work together.

The City will achieve this by:

Action 1: Creating spaces and housing opportunities that bring people together.

- *Ensuring that urban planning and zoning densify and better integrate Tshwane as well as providing adequate public spaces;*
- *Encouraging and facilitating mixed-use and mixed-income housing developments; ...” Page 41, IDP 2017/21*

This application adheres to the above as it is specifically for the increase in allowable residential density on the property.

This development will also enhance growth of the City of Tshwane’s economy:

- Job opportunities will be created during the planning, construction and management phases of the proposed development;
- The development will cause an influx of people to become more economically active, which will boost the City of Tshwane’s economy;
- The site will be utilised more efficiently and economically; and
- The provision of a mix of housing typologies that can accommodate a larger number of citizens on the premises.

In addition to the above, the higher density will make the social services more sustainable, makes ecological sense, creates integrated communities that are self-reliant and supports **good spatial design** through the provision of additional housing.

In terms of the IDP 2017/21, there is no reason why the provision of a higher density residential development should not be supported. The intention of the property owners and eventual construction of the units is in line with the objectives of the city as stated in the policy document.

3.3.4 City of Tshwane Metropolitan Spatial Development Framework, 2012

”Spatial Vision

A Spatially Efficient Capital City that is Sustainable, Competitive and Resilient:

Sustainability: Optimising the use of land through densification, infill and consolidation, resulting in a city with spatially integrated equal opportunities, correcting spatial imbalances, creating sustainable settlements and advancing social equity. “ Page 45, MSDF 2012

The spatial directive above will be achieved by this development through the locality of the development.

“It is imperative that available infrastructure within the nodes are used optimally. This requires densification and intensification of land uses through compaction and infill developments.” Page 58, MSDF 2012

“Densification goes hand-in-hand with this approach to intensification and is also structured around the Metropolitan Activity Areas, Corridors and Activity Spines. The purpose of such higher density residential development is to provide residential opportunities in environments that are high-intensity, mixed use, pedestrian friendly and supported by public transport where a number of economic and social opportunities are available within a relatively compact geographical area.” Page 60, MSDF 2012

This application fully complies with the above directives of the MSDF as the application will result in a more **compact urban form** through densification of land that is located close to existing services infrastructure that will be optimally used, social amenities such as schools, business and entertainment areas.

3.3.5 Regionalized Municipal Spatial Development Framework, 2025: Region 3 (RSDF)

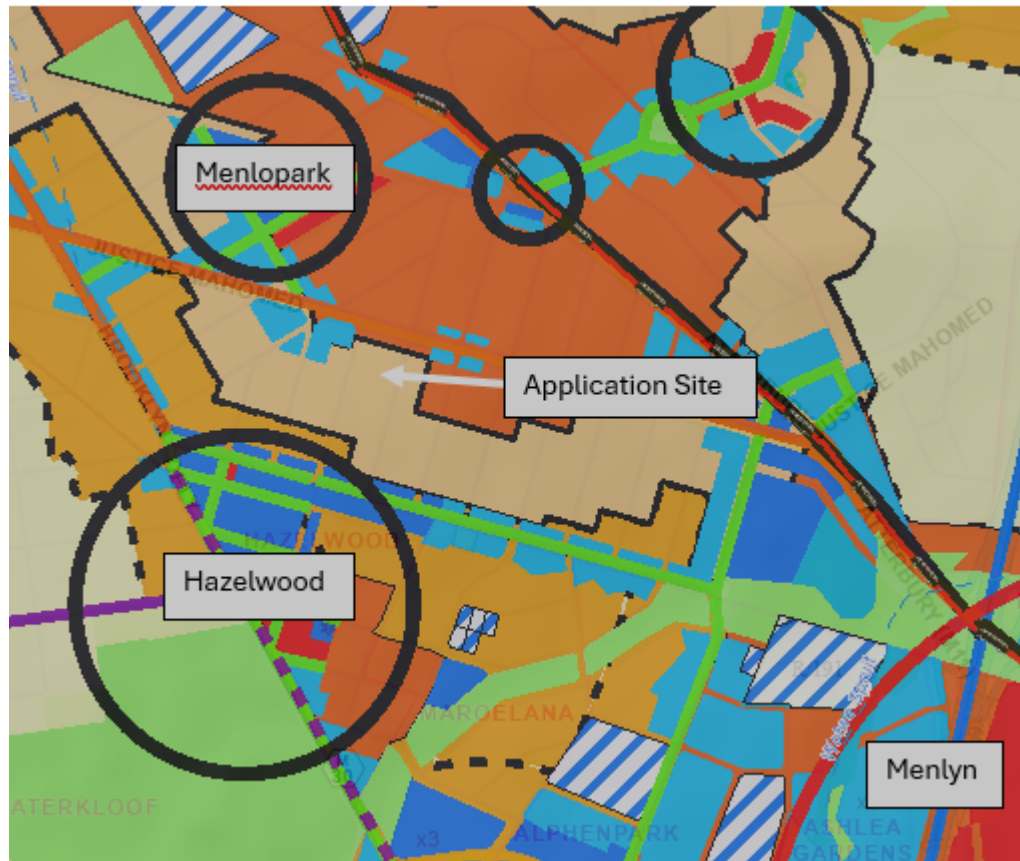
According to the RSDF the property falls within a Transit Promotion Zone where a density up to 120 units per hectare can be supported. This application is however only applying for a density of 70 dwelling units per hectare.

“Transit Promotion Zones refer to those nodes that are centred on transportation nodes such as stations and large intermodal transfer sites, and where Transport Orientated Development should take place. Transport Orientated Development is defined as a unique mix of high density and intensity land uses located within a 800m walking radius of a railway station, BRT/ IRPTN stations or a major public transport nodes.” Page 100

The areas around the existing Gautrain and PRASA railway stations and around the proposed BRT / IRPTN stations have been earmarked for higher density transit promotion zones. Densification should take place within an 800m walking distance radius of a BRT / IRPTN station. Densities of + 200 units /ha in nodes and around rail stations will be applicable for the first 500 m walking distance and up to 120 units / ha for the area between 500 m and 800 m. The guidelines have been determined by National Treasury in terms of their urban Hub Design Toolkit. Funding of BRT lines and station are dependent on these guidelines." Page 100



The application is to apply for a density of 70 units per hectare that is in-line with the future planning for the area.



The application site is situated in an area that is mainly residential. The site is centrally located and within 300 meters of three nodes. The application site is 1,2 km from the Menlyn Node.

“Looking at the city from a metropolitan perspective ideally, areas with higher densities should be in the following localities:

- *As close as possible to the CBD.*
- *Close to metropolitan core areas and services.*
- *In the proximity of areas with job opportunities.*
- *Close to public transportation facilities (major road and railway facilities).” Page 25*

It is evident from the above that the application site is in a prime location for residential densification.

“Growth management is a spatial concept that encompasses all aspects that ensure efficient, optimal and sustainable development of the physical environment. A key principle of this concept is smart growth. The smart growth principle guides development in such a way that



resources and services are provided which meet the demands of the affected population over a long-term period.” Page 25

Densification is common practice and supported in appropriate areas by the Municipality. People in general are reluctant to change, however this should be embraced in a positive light as this is all part and parcel of a growing economy.

The town planning principle to support densification close to social amenities and public transport which come with a cost, but the costs and benefits far outweigh the cost of lower densities at strategic locations.

Densification is in the public's interest. It must be remembered that densification is encouraged all over the city, to the benefit of all the people. Densification is not done for the people already fortunate enough to live in a community close to all amenities, but to give more people the advantage of doing so.

Higher densities with developments that are designed properly can contribute to better run cities.

More detail of the proposed development is provided below.

3.5 Engineering Services

Water & Sanitation

The proposed additional units will connect into the existing water and sanitation network. It was confirmed that capacity is available, but the sewer connection must be upgraded to a 160mm Φ via a manhole.

Roads & Stormwater

Stormwater confirmed that the proposed development will connect to the existing stormwater system.

Electricity

The proposed development will connect to the existing infrastructure. The Electricity Department confirmed that capacity is available.

The registered landowner will pay the required bulk contributions that the Service Departments will calculate.

4. DEVELOPMENT PROPOSAL

The following development controls are proposed:



Zoning:	“Residential 3”
Density:	70 dwelling units per hectare. A maximum of 15 dwelling units shall be allowed.
Coverage:	60%
FAR:	0.9
Height:	3 Storeys (13 meters)
Parking:	Table G
Street building lines:	As Per Scheme
Building lines:	As Per Scheme

These development controls can easily be accommodated on site, with efficient private **recreational outdoor areas** for the future residents.

Guidelines from council policy were followed where an active frontage, windows and balconies are provided where possible that overlook onto the recreational spaces provided.

Parking provision in terms of the scheme as follows:

3 Bedroom units @ 2 units = 4 parking bays
2 Bedroom units @ 9 units = 18 parking bays
Studio units @ 4 units = 4 parking bays

Visitors parking = 5 parking bays

31 parking bays are provided, which is in line with the scheme.

In short, the consultants of the applicant state why this application should be approved:

- a. The application site is situated close to 4 nodes.
- b. The application site is close to prominent high schools, primary schools and work opportunities.
- c. Growing demands for residential space have created an opportunity in the market for property owners to find creative means of responding to the demand. As the application site has been identified by the City of Tshwane as being suitable to accommodate higher densities, the owners are now taking initiative to invest privately into the future of the city.
- d. Security in the area will improve as a result of this densification as the property is relatively large and currently supporting a single dwelling unit that is vacant. Densification lessens the security risk.
- e. Job-opportunities are created during planning and construction phases.
- f. Tax and property rate benefits to the Municipality.
- g. Maximum use of existing services infrastructure.
- h. Accessibility to public transport facilities.
- i. The development will contribute to the need to create and support sustainable communities that are safe and integrated.
- j. It is the opinion of the applicant that a Geotechnical Investigation is not required for this area. However, should an investigation be requested a professional Geological Engineer will be appointed accordingly.

5. DEVIATION FROM THE TSHWANE LAND USE SCHEME, 2024

Our office formally requests a deviation from the Tshwane Land Use Scheme, 2024 that the proposed development exceeds the permissible FAR associated with the “Residential 3” use zone.

The proposed increase in FAR is directly supported by the densification objectives of the Regional Spatial Development Framework (RMSDF), which encourages residential densities of up to 120 dwelling units per hectare within well-located urban areas. The subject property is situated within an area earmarked for intensification, where higher residential densities are promoted to:

- Optimise the use of well-located land;
- Support public transport systems;
- Enhance urban efficiency and sustainability.

An FAR of 0.9 is consistent with, and necessary to achieve, the density thresholds envisaged by the RMSDF. Retaining the restrictive FAR of 0.4 would undermine the policy intent of promoting compact urban form and would result in underutilisation of strategically located land.

As can be seen from the below extract, the development is a well planned development within the restrictions of Use Zone 3. Each dwelling unit will have its own private garden/yard – as well as a central children’s play area.



Furthermore, our office requests a deviation from the Street Building Line (Schedule 1). In that Schedule 1 prescribes street buildings line to be 6m. However, with the re-development



of the site and rezoning application – as submitted – the intention is to apply for a street building line of 3m (excluding the gate house).

6. CONCLUSION

Application is made in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 for the rezoning of **ERF 535 MENLO PARK** from “Residential 1” to “Residential 3” with a density of 70 units per hectare.

The aim of the application is to develop 15 units on the property.

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

PROPERTY DESCRIPTION: ERF 535 MENLO PARK

1	Use Zone	3: RESIDENTIAL 3
2	Uses permitted	Table B, Column 3 including a Guard House
3	Uses with consent	Table B, Column 4
4	Uses not permitted	Table B, Column 5
5	Definitions	Clause 5
6	Density	70 dwelling units per hectare (Maximum of fifteenth (15) dwelling units to be developed).
7	Coverage	60%
8	Height	2 storeys (10 meters)
9	Floor area ratio	0.9
10	Site development plan and landscape development plan	<p>(1) In addition to Clause 31 of the Scheme a Site Development Plan and a Landscape Development Plan, unless otherwise determined by the City of Tshwane Metropolitan Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans.</p> <p>(2) In addition to Clause 31 of the Scheme, special attention must be given to the following elements such as privacy of adjacent residential erven (overlooking, balconies and open passages within 15m of the eastern boundary), solar access to adjacent structures situated to the north and east overshadowing), road reserve development (pedestrian walkways) and exterior finishes.</p> <p>(4) The approved Site Development Plan may only be amended with the Permission of the Municipality and no building plan which does not comply with the conditions as set out in the approved Site Development Plan, shall be approved by the Municipality.</p>

AMENDMENT SCHEME

APPROVED

.....

DATE

OFFICIAL USE

PROPERTY DESCRIPTION: ERF 535 MENLO PARK

11	Street Building Lines	3 meters (except for gate house at 0 meters)
12	Building Restriction Areas	Clause 12
13	Parking requirements	Clause 28, Table G
14	Paving of traffic areas	Clause 28(6)
15	Access to the erf	Entrances to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the Municipality.
16	Loading and off-loading facilities	Clause 29, Table H
17	Turning facilities	Not applicable
18	Physical barriers	Physical barrier/s shall be erected and maintained on the street boundary/ies of the erf (approved entrances and exits excluded) to the satisfaction of the Municipality.
19	Health measures	<p>(1) Any requirements for air pollution-, noise abatement or health measures, including mitigating measures set by the Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality.</p> <p>(2) No air-conditioning units or compressors shall be mounted to the exterior walls of buildings without the prior approval of the Municipality.</p>
20	Outdoor advertising	Clause 30(2)
21	Detrimental soil conditions	Clause 19 (2)
22	Open Space	Not applicable
22	<p>General:</p> <p>(1) That portion of the erf between the building(s) and the street boundary which is not used for traffic purposes, shall, within six months from the date on which the erf is first used for the permitted purposes, be laid out and maintained as a garden at the owner's cost and to the satisfaction of the Municipality. Should the owner fail to comply herewith, the</p>	

AMENDMENT SCHEME

APPROVED

.....

DATE

OFFICIAL USE

PROPERTY DESCRIPTION: ERF 535 MENLO PARK

Municipality is entitled to execute the work at the owner's cost.

- (2) The Municipality shall not approve any building plan which does not comply with the proposals in the approved Site Development Plan with particular reference to the elevation and architectural treatment of the proposed building or structure.
- (3) No individual Dwelling unit which is linked to another Dwelling unit and/or ancillary outbuilding, shall be occupied before the relevant building of which the Dwelling-unit forms part, is completely developed. Provided that the Municipality may, in exceptional cases, grant Permission thereto.
- (4) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Tshwane Town-planning Scheme, 2008 (Revised 2014).

AMENDMENT SCHEME

APPROVED

DATE

OFFICIAL USE

TSHWANE LAND USE SCHEME

2024

DRAFT AMENDMENT SCHEME NUMBER

SHEET

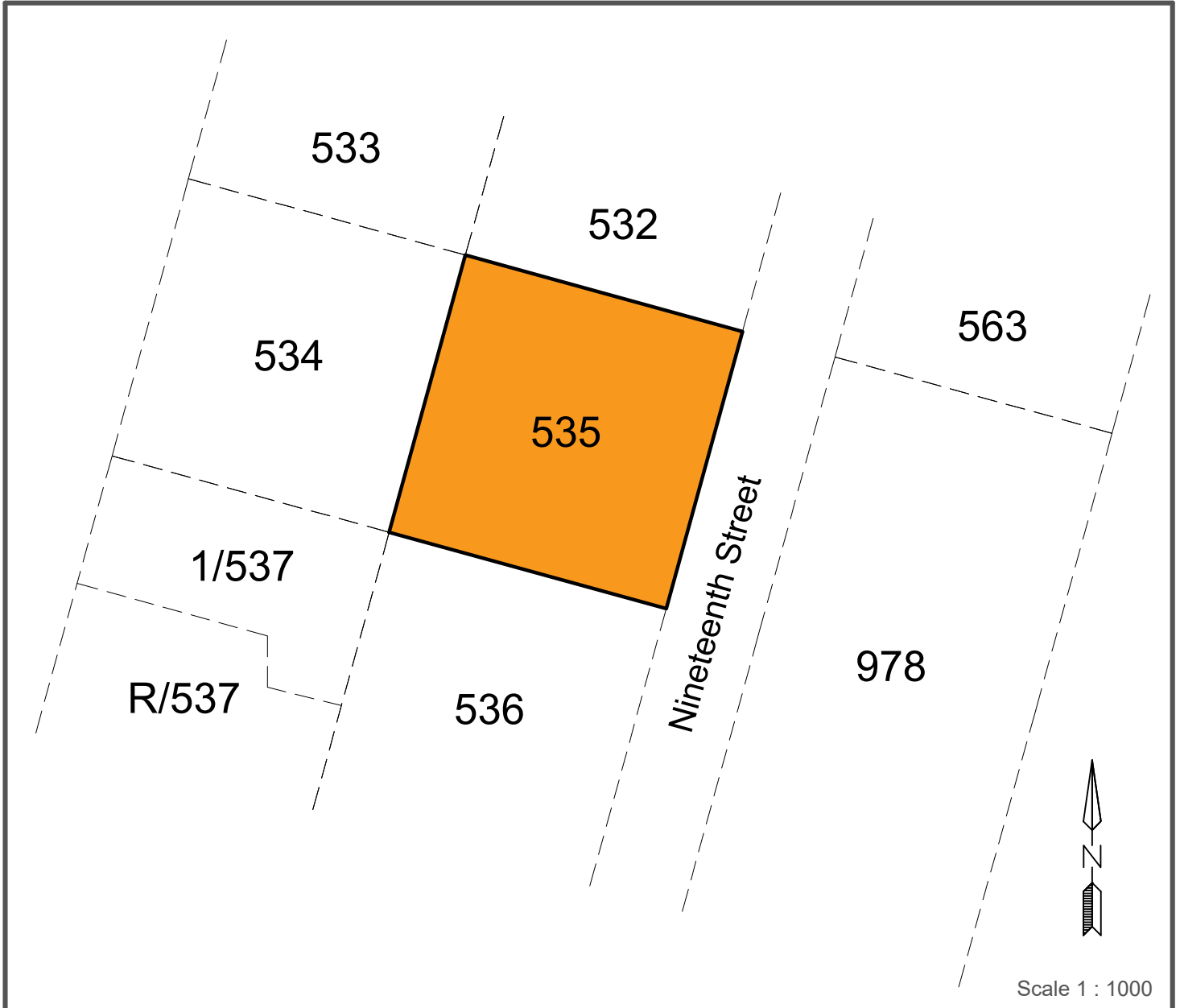
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OF

1

SHEETS

PROPERTY DESCRIPTION: Erf 535, Menlo Park



REFERENCE

USE ZONE

 Residential 3

GENERAL

 Building Line

 Line of No Access

 Township Boundary

PO BOX 11437
SILVER LAKES
0054
TEL: (012) 809 2229

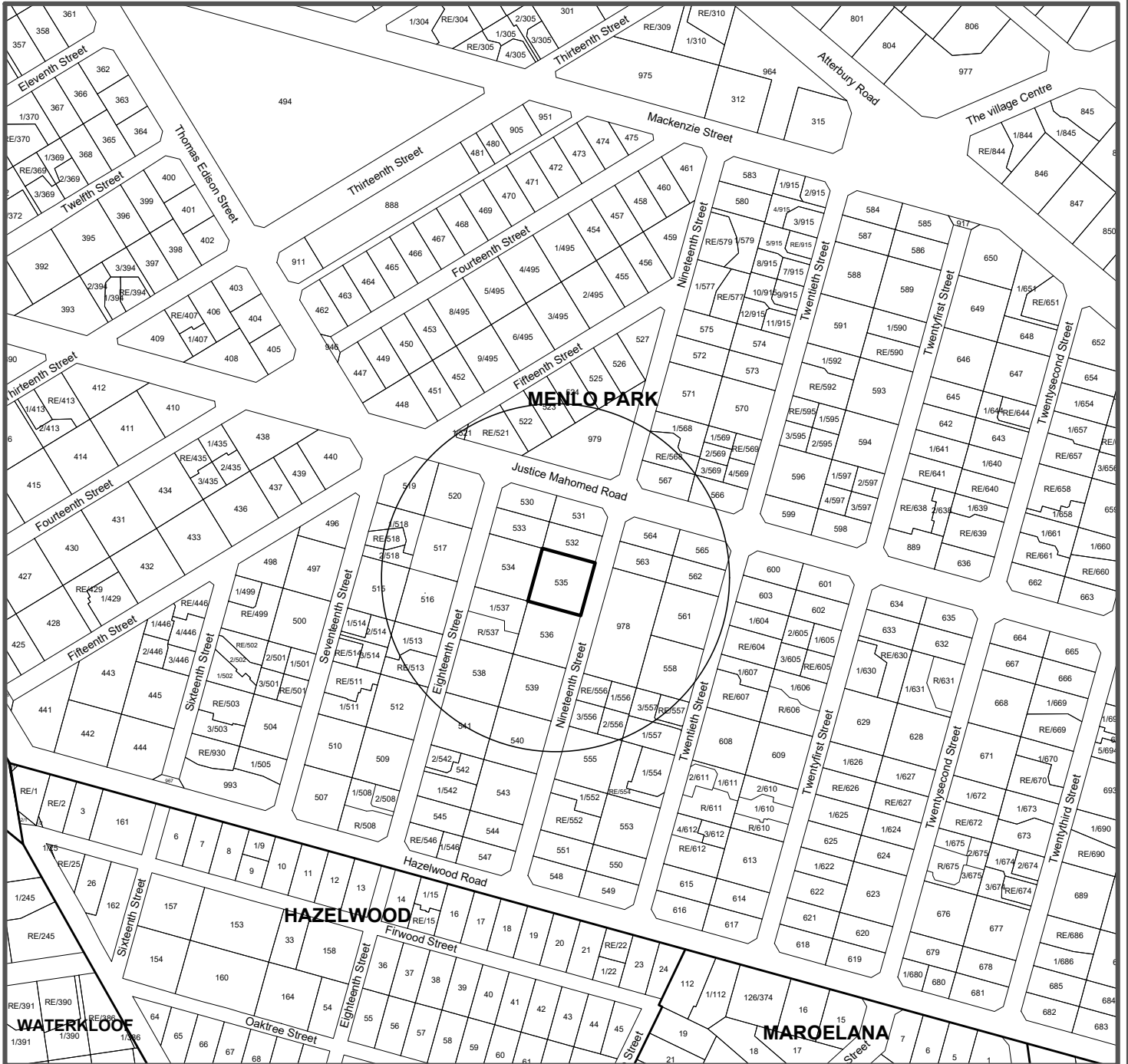


SIGNED BY APPLICANT

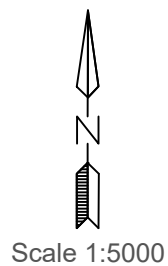
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LOCALITY PLAN

Erf 535, Menlo Park



-  The Site
-  Township Boundary
-  Road
-  Railway
-  Railway Station



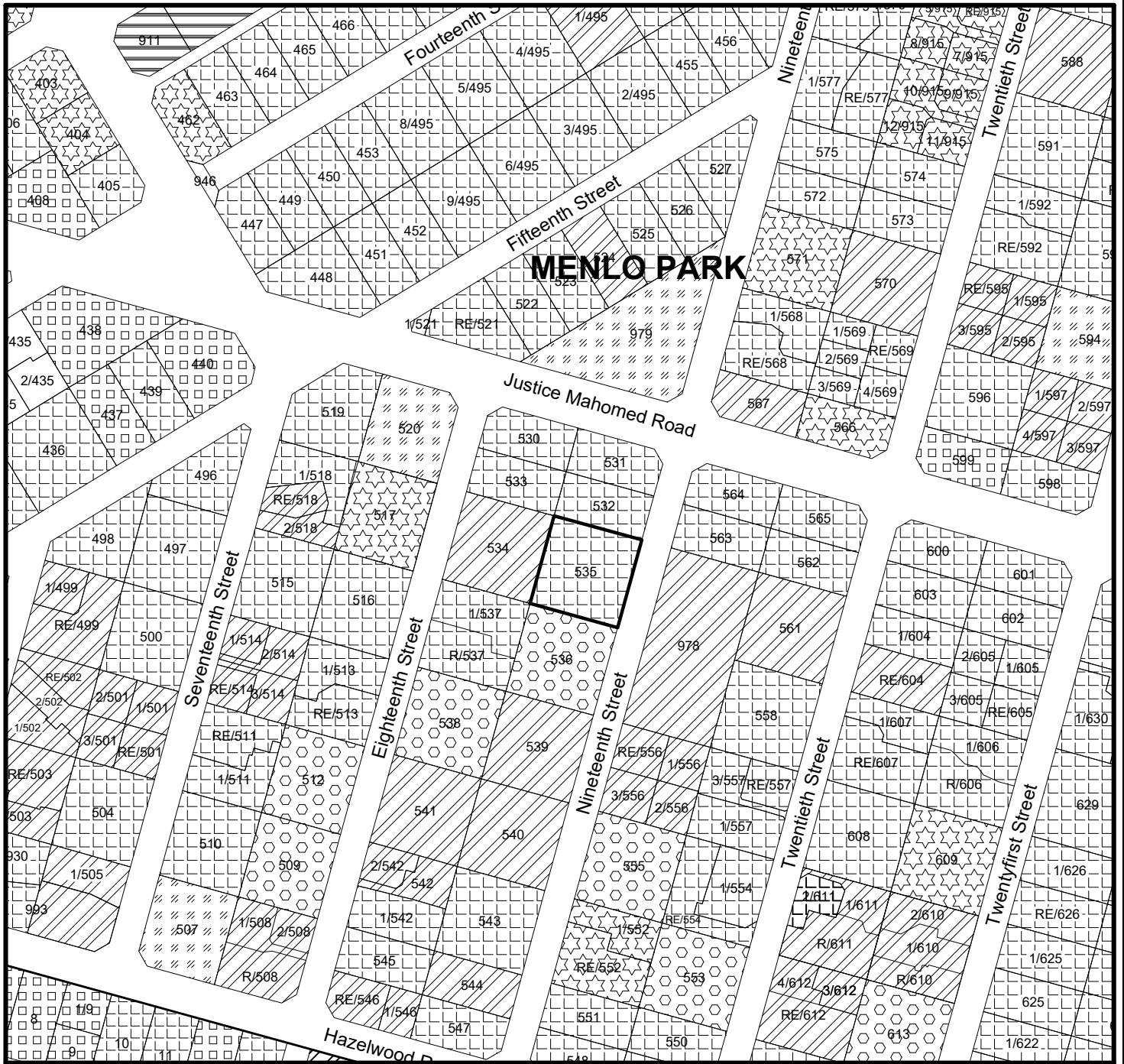
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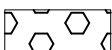


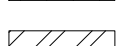
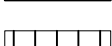
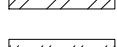

PO BOX 11437
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0054
TEL: (012) 809 2229

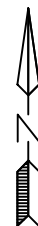


ZONING PLAN

Erf 535, Menlo Park



- | | | | |
|--|------------------|---|---------------|
|  | The Site |  | Residential 4 |
|  | Existing Streets |  | Special |
|  | Residential 1 |  | Business 1 |
|  | Residential 2 |  | Business 4 |
|  | Residential 3 |  | Residential 3 |



Scale 1:3000

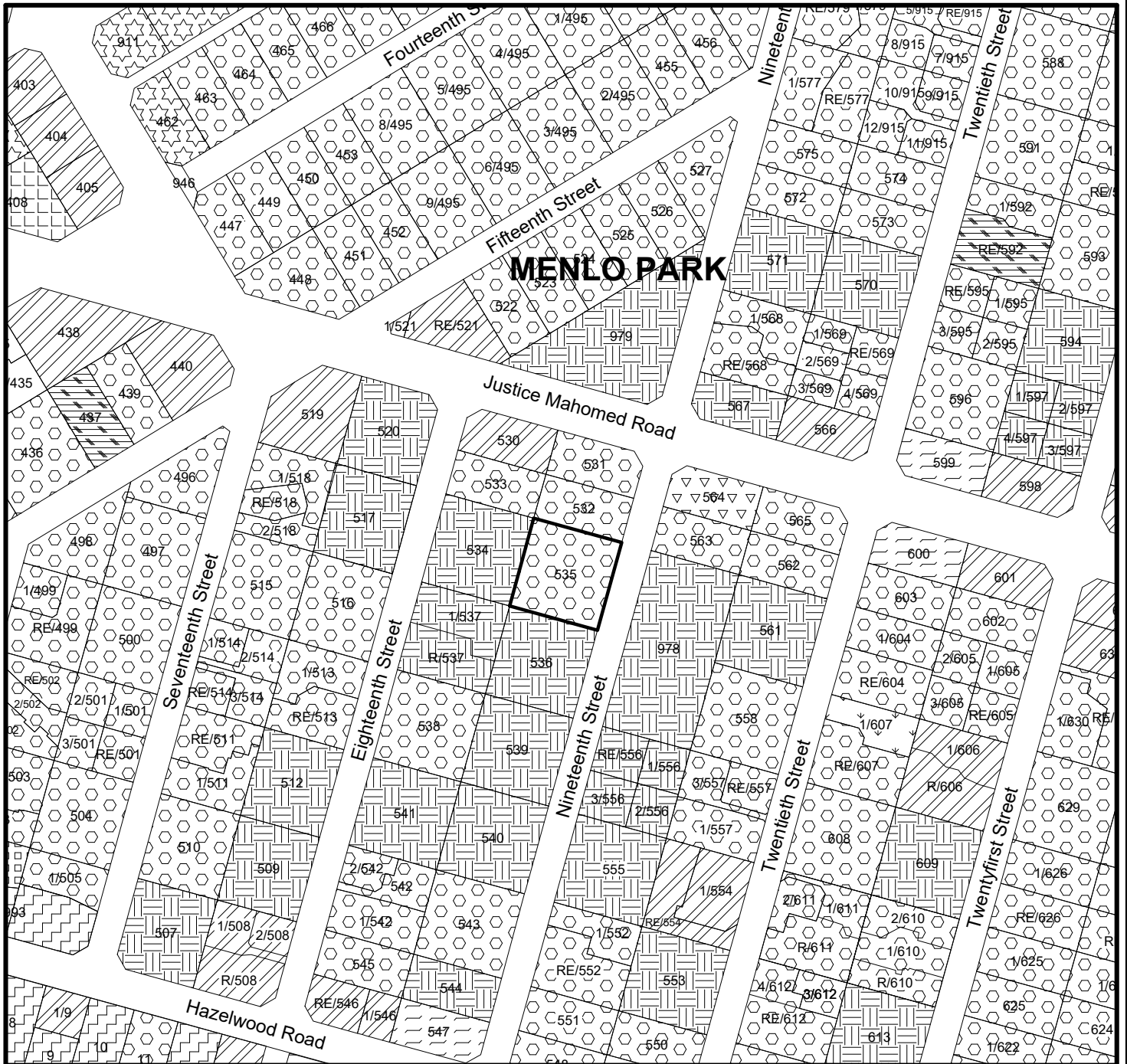



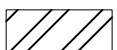
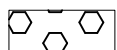
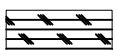


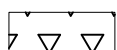
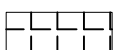
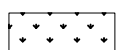

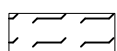
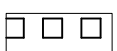
tph
THE TOWN PLANNING HUB cc

changing landscapes

LAND USE PLAN

Erf 535, Menlo Park



- | | | | |
|--|-------------------------|---|-------------------------|
|  | The Site |  | Office |
|  | Dwelling House |  | Creche / Nursery School |
|  | Dwelling Units |  | Retail |
|  | Beauty Salon |  | Gym |
|  | Vacant |  | Place of Refreshment |
|  | Medical Consulting Room |  | Veterinary Clinic |



Scale 1:3000





DEVELOPMENT DATA

PROPERTY			
Suburb	Menlo Park	Ptn	-
Address		Erf	535
Area	2231.00 m ²	Zone	5
	0.2231 Ha	Latitude	
Type of Development	Dwelling Unit		

OCCUPANCY	ALLOWED/REQUIRED		ACTUAL	
	H3		H3	
DENSITY	U/Ha	Units	U/Ha	Units
Living Units	80	17	67.2	15
AREAS	m ²	Ratio	m ²	Ratio
Coverage	1338.6	60%	1338.6	60%
F.A.R.	2007.9	0.90	2007.9	0.90
BUILDING LINES	Single (m)	Double (m)	Single (m)	Double (m)
North	2	3	2	3
(Street) East	3	3	3	3
South	2	2	2	3
West (Rear)	2	2	2	2
HEIGHT	m	Storeys	m	Storeys
	10	2	10.00	2
PARKING	Bays/Unit	Bays	Bays/Unit	Bays
3 Bedroom unit	2	4	1	4
2 Bedroom unit	2	18	2	18
Studio	1	4	3	4
Visitors 1/3 units		5		5
Total		31.0		31
OPEN SPACE	m ² /Unit	m ²	m ² /Unit	m ²
Dedicated play area	4	60	6.20	93
Shared recreational	18	270	0.00	0
Total	22	330	6.20	93
			Deficit	237
LANDSCAPING		Trees		Trees
Open Parking bays	5			10.00
1 tree per 3 bays =	1.67	2		

Drawing description: **SITE DEVELOPMENT PLAN**

Client/Owner: **CDT HOMES PTY LTD** Purpose: **TOWNPLANNING**

Project Name: **NEW DWELLING UNITS** Project #: **2412**

Sheet Size: **A3** Drawing Status: **DRAFT**

Property description: **535 MENLO PARK 2231m²** Scale: **1:200** Status: **FINAL**

Printed: **26/2/2026** Drawn: **DJK**

Property Address: **42 NINETEENTH STR**

Title Deed: **T 00000000 / 0000**

SDP
copyright reserved

A:\Projects\2026\2603 Menlo Park\2603B.dwg

DANIEL J KRUGER
PRARCH_24718352
niel@sapien.archi +27 83 395 6437
6 Chard Pl - Moreletapark - Tshwane 0044

DJ Kruger t.a.
SAPIEN
architects

For Information Only

Notes (6)

1.) Comply with the PA. ^{ece 10/2024} ✓ done in respect of

(e)

2.) Condition (b) should not be brought forward onto deed as it is discriminatory and racist. ✓ done

(e)

3.) Transferor's name on the TDR is incomplete. ✓ done

(e)

19/03/2006

A. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE

(a) Gelyktydiges met ander registrasiekantore/deelstitels : Simuls with other registries/sectional titles:

Kode/Code	Firma/Firm	Eiendom/Property	Kantoor/Office
1			
2			
3			
4			

(b) Kliënt afskrifte van aktes permanent in Aktekantoor gelasseer: Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Kode Code	Parawe van ondersoekers Initials of examiners
	TR.	

(c) Notas/Notes:

Prinsloo & Bekker
310
TEL: (012) 348 3906/7/8



A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

(a) Datum van indiening/Date of lodgement:

2026-03-11

2026-03-18

2026-03-31

NORTH GAUTENG DEEDS REGISTRY

MUST BE REGISTERED BY

Ondersoekers/Examiners	Skakeling/Linking	Verwerp/Reject	Passeer/Pass
1. TLOU MASHEHU 1626			
2. MORGAN - Mokalapa MB			
3.			

B. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:

Aard van Akte byv.: Transport, Verband, ens.
Nature of Deed e.g.: Transfer, Bond, etc.

TRANSFER

T 000016735 / 2026

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

	Opmerkings/Remarks	Paraat/Initials
Interdikte nagesien deur Interdicts checked by	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)	
Datum Date	(2) Begiftigingsarwe Endowment arwe	
	(3) Begiftiging Endowment	
	(4) Voorwaardes Conditions	
Interdikte nagesien deur Interdicts checked by	(5) Mikro Micro	
Datum Date	(6) Algemene plan General plan	
	(7) Tiele akte Title deed	
	(8) Verbande teen dorpsitel Bonds against township title	
	(9) Datum nagesien Date checked	

Kantoor instruksies/Office instructions:

Seksie/Section:

ERF 625 MENDO PARK

Verw. No./Ref. No.: D11609/NE

Skakeling/Linking: 1 1

GELYKTYDIGES/SIMULS

Kode/Code	Name van Partye/Names of Parties	Firma No./Firm No.	No. in stel/batch	Titelaktes ens. binne Titles etc. within
1	NEDERDUTSE Kerk/Church	310	1	13029/1965
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

DOCUMENTS: 1-56

NOTES: 1-3

FINAL BLACKBOOK

DATA

2026-03-25

MAREMA VALERIE

Registrasie Versoek deur:
Registration requested by:

DATUM:
DATE:



ORIGINAL STAMPED OORSPRONKLIKE GESEËL	
DUTY SEËLREG.....	_____
FEES	2 767,00
PRINSLOO & BEEKER ATTORNEYS.....	

310

PRINSLOO & BEEKER ATTORNEYS
 First Floor
 Global House East
 298 Glenwood Road
 Lynnwood Park
 Pretoria
 Tel (012) 348-3906

Prepared by me



CONVEYANCER
 PHILIPPUS CAREL PRINSLOO (M04250)

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT:
Antonie Thomas Klopper (52299) ♀
ANNELISE CATHARINA BUCHLING (M15898)

T 000016735 / 2026

appeared before me, REGISTRAR OF DEEDS: NORTH GAUTENG at
 PRETORIA, he/she the said Appearer being duly authorised thereto by a
 Power of Attorney signed at PRETORIA on 09 FEBRUARY 2026 and
 granted to him/her by

**NEDERDUITSE GEREFORMEERDE KERK VAN
 TRANSVAAL-SUID-OOS PRETORIA**

And the Appearer declared that his/her said principal had truly and legally sold on 21 October 2025 and that he/she, the said Appearer, in his/her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

CDT HOMES PROPRIETARY LIMITED
Registration Number 2001/006224/07

its Successors in Title or assigns, in full and free property

**ERF 535 MENLO PARK TOWNSHIP, REGISTRATION DIVISION
JR, PROVINCE OF GAUTENG**

**MEASURING 2230 (TWO THOUSAND TWO HUNDRED AND
THIRTY) Square metres**

**FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER.
T19868/1949 AND HELD BY DEED OF TRANSFER NUMBER.
T39289/1965.**

ONDERHEWIG aan die volgende voorwaardes :

- (a) "No dairy farming shall be carried on upon the said lot without the written consent of the owner of the remaining extent of the said farm, in extent 1722 morgen, 435 square roods, nor shall any milk or cream be sold thereon without the written consent of the owner or owners of Lots Nos. 1 and 476 in the said township; but this servitude shall not in any way prevent residents in the township from obtaining their supplies of milk and cream from depots or distributors established outside the township or delivery by such outside depots or distributors to residents in the Township.
- (b) No canteen, restaurant, shop, factory, industry or any place of business whatsoever shall be opened or conducted on this lot. This clause shall not apply to Lots Nos. 1 to 20 inclusive and 476 to 491 inclusive, which are business lots.
- (c) This lot shall not be subdivided except in special circumstances, and then only with the consent in writing of the Administrator, or any body or person designated by him for the purpose.

- (d) This lot shall be neatly fenced (except the street frontage in the case of business lots), and the owner shall use hardwood or iron palings or good wire fencing or properly built stone, brick or cement walls, but shall not erect an unsightly fence nor one of galvanised iron, canvas or other fabric or reeds, grass, softwood or other inflammable material. The fence shall be kept in proper repair by the owner.
- (e) Not more than one dwelling house with the necessary outbuildings shall be erected on the lot and such building, except with the permission of the township owner first had and obtained, shall have its main frontage on the road or street on which the lot is situated. If the lot has more than one road frontage elevations satisfactory to the township owner shall be provided to each roadway except in the case of business lots. The building and necessary outbuildings to be erected on the lot shall cost not less than Seven Hundred and Fifty Pounds (£750.0.0). Outbuildings shall be built simultaneously with the erection of the dwelling house, which dwelling shall be a complete house, and not a portion of a house to be completed at a later date.
- (f) No building operations shall be commenced on the lot until the plans have been submitted to and approved by the township owner and no additions or alterations to any building shall be erected until the plans have been submitted to and approved by the township owner. The owner shall not have the right to construct reed or grass houses nor cattle kraals upon the lot.
- (g) Buildings erected on the lot shall be located in such a position, at such distance being not less than six feet from the street frontage or street boundary and in such manner as shall be to the satisfaction of the township owner.
- (h) All iron used in the construction of a roof or the exposed part of a building must be painted within twelve months after its erection.

- (i) The owner shall not have the right to make any cause to be made for any person whatsoever bricks, tiles or earthenware pipes, or other articles of the nature upon the lot nor shall he have the right (save and except to prepare the lot for building purposes) to dig or quarry any earth, gravel or stone.
- (j) The owner shall not, without the consent of the township owner erect on the lot any hoardings for advertising purposes.
- (k) The height of the buildings situate on the following Lots Nos. 200 to 207 and 209 to 226 on or within Sprinkbok Walk shall not rise above the highest point of the koppie.
- (l) The owner of the lot shall claim no riparian rights with regard to the Moreleta Spruit on the South East of the township, but shall allow whatever water is found therein to flow undisturbed.
- (m) Subject to the provisions of the Townships Amendment Act of 1908.
- (n) No conditions other than the above may be imposed except with the approval of the Administrator.

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

WHEREFORE the Appearer, renouncing all rights and title which the said

**NEDERDUITSE GEREFORMEERDE KERK VAN
TRANSVAAL-SUID-OOS PRETORIA**

heretofore had 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

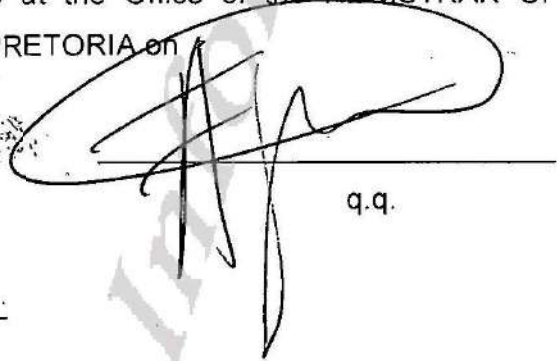
**CDT HOMES PROPRIETARY LIMITED
Registration Number 2001/006224/07**

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 R4 200 000,00 (FOUR MILLION TWO HUNDRED THOUSAND RAND).


IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., 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: NORTH GAUTENG at PRETORIA on

2026-03-26


q.q.

In my presence


REGISTRAR OF DEEDS

310

PRINSLOO BEKKER ATTORNEYS
First Floor
Global House East
298 Glenwood Road
Lynnwood Park
Pretoria
Tel (012) 348-3906

[Handwritten signature]

[Handwritten signature]
Prepared by me
CONVEYANCER
ANTON BEKKER (M16121)

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

FAY CLARE VAN EEDEN in my capacity as **MEMBER** and duly authorized hereto by **NEDERDUITSE GEREFORMEERDE KERK VAN TRANSVAAL-SUID-OOS PRETORIA**.

do hereby nominate, constitute and appoint **ANNELISE CATHARINA BUCHLING (M15898)** and/or **ANJE VAN EEDEN ((M18958))** and/or **DALENE SMITH (M17541)** and/or **HENRY JOHN DAVIS (M00079)** and/or **FRIKKIE JANSEN VAN RENSBURG (M00250)** and/or **ELANIE HUGO (M10228)** and/or **ANTON BEKKER (M16121)** and/or **PHILIPPUS CAREL PRINSLOO (M04250)** and/or **ANTONIE THOMAS KLOPPER (52299)**

with power of substitution to be the true and lawful Attorney/s and Agent/s of the Transferor to appear before the **REGISTRAR OF DEEDS: NORTH GAUTENG** at **PRETORIA** and there to declare that I did on **21 October 2025** sell to:-

CDT HOMES PROPRIETARY LIMITED
Registration Number **2001/006224/07**

for the sum of **R4 200 000,00 (Four Million Two Hundred Thousand Rand)**

the below mentioned property, namely-

ERF 535 MENLO PARK TOWNSHIP, REGISTRATION DIVISION JR, PROVINCE OF GAUTENG

MEASURING 2230 (TWO THOUSAND TWO HUNDRED AND THIRTY) Square metres

HELD BY Deed of Transfer Number T39289/1965

[Large diagonal watermark: "For Information Only"]

[Handwritten mark]

[Vertical line]

[Handwritten mark]

[Handwritten signature]

[Handwritten signature]



[Handwritten signature]

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, to promise to free and warrant the said property and also to clear the same from all encumbrances and hypothecations according to law, to draw, sign and pass the necessary acts and deeds, or other instruments and documents; and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

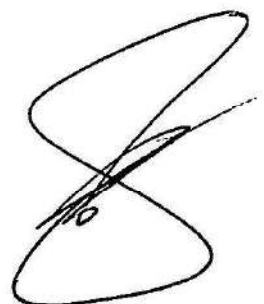
Signed at **PRETORIA** on **09 FEBRUARY 2026** ✓

in the presence of the undersigned witnesses. ✓

AS WITNESSES :

1.  _____
2.  _____


On behalf of NEDERDUITSE
GEREFORMEERDE KERK VAN
TRANSVAAL-SUID-OOS PRETORIA ✓





PRINSLOO BEKKER

310

Tel: 012 348 3906

Certificate Number:0000663205

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

3
r

In terms of section 118 of the Local Government: Municipal Systems Act, (Act No. 32 of 2000), it is hereby certified that all amounts that become due to the City of Tshwane Metropolitan Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other Municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid:

DESCRIPTION OF PROPERTY:

Municipal Reference Number: 005002753322
 Erven: 00535
 Portion:
 Extension: 000
 Zoning: RES-OTHER
 Registration Division / Administrative: CTMM
 Suburb: MENLO PARK
 Town: PRETORIA
 Sectional Title Unit Number: 00000
 Exclusive Use area and number as referred to as registered plan: 00
 Real Right: 00
 Scheme Registration Number:
 Sectional Title Scheme Name:
 Registered Owner: NEDERDUITSE GEREFORMEERDE KERK
 Purchaser Name: C D THOMES PTY LTD
 Purchaser Identity Number: 200100622407
 Date Issued: 04.03.2026
 This certificate is valid until: 03.05.2026
 Digitally signed by City of Tshwane Municipality
 Signed: BATCH_USER
 Authorized Officer: 10015034

Certificate by: PRINSLOO BEKKER ATTORNEYS
 I, PRINSLOO BEKKER (full name and surname)

hereby certify that this is a print-out of a data message in respect of the original clearance certificate issued by the City of Tshwane Metropolitan Municipality.

[Handwritten Signature]

Conveyancer

10 MARCH 2026

Date

1st Floor, Global House East,
298 Glenwood Road, Lynnwood Park,
Pretoria

Stamp

[Handwritten mark]

PROD DEEDS REGISTRATION SYSTEM - NORTH GAUTENG DEEDS
PREPARED BY : DRS01301 - MAREMA VALERIE

DATE : 20260318 TIME : 12:26:39.9 PAGE : 1

TRACK NUMBER : 10017027954

BLACK-BOOKING ENQUIRY ON NAME - NEDERDUITSE GEREFORMEERDE KERK VAN AFRIKA
ID NUMBER -
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - ADMINISTRATOR

PERSON NAME AND ID

CONTRACTS/INTERDICTS

NOTED ON SCAN/MICRO REF

NEDERDUITSE GEREFORMEERDE KERK VAN AFRIKA

VA6108/2009-TL76401/1994

20090930 20100128152632

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

5

TRACK NUMBER : 10017027954

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 535
TOWNSHIP MENLO PARK
REG DIV JR

PROVINCE GAUTENG
PREV DESCRIPTION
DIAGRAM DEED NO T19868/1949
EXTENT 2230 SQM
CLEARANCE CITY OF TSHWANE METROPOLITAN MUNICIPALITY

NO INTERDICTS

DOCUMENTS	HOLDER	AMOUNT	O/P/A	SCAN/MICRO REF	MDD
MENLO PARK, 535				19890101150312	

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MDD	MICROFILM REF
NEDERDUITSE GEREFORMEERDE KERK VAN TRANSVAAL-SUID-OOS PRETORIA					T39289/1965	1027	20221115170503

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



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

Generated by: TSHWANE\DanielSha

Date 2026/02/26

TO WHOM IT MAY CONCERN

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

PROPERTY LIS KEY (GIS KEY): 041600535

ZONING KEY: 041600535

SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf 535 MENLO PARK (42 NINETEENTH STREET)

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

A. USE ZONE 1: RESIDENTIAL 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
Consulate Dwelling House Additional Dwelling House in areas described in Schedule 11, Schedule 12, Schedule 13 and Schedule 14 Embassy Home Enterprise subject to Schedule 9	Apartment Building Backpackers Commune Guest House Institution Medical Consulting Room which does not comply with Schedule 9 Parking Site adjacent to Use Zone 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18 and 28 Place of Day Care for the Aged which does not comply with Schedule 9 Place of Child Care which does not comply with Schedule 9 Place of Instruction which does not comply with Schedule 9 Place of Public Worship Retail Industry which does not comply with Schedule 9 Retirement Centre Social Hall Sport and Recreation Ground Veterinary Clinic which does not comply with Schedule 9 Veterinary Hospital Wall of Remembrance in conjunction with a Place of Public Worship	All other uses not listed in Columns (3) and (4)

City of Tshwane		
E	ANNEXURE L	Not Applicable
C	MINIMUM ERF SIZE	1000
D	UNITS PER HA	Not Applicable
E	DENSITY Information	Not Applicable

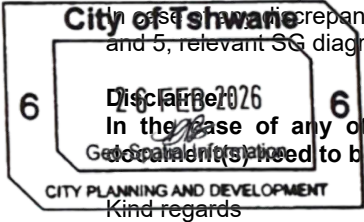
Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweletsopele ya Ikonomi le Polane ya Sebaka • UmiNyango wezokuthuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mveledziso ya Ekonomi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

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

Document Ref: 041600535_20260226_094734031_1

F	FLOOR AREA RATIO	Table C, FAR Zone 21, subject to Clause 25
G	HEIGHT	Table D, Height Zone 10, subject to Clause 26
H	COVERAGE	Table E, Coverage Zone 5, subject to Clause 27
I	OTHER APPROVALS	Not Applicable
J	BUILDING LINES	Streets: Subject to Schedule 1
		Rear and Side: Subject to Clause 12
K	SCHEDULE 5	Not Applicable
L	ATTACHED DOCUMENTS	Schedule 1-P20

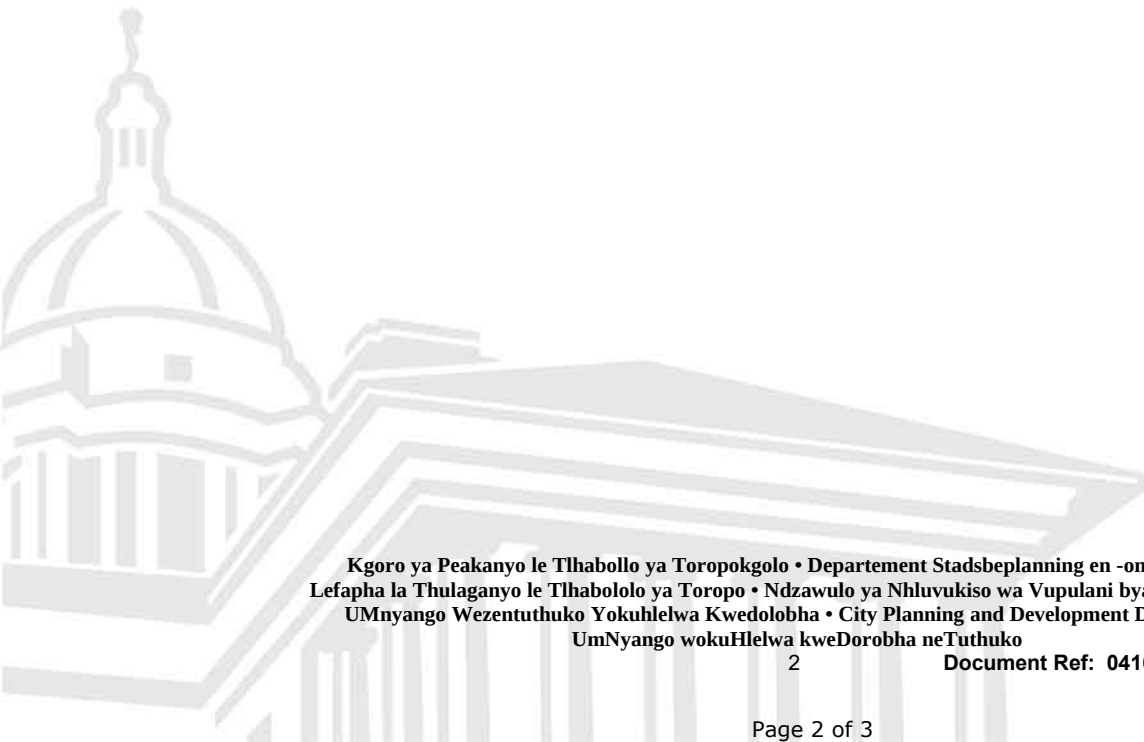
In the case of discrepancy on the property description of the Zoning Certificate, Annexure L, Other Approvals and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.



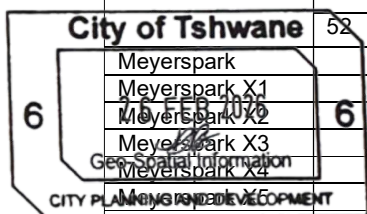
In the case of any other approval linked to this zoning certificate and numbered in row "I" the validity of this document(s) need to be verified as the rights may have lapsed.

Kind regards

f: GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING



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)
	2159	Street	3			
Lyttelton Manor X4	2136	Street	6			
		Other boundaries	2			
	2137, 2138, 2140-2146	Street	6			
		South western boundary	8			
		Other boundaries	2			
Lyttelton Manor X6	2186-2190	No buildings may be erected in the area indicated on map with Annexure T S161.				
	2195, 2197	Northern boundary	25		Ergon Road	
M						
Magalieskruin		All streets	5			
Magalieskruin X1		All streets	5			
Magalieskruin X2		Sefako Makgatho Drive (Zambesi Drive)	12			
		All other streets	5			
Magalieskruin X3		All streets	5			
Magalieskruin X9		All streets	3,5			
Magalieskruin X12			3,5			
Maroelana		All streets	6			
Maroelana X3		All streets	5			
Mayville		Paul Kruger Street	7,5			
		All other streets	3,5			
Menlo Park		Brooklyn Road	3			
		Justice Mahomed Street (Charles Street)	3			
		Hazelwood Road	3			
		Mackenzie Street	3			
		Why Street	3			
		All other streets	6			
		All streets	9			
Menlo Park X1		All streets	9			
Menlyn X3		All streets	5			
Menlyn X4		All streets	5			
Menlyn X9		Atterbury Road	16			
		January Masilela Drive (Gen. Louis Botha Drive)	16			
		Southern boundary	20			
52		Southern boundary	20			
6	6	All streets	9			
6	6	All streets	7,5			
6	6	All streets	7,5			
6	6	All streets	7,5			
6	6	All streets	7,5			
6	6	All streets	9			
6	6	All streets	7,5			
6	6	All streets	7,5			
6	6	All streets	6			
6	6	All streets	30			



TSHWANE LAND USE SCHEME, 2024: SCHEDULE 1

Adopted: 08 May 2024

Comes into operation: 01 July 2024



SUROUNING OWNERS – ERF 535 MENLO PARK

THE REGISTERED OWNER ERF 532 MENLO PARK MENLO PARK 532 SS 44 NINETEENTH STREET MENLO PARK 0081		
THE REGISTERED OWNER ERF 533 MENLO PARK NAUDE HENDRIK JEREMIAS 47 EIGHTTEENTH STREET MENLO PARK 0081		
THE REGISTERED OWNER ERF 534 MENLO PARK M-LIFE 2 SS 43 EIGHTTEENTH STREET MENLO PARK 0081		
THE REGISTERED OWNER PORTION 1 OF ERF 537 MENLO PARK MEN5371 SS 41 EIGHTTEENTH STREET MENLO PARK 0081		
THE REGISTERED OWNER ERF 536 MENLO PARK VILLAGE ON 19 CC 36 NINETEENTH STREET MENLO PARK 0081		
THE REGISTERED OWNER ERF 978 MENLO PARK IVORYWOOD SS 35 NINETEENTH STREET MENLO PARK 0081		
THE REGISTERED OWNER ERF 563 MENLO PARK LEMMEN HE & GS 45 NINETEENTH STREET MENLO PARK 0081		

PROOF OF ENGAGEMENT WITH MUNICIPAL ENGINEERING SERVICES DEPARTMENTS RESPONSIBLE FOR THE PROVISION OF MUNICIPAL INFRASTRUCTURE SERVICES ON THE AVAILABILITY OF ENGINEERING SERVICES AS CONTEMPLATED IN SECTION 16(1)(l)(iii)(aa) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024).

Such proof may be in such format as the respective engineering services departments may determine, however in the absence thereof the following can be used as a guideline.

APPLICANTS INFORMATION

Name	The Town Planning Hub CC
Address	Lombardy Corporate Park, Block B, 1 st Floor, 1 Cole Street, Shere, 0084
Contact Number	012 809 2229 / 082 807 2030
E-Mail Address	tph@tph.co.za / bea@tph.co.za

PROPERTY DESCRIPTION:

Suburb / Farm Name	Menlo Park
Erf / Portion number	535
Erf / Erven Sizes	2230m ²

EXISTING ZONING:

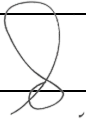
Existing Zoning	Residential 1
Land Use Rights	Dwelling House
Height	2 Storeys
Coverage	50%
FAR	N/A
Parking requirements	

EXISTING CONSENT USES / PERMISSIONS:

N/A

DETAILS OF THE PROPOSED APPLICATION:

Application Type	Rezoning
Proposed Land Use	"Residential 3" maximum of 15 dwelling units
Other: FAR/AREA	Height: 2 Storeys FAR: 0.90 Coverage: 60%

DEPARTMENT / DIVISION/SECTION/NAME	Energy and Electricity
DATE OF ENGAGEMENT	13/03/2026
COMMENTS FROM THE DEPARTMENT	Capacity Available
NAME OF THE ENGINEERING TECHNICIAN	G Venter
	23/03/2026
SIGNATURE	DATE

Beverley Oosthuizen

From: Selaelo Ramalepe <SelaeloR@TSHWANE.GOV.ZA>
Sent: 30 March, 2026 10:09 AM
To: Beverley Oosthuizen
Subject: RE: PRE-CONSULTATION - Erf 535, Menlo Park (rezoning)

Roads and stormwater services are available

Regards



Selaelo Ramalepe
Engineer Technician

Roads & Transport | Room I - 9 | Centurion offices |
Corner Rabie and Basden Streets Lyttelton AH | Centurion
PO Box 14013 | Lyttelton | 0140 | www.tshwane.gov.za | **Emergency: 107** | Fraud Hotline:
080 874 9263

Tel: 012 358 1433 | Email: selaelor@tshwane.gov.za

From: Beverley Oosthuizen <tph@tph.co.za>
Sent: Monday, March 30, 2026 7:42 AM
To: Selaelo Ramalepe <SelaeloR@TSHWANE.GOV.ZA>
Subject: FW: PRE-CONSULTATION - Erf 535, Menlo Park (rezoning)
Importance: High

Morning Selaelo

Hop you well.

Just a follow up on my below email – please would you advise when your pre-consult comments can be expected?

Thank you,

Regards,

Beverley Oosthuizen

The Town Planning Hub CC

Tel: (012) 809 2229

Website: www.tph.co.za

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From: Beverley Oosthuizen <tph@tph.co.za>
Sent: 13 March, 2026 10:21 AM
To: 'Selaelo Ramalepe' <SelaeloR@TSHWANE.GOV.ZA>
Subject: PRE-CONSULTATION - Erf 535, Menlo Park (rezoning)
Importance: High

Good morning Selaelo

Hope you well.

With reference to the aforementioned property. Attached please see the following documentation in order for your department to supply comments in compliance with the pre-consultation process for the proposed rezoning.

- Proposed Site Plan
- Completed F/33 form

Should you require any additional information please let me know.

Look forward to hearing from you.

Regards,

Beverley Oosthuizen

The Town Planning Hub CC

Tel: (012) 809 2229

Website: www.tph.co.za

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Beverley Oosthuizen

From: Tshepo T. Seshai <TshepoSes@TSHWANE.GOV.ZA>
Sent: 16 March, 2026 11:42 AM
To: Beverley Oosthuizen
Subject: RE: PRE-CONSULTATION - Erf 535, Menlo Park (rezoning)

Good day Beverley,

There is no objection at this stage. The following conditions apply to all land-use applications:

1. Access must be to the satisfaction of the Municipality with the required stacking distances and widths.
2. Parking must be provided according to the Tshwane Land Use Scheme 2024, Adopted 8 May 2024.
3. A TIA may be required when the proposed land use generates more than 50vph.
4. Where Provincial and/or National roads are affected, written consent from the relevant authority must be provided.
5. Municipal servitudes and road reserves must be respected, withheld, and excluded from the application.

Regards,



Tshepo Seshai
Engineering Technician
Traffic Impact Assessment and Management

Room 01 | 2ND Floor | C De Wet Building | 175 Es'kia Mphahlele Drive | Pretoria West | Pretoria |
PO Box 1409 | Pretoria | 0001
Tel: 012 358 2119 | Cell: 081 782 3613
Email: TshepoSes@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

From: Beverley Oosthuizen <tph@tph.co.za>
Sent: Friday, March 13, 2026 7:33 AM
To: Tshepo T. Seshai <TshepoSes@TSHWANE.GOV.ZA>
Subject: PRE-CONSULTATION - Erf 535, Menlo Park (rezoning)
Importance: High

Good morning Tshepo

Hope you well.

With reference to the aforementioned property. Attached please see the following documentation in order for your department to supply comments in compliance with the pre-consultation process for the proposed rezoning.

- Proposed Site Plan
- Completed F/33 form

Should you require any additional information please let me know.

Look forward to hearing from you.

Regards,

Beverley Oosthuizen

The Town Planning Hub CC

Tel: (012) 809 2229

Website: www.tph.co.za

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Existing Zoning	Residential 1
Land Use Rights	Dwelling House
Height	2 Storeys
Coverage	50%
FAR	N/A
Parking requirements	

EXISTING CONSENT USES / PERMISSIONS:

N/A

DETAILS OF THE PROPOSED APPLICATION:

Application Type	Rezoning
Proposed Land Use	"Residential 3" maximum of 15 dwelling units
Other: FAR/AREA	Height: 2 Storeys FAR: 0.90 Coverage: 60%

DEPARTMENT / DIVISION/SECTION/NAME	Water and Sanitation
COMMENTS FROM THE DEPARTMENT	Bulk will be payable. Sewer connection to be upgraded to a 160mmØ via a manhole. Capacity available in networks.
NAME OF THE ENGINEERING TECHNICIAN	Anton Scholtz
SIGNATURE	 26/03/2026 DATE