

## 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.**

28 APRIL 2026

YOUR REF:  
OUR REF:     TPH26707

Tel: (012) 809 2229  
Fax: (012) 809 2090  
E-mail: bea@tph.co.za

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
CITY PLANNING AND DEVELOPMENT DEPARTMENT  
PO BOX 3242  
PRETORIA  
0001**

PO Box 11437  
SilverLakes  
0054  
Lombardy Corporate Park  
Block B, Unit M  
Cole Road  
Shere  
0081

**APPLICATION FOR THE SIMULTANEOUS DIVISION OF A FARM PORTION AND THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTIONS 16(12)(a)(iii) AND 16(4) OF THE CITY OF TSHWANE SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) TO BE KNOWN AS DERDEPOORTPARK EXTENSION 53 TO BE SITUATED ON A PART OF PORTION 426 (A PORTION OF PORTION 21) **AND** A PART OF PORTION 679 OF THE FARM DERDEPOORT 326JR**

This office has been instructed by the registered landowner to submit an application for township establishment to the City of Tshwane Metropolitan Municipality.

Enclosed for your attention are the following as is required in terms of Schedule 6 and COT: F/10:

- ANNEXURE A:           A copy of this letter addressed to the Strategic Executive Director: City Planning and Development.
- ANNEXURE B:           A copy of the proof of payment of the applicable application fees.
- ANNEXURE C:           A copy of the relevant application forms completed and signed by the applicant: Schedule 33, COT: F/1, F/4, F/8 and F/10.
- ANNEXURE D:           A copy of the signed Company Resolution and Power of Attorney.
- ANNEXURE E:           A copy of the Company documentation.
- ANNEXURE F:           A copy of the Motivating Memorandum.
- ANNEXURE G:           A copy of the list of adjoining owners.
- ANNEXURE H:           A copy of the draft Annexure L.
- ANNEXURE I:           A copy of draft Amendment Scheme Maps.
- ANNEXURE J:           A copy of the draft Statement of Conditions.
- ANNEXURE K:           A copy of the locality, zoning and land use plans.
- ANNEXURE L:           A copy of the Township Layout Plan.
- ANNEXURE M:           A copy of the subdivision plan and consolidation plan (farm portions).
- ANNEXURE N:           A copy of the Zoning Certificates.
- ANNEXURE O:           A copy of the registered Title Deeds.
- ANNEXURE P:           A copy of the Township Name Reservation Letter.
- ANNEXURE Q:           A copy of the Land Surveyor Certificate compiled by WGD Surveys dated 22 April 2026.



- ANNEXURE R: A copy of the Conveyancer Certificate compiled by MC van der Berg Inc. dated 4 July 2025.
- ANNEXURE S: A copy of the proposed Site Plan.
- ANNEXURE T: A copy of the Environmental Authorisation received from the Gauteng Province of Agriculture and Rural Development.
- ANNEXURE U: A copy of the Environmental write up confirming the Part 2 Amendment Process under cover of letter received from iSquare Information Systems CC dated 22 April 2026.
- ANNEXURE V: A copy of the proof of the comments requested from the Department of Mineral Resources and Energy.
- ANNEXURE W: A copy of the Electrical Engineering Services under cover of letter received from IngPlan dated 21 April 2026.
- ANNEXURE X: A copy of the Bulk Services Statement as compiled by Civil Concepts Consulting Civil and Structural Engineers dated April 2026. Report # C3034/X53/BBS/REP.
- ANNEXURE Y: A copy of the Design Stage Footprint Geotechnical Investigation compiled by IntraSolutions dated 10 September 2023.
- ANNEXURE Z: A copy of the Traffic Engineering write up compiled by EDL Consulting Engineers (Pty) Ltd dated 22 April 2026.
- ANNEXURE Z1: Proof of pre-submission consultation with the Engineering Departments.  
Kindly note that only Traffic Engineering Energy & Electricity have responded to our request dated 29 July 2025. Water & Sanitation have not (to date) supplied their comments on the F/33 pre-consultation.
- ANNEXURE Z2: A copy of the email correspondence between this office and the Land Use Management Department enquiring on a higher density.
- ANNEXURE Z3: A copy of the withdrawal of Derdepoortpark Extension 49 (Item No. 50804).

This office will also attend to referring the application to the relevant external departments and will submit proof of same to the Municipality.

**Kind Regards,**



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



Internet Banking  
Standard Bank Centre  
5 Simmonds Street, Johannesburg, 2001  
P.O. Box 7725, Johannesburg, 2000  
Telephone: 0860 123 000  
International: +27 11 299 4701  
Fax: +27 11 631 8550  
Website: www.standardbank.co.za

Dear CITY OF TSHWANE (A)

We confirm that the following payment has been made into your account from Bea:

<b>Reference number</b>	4018896450
<b>Beneficiary name</b>	CITY OF TSHWANE (A)
<b>Bank name</b>	ABSA BANK
<b>Beneficiary account number</b>	XXXXXXXXXXXX8263
<b>Beneficiary branch number</b>	63200500
<b>Beneficiary reference</b>	LU63015600000/426TE
<b>Amount</b>	R21450.02
<b>Payment date and time</b>	2026-04-29 07h54

If you need more information or have any questions about this payment, please contact:

**Bea**

Payments to Standard Bank accounts may take up to one business day to reflect.

Payments to other banks may take up to three business days.

Please check your account to confirm you have received this payment.

Yours sincerely,

The Internet Banking Team

The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06) Authorised financial services provider and registered credit provider (NCRCP15)

**Directors:** N Nyembezi (Chairman) DWP Hodnett\* (Chief Executive Officer) LL Bam HJ Berrange PLH Cook A Daehnke\* OA David-Borha1 GJ Fraser-Moleketi GMB Kennealy BJ Kruger Li Li2 JH Maree NNA Matyumza RN Ogega3 Fenglin Tian2 SK Tshabalala\*

**Company Secretary:** K Froneman - 2025/10/10

\*Executive Director 1Nigerian 2Chinese 3Kenyan

**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	Farm Derdepoort		
Erf/Plot/Farm No.	326-JR	Portion (e.g. /R/1)	Part of Ptn 426
Ward	87		
Street name	Intaba Street		
Street number	1818	Planning Region	5

Township / Agricultural Holding / Farm	Farm Derdepoort		
Erf/Plot/Farm No.	326-JR	Portion (e.g. /R/1)	Part of Ptn 679
Ward	87		
Street name	Intaba Street		
Street number	1812	Planning Region	5

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.

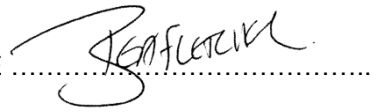
1. I, the assigned, hereby being the applicant described herein, declare that all the information I provide is true and correct.
2. I, hereby acknowledge and understand that the documents that accompany my land development application are those compulsory documents that are required for the purposes 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 28<sup>th</sup> DAY OF APRIL 2026 , in my capacity as Town Planner.

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

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

**THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW FORMS**

**COT: F/1**

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

<b>APPLICANT DETAILS</b>			
Please indicate the type of applicant:			
Individual	<input type="checkbox"/>	Legal Entity / Other	<input checked="" type="checkbox"/>
<b>Applicant Details: Individual</b>			
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"/>
<b>Applicant Details: Legal Entity / Other</b>			
Name	THE TOWN PLANNING HUB CC		
Registration number	1999/010392/23		
Representative name	BEATRIX ELIZABETH FLETCHER		
<b>Physical Address of the Applicant</b>			
<b>Physical Address (Work)</b>			
Address Line 1 (street no.)	1		
Address Line 2 (street name)	COLE ROAD, LOMBARDY CORPORATE PARK		
Township	SHERE AH	Postal Code	0084
Specify City	PRETORIA		
<b>Physical Address (Home)</b>			
Address Line 1 (street no.)	N/A		
Address Line 2 (street name)			
Township		Postal Code	
Specify City			
<b>Postal Address of the Applicant</b>			
Postal Type	PO Box <input checked="" 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	<a href="mailto:bea@tph.co.za">bea@tph.co.za</a>
Cell Phone	082 807 2030
Home Phone	N/A
Work Phone	012 809 2229
Preferred method of communication – please indicate	EMAIL

OWNER DETAILS			
Please indicate the type of applicant:			
Individual	<input type="checkbox"/>	Legal Entity / Other	<input checked="" type="checkbox"/>
Owner Details : Individual			
Title	N/A		
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	ZOTEC DEVELOPMENTS (PTY) LTD		
Registration number	2003/023822/07		
Representative name	WERNICH HENNING		
Physical Address of the Owner			
Physical Address (Work)			
Address Line 1 (street no.)	90		
Address Line 2 (street name)	BEKKER ROAD, BUILDING F, HERTFORD OFFICE PARK		
Township	MIDRAND	Postal Code	1695
Specify City	MIDRAND		
Physical Address (Home)			
Address Line 1 (street no.)			
Address Line 2 (street name)			
Township		Postal Code	
Specify City			
Postal Address of the Owner			
Postal Type	PO Box <input checked="" type="checkbox"/>	Physical Address (Home)	<input type="checkbox"/>
	Private Bag <input type="checkbox"/>	Physical Address (Work)	<input type="checkbox"/>
Postal Number	PO BOX 754		
Township	AUCKLAND PARK	Postal Code	2006
City	AUCKLAND PARK		

Communication Details of the Owner	
E-Mail Address	<a href="mailto:wernichh@cosmopro.co.za">wernichh@cosmopro.co.za</a>
Cell Phone	082 315 4403
Home Phone	-
Work Phone	-
Preferred method of communication – please indicate	Email
FOR OFFICIAL USE	
Receipt Amount	
Receipt Number	
Payment Date	
Application Form Date	

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

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

SIGNATURE .....  ..... DATE: 28<sup>th</sup> APRIL 2026

**APPLICATION FORM FOR A TOWNSHIP ESTABLISHMENT OR EXTENSION OF BOUNDARIES  
APPLICATION IN TERMS OF SECTION 16(4) AND AS REQUIRED IN TERMS OF SCHEDULE 6 TO  
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024)**

**PART A: PROPERTY INFORMATION**

Expand the form to include PART A AND PART B (copy for each property).

Agricultural Holding / Farm	Farm Derdepoort		
Plot / Farm No.	326-JR	Portion (e.g. /R/1)	Part of Ptn 426
Title Deed No/ Certificate of Registered Title No.	T49344/2022		
Size of property	3.7410ha (this township portion is 1,4316ha)		
Name of Bond Holder	N/A		
Mortgage Bond Account No.	N/A	Date of Bond	N/A
Ward	87	Planning Region	5

**PART B: EXISTING LAND USE INFORMATION**

Land Use Scheme	THE TSHWANE LAND USE SCHEME, 2024		
Adopted Zoning	AGRICULTURAL		
Adopted Height (Scheme)	10 meters		
Adopted Density (Scheme)	Not applicable		
Adopted Coverage (Scheme)	50%		
Adopted Annexure T No.	N/A	Adopted Amendment Scheme No.	N/A
Present Land Value	R2 550 000	Adopted FAR	N/A
Existing Development	Vacant		

**PART A: PROPERTY INFORMATION**

Expand the form to include PART A AND PART B (copy for each property).

Agricultural Holding / Farm	Farm Derdepoort		
Plot / Farm No.	326-JR	Portion (e.g. /R/1)	Part of Ptn 679
Title Deed No/ Certificate of Registered Title No.	T49345/2022		
Size of property	4.1940ha (this township portion is 1,7549ha)		
Name of Bond Holder	N/A		
Mortgage Bond Account No.	N/A	Date of Bond	N/A
Ward	87	Planning Region	5

**PART B: EXISTING LAND USE INFORMATION**

Land Use Scheme	THE TSHWANE LAND USE SCHEME, 2024		
Adopted Zoning	AGRICULTURAL		
Adopted Height (Scheme)	10 meters		
Adopted Density (Scheme)	Not applicable		
Adopted Coverage (Scheme)	50%		
Adopted Annexure T No.	N/A	Adopted Amendment Scheme No.	N/A
Present Land Value	R630 000	Adopted FAR	N/A
Existing Development	Vacant		

**PART C: PROPOSED TOWNSHIP**

Name and Extension of the proposed township			DERDEPOORT EXTENSION 53				
Use zone no.	Proposed use zone	Erf no.	Average size m <sup>2</sup>	Height (m/storey)	FAR	Coverage	Other development control measures (density)
4	Residential 4	203 and 204	2.9609ha	18m (4 storeys)	1.0 Clubhouse restricted to 250m <sup>2</sup>	40%	155du/ha (total number of 458 units)
	Road		0.2256ha				

**PART D: GENERAL INFORMATION**

Is the property situated in a demarcated noise zone in terms of the Gauteng Noise Control Regulations, 1999?		<del>Yes</del>	No
Is the property situated within 3 km of a sewerage disposal works?		<del>Yes</del>	No
Name the local authority(s) that is situated within 10 km of the boundaries of the property		N/A	
Name the local authorities or authorised bodies that provide the following services:			
Water		CITY OF TSHWANE	
Electricity		CITY OF TSHWANE	
Sewerage		CITY OF TSHWANE	
Roads and storm water		CITY OF TSHWANE	
Is the existing development (structures and land use) on the property described in the memorandum?		Yes	<del>No</del>
Is it required that the building(s) on the property be conserved in terms of the National Heritage Resource Act, Act 25 of 1999?		<del>Yes</del>	No
<b>PAYMENT OF OPEN SPACES AND PARKS/DWELLING UNITS</b>			
Does the layout plan provide for open spaces or parks according to sections 22 and 47 of this By-law?		Yes	<del>No</del>
Motivate if answer is "no" above	OPEN SPACE PROVIDED.		
Provide the total number of dwelling units on all erven in the proposed township		458	
<b>ENVIRONMENTAL/BIOPHYSICAL SENSITIVITIES</b>			
Is any part of the proposed development, forming the subject of this application, deemed to be a "listed activity" in terms of the National Environmental Management Act with specific reference to the regulations promulgated under Section 24(5) thereof?		Yes	<del>No</del>
If "Yes" please provide the reference number of the application submitted to the environmental authorities with regard to the requirement to procure environmental authorization to conduct the listed activity as aforesaid:			
ENVIRONMENTAL CONSULTANT HAS BEEN APPOINTED TO ATTEND TO THE PART 2 AMENDMENT PROCESS FOR THE PROPOSED TOWNSHIP. ORIGINAL GDARDE REFERENCE NUMBER: GAUT 002/23-24/E3600			
Indicate which process has been initiated		Basic	<del>Yes</del> No
		Scoping	<del>Yes</del> No
		None	<del>Yes</del> No
		Part 2 amendment	Yes <del>No</del>


Appointed environmental consultant	Name	ISQUARE INFORMATION SYSTEMS CC		
	Contact details	082 375 2015 Ronel Dreyer		
If the development is not a "listed activity" or if the above EIA process has not been initiated, have the on-site ecological issues been discussed in the memorandum?			Yes	<del>No</del>
The applicant acknowledge that he/she is responsible to forward a copy of the application to external bodies and to submit proof thereof to the Municipality.			Yes	<del>No</del>

## REQUIRED DOCUMENTS

Proof of payment for application fees	X	Cover Letter	X	Power of Attorney	X
Company/Close Corporation/Trust resolution	X	Proof of Members of Company /Close Corporation/Trust	X	Proof of Marital Status of the Owner	-
Bondholders Consent	n/a	Motivating Memorandum	X	List of adjoining owners (with map)	X
Draft amendment scheme (annexure)	X	Draft amendment scheme map	X	Statement of conditions	X
Locality Plan	X	Land use plan	X	Township Layout Plan	X
Zoning certificate	X	Registered Title Deed and/or notarial deeds	X	Township Reservation Letter	X
Conveyancer's Certificate	X	Land Surveyor Certificate	X	GDARD comments and/or declaration by appointed environmental specialist on the NEMA process/ EIA executive Summary if relevant	X
Geotechnical report	X	Transport Impact Assessment	X	Report on Environmental Impact Assessment	X
Architectural drawings/draft site development plans/ Landscape Framework Plans	-	Noise Impact Assessment	-	Report on Proof of submission of application or information to Dpt Minerals Resources	X
Form COT: F/1	X	Form COT: F/5	X	Form COT: F/10	X
Services availability report (roads and Stormwater)	X	Services availability report (water and sanitation)	X	Service availability report (electricity)	X
For extension of boundaries – the General Plan of the original township	-	For extension of boundaries – comments from the Surveyor-General	-		

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: 28<sup>th</sup> APRIL 2026

**APPLICATION FORM FOR A SUBDIVISION AND/OR CONSOLIDATION APPLICATION IN TERMS OF SECTION 16(12) AND AS REQUIRED IN TERMS OF SCHEDULE 8 OR SCHEDULE 9 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	Farm Derdepoort		
Erf/Plot/Farm No.	326-JR	Portion (e.g. /R1)	Ptn 426
Ward	87		
Street Name	Intaba Street		
Street Number	1818	Planning Region	5

<b>SUBDIVISION OR SIMULTANEOUS SUBDIVISION AND CONSOLIDATION</b>				
Proposed Portion Description	Buildable Area (m <sup>2</sup> )	Panhandle Area (m <sup>2</sup> )	Panhandle Width (m)	Portion Area
<b>Proposed Portion 793 (ptn of Ptn 426)</b>	<b>2.3094ha</b>	<b>N/A</b>	<b>N/A</b>	<b>2.3094ha</b>
<b>Proposed Remaining Extent of Ptn 426</b>	<b>1.4316ha</b>	<b>N/A</b>	<b>N/A</b>	<b>1.4316ha</b>

<b>SUBDIVISION OR SIMULTANEOUS SUBDIVISION AND CONSOLIDATION</b>				
Proposed Portion Description	Buildable Area (m <sup>2</sup> )	Panhandle Area (m <sup>2</sup> )	Panhandle Width (m)	Portion Area
<b>Proposed Portion 794 (ptn of Ptn 679)</b>	<b>1.7549ha</b>	<b>N/A</b>	<b>N/A</b>	<b>1.7549ha</b>
<b>Proposed Remaining Extent of Ptn 679</b>	<b>2.4391ha</b>	<b>N/A</b>	<b>N/A</b>	<b>2.4391ha</b>

<b>SUBDIVISION OR SIMULTANEOUS SUBDIVISION AND CONSOLIDATION OF COMPONENT FARM PORTIONS</b>				
Proposed Portion Description	Buildable Area (m <sup>2</sup> )	Panhandle Area (m <sup>2</sup> )	Panhandle Width (m)	Portion Area
<b>Proposed Remaining Extent of Ptn 426</b>	<b>1.4316ha</b>	<b>N/A</b>	<b>N/A</b>	<b>1.4316ha</b>
<b>Proposed Portion 794 (ptn of Ptn 679)</b>	<b>1.7549ha</b>	<b>N/A</b>	<b>N/A</b>	<b>1.7549ha</b>
<b>Total area for Derdepoortpark Extension 53</b>				<b>3.1865ha</b>

Land Use Scheme	Tshwane Land Use Scheme, 2024		
Zoning (Scheme)	Agricultural		
Height (Scheme)	10 meters		
Density (Scheme)	N/A		
Coverage (Scheme)	50%	FAR (Scheme)	N/A
Annexure No.	N/A	Amendment scheme No.	N/A

Present Land Value	R2 550 000
Property Size (m <sup>2</sup> )	3.7410ha
Existing Development	Vacant
Title Deed Number	T49344/2022
Restrictive Title Deed Condition paragraph No.	Refer to Conveyancers Certificate
Do all the erven to be consolidated belong to the same owner?	Yes

Township / Agricultural Holding / Farm	Farm Derdepoort		
Erf/Plot/Farm No.	326-JR	Portion (e.g. /R1)	Ptn 679
Ward	87		
Street Name	Intaba Street		
Street Number	1812	Planning Region	5

<b>SUBDIVISION OR SIMULTANEOUS SUBDIVISION AND CONSOLIDATION</b>				
Proposed Portion Description	Buildable Area (m <sup>2</sup> )	Panhandle Area (m <sup>2</sup> )	Panhandle Width (m)	Portion Area
<b>Proposed Portion 793 (ptn of Ptn 426)</b>	<b>2.3094ha</b>	<b>N/A</b>	<b>N/A</b>	<b>2.3094ha</b>
<b>Proposed Remaining Extent of Ptn 426</b>	<b>1.4316ha</b>	<b>N/A</b>	<b>N/A</b>	<b>1.4316ha</b>

<b>SUBDIVISION OR SIMULTANEOUS SUBDIVISION AND CONSOLIDATION</b>				
Proposed Portion Description	Buildable Area (m <sup>2</sup> )	Panhandle Area (m <sup>2</sup> )	Panhandle Width (m)	Portion Area
<b>Proposed Portion 794 (ptn of Ptn 679)</b>	<b>1.7549ha</b>	<b>N/A</b>	<b>N/A</b>	<b>1.7549ha</b>
<b>Proposed Remaining Extent of Ptn 679</b>	<b>2.4391ha</b>	<b>N/A</b>	<b>N/A</b>	<b>2.4391ha</b>

<b>SUBDIVISION OR SIMULTANEOUS SUBDIVISION AND CONSOLIDATION OF COMPONENT FARM PORTIONS</b>				
Proposed Portion Description	Buildable Area (m <sup>2</sup> )	Panhandle Area (m <sup>2</sup> )	Panhandle Width (m)	Portion Area
<b>Proposed Remaining Extent of Ptn 426</b>	<b>1.4316ha</b>	<b>N/A</b>	<b>N/A</b>	<b>1.4316ha</b>
<b>Proposed Portion 794 (ptn of Ptn 679)</b>	<b>1.7549ha</b>	<b>N/A</b>	<b>N/A</b>	<b>1.7549ha</b>
<b>Total area for Derdepoortpark Extension 53</b>				<b>3.1865ha</b>

Land Use Scheme	Tshwane Land Use Scheme, 2024		
Zoning (Scheme)	Agricultural		
Height (Scheme)	10 meters		
Density (Scheme)	N/A		
Coverage (Scheme)	50%	FAR (Scheme)	N/A
Annexure No.	N/A	Amendment scheme No.	N/A
Present Land Value	R630 000		
Property Size (m <sup>2</sup> )	4.1940ha		
Existing Development	Vacant		
Title Deed Number	T49345/2022		
Restrictive Title Deed Condition paragraph No.	Refer to Conveyancer Certificate		


Do all the erven to be consolidated belong to the same owner?	Yes
---	-----

**REQUIRED DOCUMENTS**

Proof of payment of application fees	X	Cover Letter	X	Power of Attorney	X
Company/Close Corporation/Trust resolution	X	Proof of Members of Company /Close Corporation/Trust	X	Proof of Marital Status of the Owner	-
Bondholder's Consent	N/A	Motivating Memorandum	X	EIA executive Summary if relevant	X
Subdivision and/or consolidation plans	X	Locality Plan	X	Subdivision and/or consolidation Plans	-
Registered Title Deed or notarial deeds	X	Zoning certificate	X	Report of an Environmental Impact Assessment	X
Conveyancer's Certificate if relevant	X	Land Surveyor Certificate if relevant	X	Form COT: F/1	X
From COT: F/10	X	Proof of engagement with engineering services	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: 28<sup>th</sup> 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**

**PROPERTY(IES) DESCRIPTION:** PART OF PORTION 426 (A PTN OF PTN 21) AND PART OF PORTION 679 OF THE FARM DERDEPOORT 326-JR

**APPLICATION TYPE:** TOWNSHIP ESTABLISHMENT TO BE KNOWN AS DERDEPOORTPARK EXTENSION 53

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

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

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

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

SIGNATURE 

DATE: 28<sup>th</sup> APRIL 2026

**ZOTEC DEVELOPMENTS PTY LTD**  
**(Registration Number: 2003/023822/07)**  
**("The Company")**

**RESOLUTION OF THE DIRECTORS PASSED AT MIDRAND ON THE 18<sup>TH</sup> DAY OF JULY 2025**

---

**RESOLVED:**

1. To transact business and affairs in the Republic of South Africa with full power and authority.
2. That Adriaan Willem Janse van Rensburg, Identity Number 900809 5350 082, is duly authorised to negotiate and sign any necessary documentation and agreements in order to give effect to the foregoing.
3. That it is ratified and confirmed and promised at all times to allow, ratify and confirm all and whatever Adriaan Willem Janse van Rensburg shall lawfully do or cause to be done in or about the affairs by virtue hereof.

**CERTIFIED A TRUE EXTRACT**



**CHAIRMAN OF THE MEETING**

**SPECIAL POWER OF ATTORNEY**

I, the undersigned, ADRIAAN WILLEM JANSE VAN RENSBURG with ID Nr. 9008095350082

duly authorised by a resolution of the Board of Directors of ZOTEC DEVELOPMENTS (PTY) LTD (REGISTRATION NUMBER 2003/023822/07) do hereby nominate, constitute and appoint B.E. FLETCHER (ID NR: 7505090058083) of the firm THE TOWN PLANNING HUB CC (REGISTRATION NR: CK1999/010392/23) and/or any employee of the Close Corporation with power of substitution, to be my lawful Agent in my name, place and stead, for subdivision and/or township establishment and/or Proclamation and/or for title amendment and/or appeal in respect of the under-mentioned properties:



**PORTION 426 (A PORTION OF PORTION 21) OF THE FARM DERDEPOORT 326-JR AND PORTION 679 OF THE FARM DERDEPOORT 326-JR**

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 submit township applications on the properties to permit high density residential development.

Signed at Cape Town on this 25<sup>th</sup> day of March 2026, in the presence of the undersigned witnesses.

AS WITNESSES:

  
.....  
  
.....

SIGNATORY:

  
.....  
AW JANSE VAN RENSBURG



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Companies and Intellectual Property Commission (CIPC).

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

## SEARCH CRITERIA

Search Date	2022/09/21 14:17	Registration Number	200302382207
Reference	-	Information Source	COMPANIES AND INTELLECTUAL PROPERTY COMMISSION
Report Print Date	2022/09/21 14:17		

## COMPANY SUMMARY

Name	ZOTEC DEVELOPMENTS	Status	IN BUSINESS
Registration Number	2003/023822/07	Registration Date	2003/09/26

## DIRECTORS AND OTHER SUMMARY (2)

### ACTIVE

Name	ID/Reg. Number	Type	Status
COETZEE, SUZANNE	7502210163083	DIRECTOR	ACTIVE
CROUSE, ANTON	6705155141086	DIRECTOR	ACTIVE

### INACTIVE

No Inactive directors to display

## AUDITOR SUMMARY (4)

GERT MEIRING
STRACHAN AND CROUSE
STRACHAN AND CROUSE
VILJOEN LEZANNE NOLENE

## COMPANY INFORMATION

Enterprise Name	ZOTEC DEVELOPMENTS	Status	IN BUSINESS
Registration Number	2003/023822/07	Enterprise Type	PRIVATE COMPANY
Tax Number	9432278159	Business Start Date	2003/09/26
Short Name	-	Registration Date	2003/09/26
Translated Name	-	Financial Year End	2
Old Registration Number	-	Financial Effective Date	2003/09/26
Conv. Enterprise Number	B2002100233	CK Date Received	-

### DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

Region	GAUTENG	CK Date	-
Country	-	Date of Type	2003/09/26
Country of Origin	-		
Issued Shares	-		
Issued Capital	-		
Authorized Shares	-		
Authorized Capital	-		
Industry Code	50		
Industry	CONSTRUCTION		
Principal Business	-		
Registered Address	BUILDING F HERTFORD PARK PARK BEKKER STREET MIDRAND GAUTENG 1685	Postal Address	P O BOX 754 AUCKLAND PARK AUCKLAND PARK GAUTENG 2006

DIRECTORS AND OTHER (2)			
COETZEE, SUZANNE			1 of 2 Directors
Name	SUZANNE	Status	ACTIVE
Surname	COETZEE	Type	DIRECTOR
Initials	S	Appointment Date	2019/06/26
ID/Passport Number	7502210163083	Resignation Date	-
Date of Birth	1975/02/21	Member Size (%)	-
Profession	-	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	20D BRIGHTON STREET ERF 7704 MIDSTREAM ESTATE CENTURION GAUTENG 0157		
Postal Address	POSTNET SUITE 51 PRIVATE BAG X 1007 LYTTELTON GAUTENG 0140		
CROUSE, ANTON			2 of 2 Directors
Name	ANTON	Status	ACTIVE
Surname	CROUSE	Type	DIRECTOR
Initials	A	Appointment Date	2003/09/26
ID/Passport Number	6705155141086	Resignation Date	-
Date of Birth	1967/05/15	Member Size (%)	-
Profession	-	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		

**DISCLAIMER**

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

Residential Address	ERF 3353 FRANCOLIN DRIVE WATERFALL COUNTRY ESTATE JUJSKEI VIEW EXT 105 MIDRAND GAUTENG 2066		
Postal Address	P O BOX 754 AUCKLAND PARK AUCKLAND PARK GAUTENG 2006		

<b>SECRETARY COMPANIES AND CCS</b>
No secretary companies and CCS to display

<b>COMPANY SECRETARY NATURAL PERSONS</b>
No company secretary natural persons to display

<b>BOTH DIRECTOR / OFFICERS</b>
No both director / officers to display

<b>ALTERNATIVE DIRECTORS</b>
No alternative directors to display

<b>OFFICERS</b>
No officers to display

<b>LOCAL MANAGERS</b>
No local managers to display

<b>TRUSTS</b>
No trusts to display

<b>AUDITORS (4)</b>			
GERT MEIRING			1 of 4 Auditors
Profession Code	THE SOUTH AFRICAN INSTITUTE OF CHARTERED ACCOUNTANTS	Postal address	P O BOX 12701 HATFIELD 0028
Profession Number	20043749	Status	RESIGN
Registration entry date	-	Profession	DESIGNATED AUDITOR (NATURAL PERSON)
Expiry date	-	Start date	-

**DISCLAIMER**

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

Reference number	-	End date	2019/03/01
Fine letter	-	CM31 completed	-
Business address	G01 HARROGATE PARK 1237 PRETORIUS STREET HATFIELD PRETORIA 0083	CM31 received	-
STRACHAN AND CROUSE			2 of 4 Auditors
Profession Code	AUDITORS REGISTERED IN TERMS OF THE PROVISIONS OF THE AUDITING PROFESSION ACT,2005	Postal address	P O BOX 12701 HATFIELD 10
Profession Number	955027	Status	CURRENT
Registration entry date	2019/05/27	Profession	AUDITOR
Expiry date	-	Start date	2019/03/01
Reference number	-	End date	-
Fine letter	-	CM31 completed	-
Business address	-	CM31 received	2019/05/27
STRACHAN AND CROUSE			3 of 4 Auditors
Profession Code	THE SOUTH AFRICAN INSTITUTE OF CHARTERED ACCOUNTANTS	Postal address	P O BOX 12701 HATFIELD 0028
Profession Number	00028601	Status	RESIGN
Registration entry date	-	Profession	AUDITOR
Expiry date	-	Start date	-
Reference number	-	End date	2019/03/01
Fine letter	-	CM31 completed	-
Business address	G01 HARROGATE PARK 1237 PRETORIUS STREET HATFIELD PRETORIA 0083	CM31 received	-
VILJOEN LEZANNE NOLENE			4 of 4 Auditors
Profession Code	AUDITORS REGISTERED IN TERMS OF THE PROVISIONS OF THE AUDITING PROFESSION ACT,2005	Postal address	-
Profession Number	053092	Status	CURRENT
Registration entry date	2019/05/27	Profession	DESIGNATED AUDITOR (NATURAL PERSON)
Expiry date	-	Start date	2019/03/01
Reference number	-	End date	-
Fine letter	-	CM31 completed	-
Business address	P O BOX 12701 HATFIELD PRETORIA	CM31 received	2019/05/27

**DISCLAIMER**

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

## CAPITAL INFORMATION

No capital information to display

## HISTORY (26)

Effective Date	Change Type
2021/10/06	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5354503777)
2020/10/09	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5310864246)
2019/10/18	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5207956778)
2019/09/26	LOCATION OF COMPANY RECORDS  (NO INFORMATION TO DISPLAY)
2019/09/09	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (DIRECTOR SUZANNE COETZEE WAS ADDED)
2019/09/09	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (DIRECTOR ANTON CROUSE DETAILS WAS CHANGED)
2019/05/27	AUDITOR/ACC OFFICER CHANGE  (NOTICE OF CHANGE OF AUDITORS: STRACHAN AND CROUSE APPOINTED.)
2019/05/27	AUDITOR/ACC OFFICER CHANGE  (NOTICE OF CHANGE OF AUDITORS: VILJOEN LEZANNE NOLENE APPOINTED.)
2019/05/27	AUDITOR/ACC OFFICER CHANGE  (NOTICE OF CHANGE OF AUDITOR: GERT MEIRING RESIGNED)
2018/10/09	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (CIPC INTERNAL DATA MAINTENANCE)
2018/09/28	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5140014354)
2017/09/29	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 585727915)
2017/02/05	REGISTERED ADDRESS CHANGE  (BUILDING F HERTFORD PARK BEKKER STREET MIDRAND GAUTENG1685)

### DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

2016/10/14	CO/CC ANNUAL RETURN (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 554083674)
2015/10/13	CO/CC ANNUAL RETURN (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 529963487)
2014/11/13	CO/CC ANNUAL RETURN (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 522793500)
2014/11/12	AUDITOR/ACC OFFICER CHANGE (ADD RECORDNAME : = GERT MEIRINGSTATUS : = CURRENT)
2014/11/12	AUDITOR/ACC OFFICER CHANGE (CHANGE RECORDNAME : = STRACHAN AND CROUSESTATUS : = CURRENT)
2014/06/23	REGISTERED ADDRESS CHANGE (G01 HARROGATE PARK1237 PRETORIUS STREETHATFIELD0083)
2014/06/23	POSTAL ADDRESS CHANGE (P O BOX 12701HATFIELD0028)
2014/05/06	CO/CC ANNUAL RETURN (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 54690470)
2010/04/07	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (SURNAME=CROUSEFULL FORENAMES=ANTONID NO=6705155141003STATUS :ACTIVENATURE OF CHANGE=NO CHANGE)
2010/01/20	RE-INSTATE APPLICATION (ANNUAL RETURN NON COMPLIANCE - CANCELLATION OF DEREGISTRATION)
2009/11/13	AR IN DEREGISTRATION (ANNUAL RETURN NON COMPLIANCE - DEREGISTRATIONREGISTRATION DATE: 26/09/2003AR DUE DATE: 01/09/2008AR LATE DATE: 01/11/2008DEREGISTRATION COMMENCE DATE: 01/05/2009DEREGISTRATION ACTION DATE: 13/11/2009)
2005/06/07	REGISTERED ADDRESS CHANGE (401 CHURCHILL HOUSE395 SCHOEMAN STREETPRETORIA0002)
2005/06/07	POSTAL ADDRESS CHANGE (P O BOX 11035THE TRAMSHED0126)

**DISCLAIMER**

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

MOTIVATING MEMORANDUM IN SUPPORT OF THIS APPLICATION FOR THE SIMULTANEOUS DIVISION OF A FARM PORTION AND THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTIONS 16(12)(a)(iii) AND 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) ON A PART OF PORTION 426 (A PORTION OF PORTION 21) AND A PART OF PORTION 679 OF THE FARM DERDEPOORT 326J TO BE KNOWN AS -

### **DERDEPOORTPARK EXTENSION 53**

PREPARED FOR: ZOTEC DEVELOPMENTS (PTY) LTD

PREPARED BY: THE TOWN PLANNING HUB CC

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

PO Box 11437  
Silver Lakes  
0054

Lombardy Corporate Park  
Block B / Unit 13  
Cole Road  
Shere  
0184

# INDEX

- 1. INTRODUCTION AND APPLICATION**
- 2. GENERAL INFORMATION**
  - 2.1 NAME ZONE
  - 2.2 LOCALITY
  - 2.3 PROPERTY DESCRIPTION
  - 2.4 OWNER
  - 2.5 SIZE
  - 2.6 TITLE DEED
  - 2.7 TITLE RESTRICTIONS AND SERVITUDES
  - 2.8 BONDHOLDER
- 3. PROPOSED LAYOUT**
  - 3.1 THE LAYOUT WITHIN THE URBAN FRAMEWORK
  - 3.2 DEVELOPMENT
  - 3.3 LAND USES AND SUITABILITY THEREOF
- 4. PHYSICAL ASPECTS AND INFORMATION**
  - 4.1 DEVELOPMENT CONTEXT
  - 4.2 SURROUNDING DEVELOPMENT AND IMPACT
  - 4.3 TOPOGRAPHY, VEGETATION AND HYDROGRAPHY
  - 4.4 GEO-TECHNICAL CONDITIONS
  - 4.5 ENVIRONMENTAL IMPACT
  - 4.6 TRAFFIC IMPACT ASSESSMENT
  - 4.7 ENGINEERING SERVICES
    - 4.7.1 Water and Sewerage
    - 4.7.2 Electricity
    - 4.7.3 Roads / Stormwater
- 5. NECESSITY AND DESIRABILITY OF THE PROPOSED TOWNSHIP**
  - 5.1 MOTIVATION
    - 5.1.1 Spatial Planning and Land Use Management Act, Act 16 of 2013 (SPLUMA)
    - 5.1.2 Gauteng Spatial Development Framework, 2030 (GSDF)
    - 5.1.3 Tshwane Integrated Development Plan, 2017-2021
    - 5.1.4 City of Tshwane Metropolitan Spatial Development Framework, 2030
    - 5.1.5 Regionalized Municipal Spatial Development Framework, 2018 - Region 1 (RMSDF)
  - 5.2 DIVISION OF THE FARM
  - 5.3 SITE DEVELOPMENT PLAN
- 6. SUMMARY**

## **1. INTRODUCTION AND APPLICATION**

Simultaneous application is made in terms of Sections 16(12)(a)(iii) and 16(4) of the City of Tshwane Land Use Management By-Law, 2016 (Amended 2024) for the establishment of a residential township, to be known as DERDEPOORTPARK EXTENSION 53, situated on a part of Portion 426 (a portion of Portion 21) and a part of Portion 679 of the farm Derdepoort 326-JR.

The property is subject to a previous township establishment application, approved by the City of Tshwane during March 2025. However, the intention of the land owner is to submit 3 separate township establishment applications (with an increase in density), in order to construct the development in “phases” / per township.

A township known as Derdepoortpark Extension 49 was submitted to the City of Tshwane, however due to an access conflict, and the rectification thereof would have been a material change to the township boundaries – this application has been withdrawn.

From there this application.

## **2. GENERAL INFORMATION**

### **2.1 NAME ZONE**

The township is to be named DERDEPOORTPARK EXTENSION 53.

### **2.2 LOCALITY**

The properties are situated at 1818 Intaba Street (Portion 426) and 1812 Intaba Street (Ptn 679), Derdepoort. As mentioned above, the township is proposed on a part of the application sites.

Please refer to the aerial below, as well as the locality plan attached to the application under Annexure D:



## 2.6 PROPERTY DESCRIPTION

- Part of Portion 426 (a portion of Portion 21) of the farm Derdepoort 326-JR
- Part of Portion 679 of the farm Derdepoort 326-JR

## 2.7 OWNER

The properties are registered to Zotec Developments (Pty) Ltd.

## 2.8 SIZE

- Portion 426 measures 3.7410ha in extent (1,4316ha forms part of this township).
- Portion 679 measures 4.1940ha in extent (1,7549ha forms part of this township).

The proposed township will be situated on a portion measuring 3.1865ha in extent (subject to final survey).

## 2.6 TITLE DEED

- Portion 426 (a portion of Portion 21) is registered under Deed of Transfer T49344/2022.
- Portion 679 is registered under Deed of Transfer T49345/2022.

## 2.7 TITLE RESTRICTIONS AND SERVITUDES

A Deeds Report and a Land Surveyor Certificate has been compiled and are included with the application submission.

## 2.8 BONDHOLDER

The property is not bonded by any Financial Institution.

## 3. PROPOSED LAYOUT

### 3.1 THE LAYOUT WITHIN THE URBAN FRAMEWORK

The application site is situated within Region 5. Over the years since the initial township application was approved, the surrounding area has grown to a well-established residential area with varying residential densities and typologies being provided to the citizens of Tshwane. The area is earmarked for high density residential development. The proposed development is in line with the existing and intended characteristics.

### 3.2 DEVELOPMENT

The township will consist of the following erven (see attached layout plan):

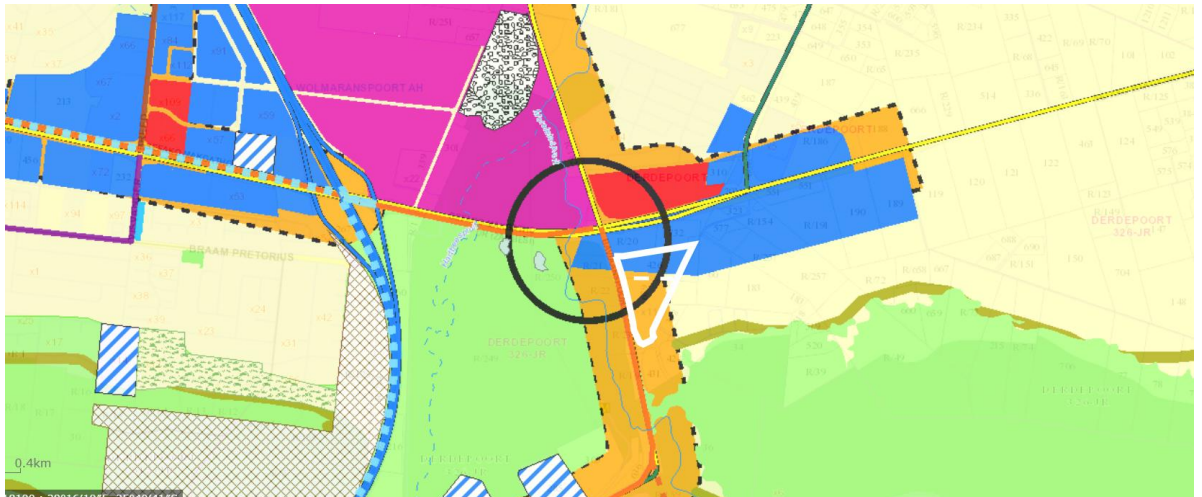
Proposed uses	Erf/Erven no*	Size		Height	Only for
		Coverage	FSR		
<b>RESIDENTIAL 4 (155 dwelling units per hectare)</b>	203 and 204	40%	1.0 Clubhouse restricted to 250m <sup>2</sup>	18m (4 storeys)	Table B, Column 3 excluding backpackers, children's home, guest house, hotel, retirement centre and self-catering units and including a clubhouse and spaza shop
As per Tshwane Land Use Scheme, 2024					

### 3.3 SURROUNDING DEVELOPMENT AND LAND USES

The application site is situated within an area that has been earmarked for mixed uses (northern portion) as well as residential densification (southern portion).

The impact of the intended land uses on the surrounding area will not be significant, especially in the long run. The area has been earmarked as a local node and further earmarked for industrial uses, business uses, mixed uses and residential densification.

Considering the long-term planning for the area, as well as this proposal, it will integrate the surrounding land uses and the greater community, by creating residential opportunities in close proximity to retail and industrial uses. The development will connect to the existing services infrastructure available. Services agreements will be entered into dictating the required upgrades and bulk contribution amounts payable by the developer.



#### 4. PHYSICAL ASPECTS AND INFORMATION

##### 4.1 DEVELOPMENT CONTEXT

The properties are vacant.

A township application (known as Derdepoortpark Extension 44) was approved by the City of Tshwane, however the land owners have instructed our office to withdraw the approval and re-submit 3 (three) new land use applications (township establishment applications) applying for an increase in the density.

##### 4.2 TOPOGRAPHY, VEGETATION AND HYDROGRAPHY

**Topography:** The site slopes gently in a northern direction.

**Vegetation:** The site is covered with grassfield and scattered trees and bushes

**Hydrograph:** The properties are not affected by the 1:50 and 1:100 year flood lines.

##### 4.4 GEO-TECHNICAL CONDITIONS

IntraSolutions compiled a provisional Geotechnical surficial soils investigation. The report is attached hereto, under Annexure Y however will be briefly discussed below:

LITHOSTRATIGRAPHIC UNIT	LITHOLOGY
-	Diabase dykes and sills (from Vaalian to post Mogolian age)

The study area is mantled in many places by unconsolidated material deemed to be recent deposits (most likely 24 Ma [Miocene epoch] and younger). The material varies in thickness, sedimentological- and geotechnical properties:

<b>POST-GONDWANA DEPOSITS</b>	
Colluvium and alluvium	Soils of clayey, sandy, silty composition
Pedocretes (cemented soils)	Ferricrete

In general, it is not anticipated that slope stability will present a general hazard for structures placed on this area. However, where seepage groundwater 'daylights', particularly during very wet periods, particularly in cuttings, subsurface and surface drainage measures may be required. The report indicates that proper storm water management systems with erosion control measures will be required.

These investigations have confirmed that potentially problematic soils mantle the bedrock over large sections of the site area. The occurrence of these soils and their anticipated in-service behaviour has been analysed and broad preliminary zonation provided on the Soil Map, Drawing IR1833/2 with the zones defined below:

<b>SUB-AREA DESIGNATIONS SHOWN ON THE SOIL MAP</b>	<b>PRELIMINARY COMMENTARY</b>
2[H1/C-C1/S]	Anticipate 7.5mm to 15mm total heave (H1), <5mm to 10mm collapse settlement (C-C1) and less than 10mm settlement (S).
2[H1-H3/C-C1/S]	Anticipate 7.5mm to >30mm total heave (H1-H3), <5mm to 10mm collapse settlement (C-C1) and less than 10mm settlement (S).

The individual erf 'Sub-Area' designations will need to be confirmed during the GFSH-2, Phase 2 Implementation Stage Investigations, before foundation designs are finalised as required by the NHBRC.

Recommendations contained within the report:

**Sub-areas with designation 2[H1/C-C1/S]**

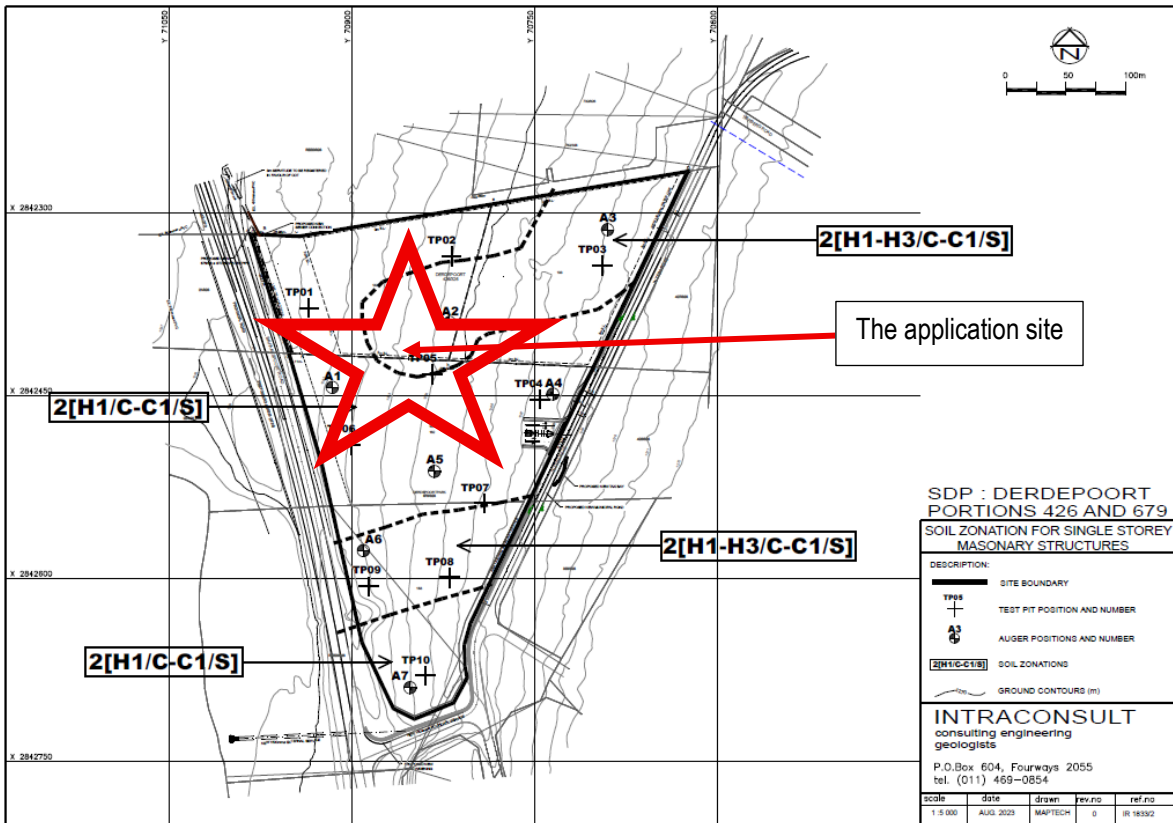
Preliminary recommendations are provided below and are based on the variable sub-surface conditions encountered. The subsurface profile on this site is typical of a thick layer of loose to medium dense colluvium, overlying medium dense to dense transported material and pebble marker up to depths of 3m:

- Ensure freeboard of at least 150mm, i.e. top of floor slab to top of natural ground level, as required in the NHBRC Guidelines.
- Site drainage and service and plumbing precautions are to apply. Avoid water ponding or water ingress into the subsurface near the building.
- Bearing pressures not to exceed 50KPa.

**Sub-areas with designation 2[H1-H3/C-C1/S]**

Preliminary recommendations are provided below and are based on the variable sub-surface conditions encountered. The subsurface profile varies on this site and is typical of loose to medium dense colluvium, transported material, and pebble marker overlying shallow residual diabase.

- Ensure freeboard of at least 150mm, i.e. top of floor slab to top of natural ground level, as required in the NHBRC Guidelines.
- Site drainage and service and plumbing precautions are to apply. Avoid water ponding or water ingress into the subsurface near the building.
- Bearing pressures not to exceed 50KPa.



#### 4.5 ENVIRONMENTAL IMPACT

Environmental Authorisation was granted by the Controlling Authority under reference # GAUT 002/23-24/E3600 and granted on 13 December 2023.

However, with the submission of the new township establishment application(s), the appointed Environmental Specialist (iSquare Information Systems CC) will be applying to the controlling authority for a Part 2 amendment of the decision mentioned above.

The final decision of the Department will be submitted to the City of Tshwane as soon as it is received.

Refer to Annexures T and U attached hereto.

#### 4.6 TRAFFIC IMPACT ASSESSMENT

EDL Engineers (Pty) Ltd have been appointed as Traffic Engineers and are in process of compiling a Traffic Impact Assessment, this will be submitted to the City for commenting and approval.

EDL Engineers have calculated a revised peak hour trip generation – see below table:

Note that the extract above indicates all 3 (three) proposed townships. Only the calculations for Derdepoortpark Extension 53 are relevant to this application.

#### 4.7 ENGINEERING SERVICES

Description	Develop. Area (Ha)	No of Units	Peak Hour	Split (%)	TRIPS		
					In	Out	Total
Derdepoort park X51	2.3261	360	Weekday AM	25 / 75	58	173	231
			Weekday PM	70 / 30	161	70	231
Derdepoort park X52	2.2374	346	Weekday AM	25 / 75	55	166	221
			Weekday PM	70 / 30	155	66	221
Derdepoort park X53	2.9609	458	Weekday AM	25 / 75	73	219	292
			Weekday PM	70 / 30	204	88	292
Total	7.5244	1164	Weekday AM Peak Hour		186	558	744
			Weekday PM Peak Hour		520	224	744

Note that the extract above indicates all 3 (three) proposed townships. Only the calculations for “Derdepoortpark Extension 53” are relevant to this application.

##### 4.7.1 Water & Sewerage and Roads & Stormwater

Civil Concepts Consulting Civil and Structural Engineers have been appointed to attend to the Civil Engineering. A Bulk Services Statement is attached hereto, however will be briefly discussed below:

#### WATER

The estimated water demand that will be generated by this township is summarized as follows:

Township	Land use	Area (ha)	No of Units	Water demand per land use type	AADD (kℓ/day)	Peak Flow	Peak Flow (ℓ/s)
X53	Res 4	3.1868	458	0.7 kℓ / erf	320.6	4.6	17.07
<b>Total</b>					<b>320.6</b>		<b>17.07</b>

The fire flow demand for the nodal development will be 50 ℓ/s with a minimum pressure of 15 m at the position of the fire, and a minimum pressure of 10 m in the rest of the system during a fire event as per the *City of Tshwane Guidelines for the Design and Construction of Water and Sanitation Systems*.

Derdepoortpark Extension 52 will be responsible for upgrading the existing 75 mm ø to a 250 mm ø uPVC pipe from the of the development up to the existing 250 mm ø uPVC pipe at

the Intaba Road / Kameeldrift Road intersection. From there it will have to extend the 250 mm  $\varnothing$  pipe up to the access of Derdepoortpark Extension 52.

The connection for future Derdepoortpark Extension 51 and 53 will also be constructed under Derdepoortpark Extension 52.

**If Derdepoortpark Extension 53 precedes Derdepoortpark Extension 52 it will also be required to install all the water infrastructure currently allocated to Derdepoortpark Extension 52 as well.**

## SEWERAGE

The estimated sewer demand that will be generated by this township is summarized as follows:

Township	Land use	Area (ha)	No of Units	Sewer outflow per land use type	Daily sewer outflow (k $\ell$ /day)	Peak Flow	Peak Flow ( $\ell$ /s)
2	Res 4	3.1868	458	0.6 k $\ell$ / erf	274.8	2.5	7.95
<b>Total</b>					<b>274.8</b>		<b>7.95</b>

The proposed development will generate a sewer demand of 274.8 k $\ell$ /day. This equates to an instantaneous peak dry weather flow of 7.95  $\ell$ /s, and an instantaneous peak wet weather flow of 9.14  $\ell$ /s.

The nearest Bulk Sewer or connection is approximately 250 m to the west of the development.

A 400 mm  $\varnothing$  uPVC collector runs along to Sefako Makgatho Drive from there it turns south towards a 500 mm  $\varnothing$  uPVC Bulk line which runs under Baviaanspoort Street from the development to the outfall sewer.

No upgrades are required to the external sewer network.

### Sewer infrastructure by Derdepoortpark Extension 52

Derdepoortpark Extension 52 will be required to construct a 160 mm  $\varnothing$  sewer pipeline to the western corner of Derdepoortpark Extension 53 (outside the SANRAL Road Reserve) from there it will be required break into the manhole on the 400 mm  $\varnothing$  pipe in order to obtain a connection. A 3 m servitude will be registered over Portion 20 of the Farm Derdepoort in favour of municipal services.

### Sewer infrastructure by Derdepoortpark Extension 53

Derdepoortpark Extension 53 will connect to the sewer pipe installed by Derdepoortpark Extension 52. This township will also construct a 160 mm  $\varnothing$  sewer pipe to provide the sewer connection to Derdepoortpark Extension 51.

If Derdepoortpark Extension 53 precedes Derdepoortpark Extension 52 it will also be required to install all the sewer infrastructure currently allocated to Derdepoortpark Extension 52.

## ROADS

The following major roads are in close proximity to the development and will provide access to the township:

**Sefako Makgatho Drive (R513 / K14):** is classified as a Class 2 east-west major arterial road, which is situated about 120m to the north of the site. The road comprises of a 4-lane dual carriageway road (two lanes per direction) with additional turning lanes provided at its intersection with Baviaanspoort Road (M15 / D1386). Furthermore, most of the main intersection along this road are signalised. It is anticipated that most of the development's estimated traffic would travel via this road given its close proximity to the site as well as the fact that this is the most convenient road for vehicles to use to get to the N1 freeway, which is situated about 1.5km west of the site.

**Baviaanspoort Road (M15 / Future K139):** is a Class 2 north-south major arterial road, which runs along the western boundary of the site. The road comprises of a 2-lane single carriageway (one lane per direction, undivided) with additional turning lanes provided at its priority stop T-intersection with Intaba Street. It is also to note that north of its full signalized intersection.

**Intaba Street:** is classified as a Class 4b collector road which runs along the south-eastern boundary of the site. From this road, a single security-controlled access in the form of a priority stop controlled butterfly T-intersection is proposed.

**N1 Freeway:** is classified as a Class 1 freeway which is located about 1.5km to the west of the site. It is considered important to the site as it would provide regional accessibility via the intersection with Sefako Makgatho Drive and it is expected that a large amount of the development's traffic would distribute towards this freeway in particular.

### Planned Future Road Network

In terms of the local municipal road network, there are no planned roads in the study area that will be affected by the proposed development. However, it is important to note that Intaba Street is currently in a sub-standard condition and as part of the SANRAL road upgrades, this road would be rehabilitated and formalized up to the required road standards.

The portion of this road that travels past the south-eastern boundary of the township would become the responsibility of the developer to rehabilitate, should the development of the subject township occur before the SANRAL upgrades are carried out. The implementation and responsibility of these road upgrades are therefore highly dependent on the timeline of the implementation of the subject township and the SANRAL road upgrades planned in the area.

The following information is relevant for the other road upgrades that will be implemented by SANRAL:

- SANRAL will construct the future K139 provincial road that travels past the western boundary of the site. This upgrade comprises the upgrading of Baviaanspoort Road (M15) to a dual carriageway road separated by a median island that has three lanes traveling in each direction. It is also to note that the Baviaanspoort / Moloto Road will form a grade separated interchange with Sefako Makgatho Drive near the north-western corner of the site. Given the extent of this planned upgrade, this specific intersection was not included as part of the analysed key intersections of the report as any upgrade proposed for this intersection would be redundant given that the capacity which would be provided by this planned new interchange would supersede any minor upgrade that is proposed to the existing intersection for the developer.
- With regards to Intaba Street, apart from the rehabilitation of the road as discussed above, this road is also set to be extended in a southbound direction from the south-eastern corner of the site. Approximately 600m south of the site's south-eastern corner, this road's alignment is set to curve in a western direction until it eventually intersects with Baviaanspoort Road (M15). At this planned new intersection, the intention is also to construct a whole new southern leg which will also intersect with Stormvoël Road (M8) further to the south. This southern leg also forms part of the planned alignment of the K139 road. The northern and southern approaches of this intersection is viewed as the K139 while the western and eastern approaches are respectively viewed as Baviaanspoort Road and Intaba Street for the purposes of this report.
- It is important to note that there is an existing priority stop controlled T-intersection between Intaba Street and the existing Baviaanspoort Road (M15) near the south-western corner of the property. This intersection would, however, be closed off in the future and the traffic through this intersection would redistribute towards the newly planned intersection between the K139, Intaba Street and Baviaanspoort Road (M15) further to the south instead. The main reason behind the closure of the T-intersection is due to the sub-standard spacing between this intersection and the planned grade-separated interchange between Baviaanspoort Road (M15) / Moloto Road (R573) and Sefako Makgatho Drive (R513) as well as the newly planned intersection further south.
- At the existing signalized intersection between Sefako Makgatho Drive (R513) & Intaba Street to the north-east of the site, additional through lanes will be implemented in each direction on Sefako Makgatho Drive.

A single access to the development is proposed off Intaba Street which is classified as Class 4b residential collector past the site.

The following upgrades are proposed for the developer:

Intaba Street's condition past the site's frontage has significantly deteriorated over the years and it would only degrade further with the added development traffic, latent rights traffic and future growth in the background traffic. Given these poor existing road conditions, it is proposed that the developer rehabilitate this road back to a standard Class 4b road past the site's frontage.

**NOTE:** The rehabilitation of Intaba Street also forms part of SANRAL's planned upgrades in the area and as a result, the rehabilitation of this road should only be the responsibility of the developer if this development occurs before the implementation of the SANRAL upgrades.

### **Site Access**

The developer would be responsible to construct the recommended butterfly-type access to the subject township. To implement this access configuration, a short right turning lane on the northern approach and a short acceleration lane on the receiving end of the southern approach is to be constructed. The access (western) approach is to comprise of two inbound lanes with two outbound lanes and a minimum stacking distance of at least 20m.

### **Sefako Makgatho Drive (R513) / Intaba Street / Kameeldrift Road:**

It is proposed that the developer implement a left turning slip-way at the southern approach of the intersection. Along with this geometric upgrade, updated road markings and timing plans would also be required.

**NOTE:** The planned SANRAL upgrades at this intersection would comprise of the implementation of additional through lanes in each direction on Sefako Makgatho Drive. In total, there would be four through lanes traveling per direction on Sefako Makgatho Drive. If, however, the subject development occurs before the SANRAL upgrades, then the left turning slip-way would have to be implemented before the SANRAL upgrades as well. This could also imply that when the SANRAL road upgrades are implemented, then this left turning slip-way would have to be reconstructed by SANRAL, if Sefako Makgatho Drive is widened in a southern direction to accommodate the additional through lanes instead of widening in a northern direction by reducing the width of the median island.

### **Baviaanspoort Road (M15) / Intaba Street:**

At the eastern approach of this intersection, road widening would be required to implement a short right turning lane with a dedicated continuous left turning slip-lane. In addition to the geometric upgrades, it is further proposed that this intersection should become signalized by the developer.

### **STORMWATER**

There are no existing municipal stormwater systems in the vicinity of the development.

The development falls within the original Kameeldrift SMP conducted by Messrs. Civil Concepts for the City of Tshwane.

#### **External upstream of Development – Constructed under Derdepoortpark Extension 52.**

The runoff generated from upstream catchments will be cut off by a boundary service located in Intaba Street. The 20-year return period will generate a runoff value of approximately 6.3 m<sup>3</sup>/s. The cost of a 450 mm  $\varnothing$  will be classified as a boundary service, for the length of the township boundary, and the difference to a 1500 mm  $\varnothing$  is an external cost. The remainder of the pipe network is an external cost offsetable against Development Charges.

#### **Stormwater Infrastructure by Derdepoortpark Extension 52.**

Derdepoortpark Extension 52 will construct a 450 mm  $\varnothing$  diameter stormwater pipe up to the northwestern corner of Derdepoortpark Extension 53, from there a 675 mm  $\varnothing$  pipeline must be constructed to connect to the existing culvert under the Baviaanspoort Road.

#### **Stormwater Infrastructure by Derdepoortpark Extension 53.**

Derdepoortpark Extension 53 will connect to the 675 mm  $\varnothing$  pipe constructed by Derdepoortpark Extension 52. A 450 mm  $\varnothing$  stormwater pipe must also be constructed to provide stormwater drainage for Derdepoortpark Extension 51 along its western boundary.

**If Derdepoortpark Extension 53 precedes Derdepoortpark Extension 52 it will be required to install all the stormwater infrastructure currently allocated to Derdepoortpark Extension 52 as well.**

### **4.7.2 Electricity**

IngPlan Consulting Engineers have been appointed as Electrical Engineers. Attached, under Annexure W is a copy of their Report.

The predicted electrical load for this proposed township will be 1383kVA.

The nearest 11kV sub-station is Phumulani Sub Station. The substation is currently running at 48% capacity and have the required 3519kVA (this is the total load for all 3 townships) available.

## **5. NECESSITY AND DESIRABILITY OF THE PROPOSED TOWNSHIP**

### **5.1 MOTIVATION**

The need to encourage and support **infill development** within the City of Tshwane cannot be questioned. The City of Tshwane is under constant pressure for development and the residential components of the city were protected for many years. In recent years the City of

Tshwane's Spatial Development Framework has been transformed into what we see today as well planned neighbourhoods that will be sustainable in the long run.

The change in planning views resulted in the creation of more **integrated and densified proposals** for areas where an increase in density is being supported. This results in overall long-term development and visions of the applicable policy frameworks to be feasible. Densification per se is not a stand-alone structuring tool consisting of residential uses, densification is classified and as the surrounding character and impact of the development needs to be taken into consideration and respected with higher density developments.

Densification is also a development principle that guides development in majority of South African cities, in order to more effectively provide services and utilise existing service infrastructure to its full potential, lower development costs and **reduce urban sprawl**.

But with the densification of cities and towns it is important to provide the economic and social facilities to support these developments. On the application site the Municipality supports high density residential development. Kindly refer to Annexure Z2, email correspondence between this office and the Land Use Management Department of the City enquiring on their in-principle support of a higher density.

The onus lies with the Municipality to ensure that –

*“...municipal planning finds applicability in development that is co-ordinated and harmonious in such a way as to most effectively tend to promote the health, safety, good order, amenity, convenience and general welfare of the area in which the scheme is proposed as well as efficiency and economy in the process of such development.” (Section 9(1)(b) of the City of Tshwane Land Use Management By-Law, 2016).*

The application will be further motivated 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 - 2021
- City of Tshwane Metropolitan Spatial Development Framework, 2030
- Regionalized Municipal Spatial Development Framework 2018, Region 1

#### **5.1.1 Spatial Planning and Land Use Management Act, Act 16 of 2013 (SPLUMA)**

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

This application complies with the 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 establishment of a high density residential township. The development can have a positive impact in several meaningful ways, by way of increasing access to well located land, promoting inclusive Urban Integration, ie: the development will enable social and economic integration by mixing income groups and bringing diverse populations into shared urban spaces.

In essence the proposed high-density residential development supports spatial justice by:

- Maximizing access to land and opportunity
- Correcting exclusionary spatial patterns
- Integrating communities
- Enhancing service delivery efficiency
- Promoting equitable, sustainable cities

**(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, as will form part of the Service Level Agreements to be entered into post approval. 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 proposed development will positively impact the socio-economic and financial markets of the city. The owner wishes to finalise the application timeously in order to start with the development of residential units.

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

The Spatial Development Frameworks available to applicants allow for the change in land use and densities within the City of Tshwane, allowing for applications such as these. An

environmental authorisation has been received from the Gauteng Department of Agriculture and Rural Development. A Part 2 amendment to this EA will be done.

**(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; all the required internal departments will have the opportunity to provide comments on the application. The application will follow the required public participation process as set out in the By-Law that will empower the members of the public to participate and provide input to the development proposal.

**Section 42**

**42.(1) In considering and deciding on 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 interest of the public has been taken into account as residential opportunities will be provided in close proximity to retail facilities, work opportunities and easy access to major transportation routes. Work opportunities will be created during the construction phase of the development. The required advertising procedures will be adhered to, should any person be aggrieved by the application they will be able to lodge an objection thereto.

- 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:  
A township establishment was approved by the City of Tshwane, known as Derdepoortpark Extension 44. This application was withdrawn in order for the developers to submit 3 separate township establishment application (with a higher density), so as to ease the implementation / development of the units.
- 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 grievances thereto.
- State and impact of engineering services, social infrastructure and open space requirements:  
The additional capacity will be determined by the services departments and require the payment of bulk contribution fees which the owner intends to pay or upgrade the services in order to positively contribute to the city's infrastructure. The existing services will be optimised. The required open space provision will be provided for onsite (any shortfall of the required recreational space will be subject to a park endowment).
- The effect of the land development application on the environment:  
An Environmental Authorisation has been obtained from the Gauteng Department of Agriculture and Rural Development, as mentioned above a Part 2 Amendment will be submitted by the appointed Environmental Consultant. The aforementioned forms part of the application documents.

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. Should anyone be aggrieved by the proposed development our office will pursue to meet with the objectors and discuss possible mitigation measures.

The application will promote *health, safety, order, amenity, convenience and welfare of the area*. 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.

### **5.1.2 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 46, GSDF 2030*

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

**Liveability:** The proposed development is creating more economic opportunities for people to be part of a developing area that is close to work opportunities, social facilities and major transport routes.

**Concentration:** The development is situated in a mixed use area within a local node. The uses earmarked for the area include, industrial uses, retail uses as well as

residential densification, thus creating vibrant area in which the land uses will support each other.

**Connectivity:** The proposed residential densification development will provide housing opportunities in close relation to social needs, retail need, work opportunities as well as easy access to major transportation routes, offering freedom of choice to the residents.

**Conservation:** As mentioned above, an Environmental Specialist has been appointed and the decision by the controlling authority will be supplied to the Municipality. The property is not regarded as high agricultural potential and the required open space requirements will be made available on the site.

**Diversity:** The development will provide opportunities to people to live, work and play in an area that caters for all.

**Viability:** Housing opportunities will support the surrounding land uses, thus ensuring viability of the area and the surrounding land uses.

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.

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.

In general, the application site conforms to the vision and principles set out in the policy document. The Municipality will not have to provide additional services and infrastructure due to independent investment in the area.

The implementation of this project will be a win-win situation for all parties.

### 5.1.3 Tshwane Integrated Development Plan, 2017/21

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

*“The vision for the City of Tshwane, for 2030, is as follows:*

*Tshwane: A prosperous capital city through fairness, freedom, and opportunity.” Page 32*

In order for the City to achieve their vision (i.e., a capital city through fairness, freedom and opportunity), the City has several strategic development pillars, which guide development, these are as follows:

- *“A City that facilitates economic growth and job creation*
- *A City that cares for residents and promotes inclusivity*
- *A City that delivers excellent services and protects the environment*

- *A City that keeps residents safe*
- *A City that is open, honest and responsive.”*  
Pages 7 & 33, IDP 2017/21

Each of the aforementioned Pillars has certain priorities that the City has identified and undertakes to uphold. These priorities need to be realised. Only priorities that are relevant to this application will be discussed below:

Pillar 1 – Priority 1: ***“Attracting investment and encourage growth by making it easy to do business in Tshwane.”*** Page 35, IDP 2017/21

Private investment into the City is a major contributing factor in growing the economy. Without the City’s support investors will be looking elsewhere.

Pillar 2 – Priority 8: ***“Building integrated communities.”*** Page 41, IDP 2017/21

***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;*
- *Pursuing densification in appropriate areas along public transport routes;...”* Page 41/42, IDP 2017/21

Pillar 3 – Priority 12: ***“Safeguarding water and energy and protecting the natural environment”*** Page 44, IDP 2017/2021

By approval of the application the Municipality will be contributing to the economic growth of the City of Tshwane, it will further be implementing the areas of priority as extracted above. The application is for the development of residential uses, which will be adhering to the requirement of children’s play area/ open space, will be offering housing opportunities that are financially affordable to a range of people that is easily accessible to Sefako Makgato Drive as well as the N1 freeway.

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

- Job opportunities will be created;
- The Municipality will receive a higher income from the services and property tax;
- The development will cause an influx of people to become more economically active, which will boost the Tshwane economy;
- The site will be utilised more efficiently and economically; and

- The current infrastructure of this area will be enhanced and more people can be accommodated on a smaller area without compromising the services infrastructure.

This application thus complies with the spatial planning vision of the IDP for the City of Tshwane.

#### 5.1.4 City of Tshwane Metropolitan Spatial Development Framework, 2030

*“The spatial vision for Tshwane is to become a **spatially efficient capital city that is liveable, sustainable, competitive and resilient**, which is to be achieved through a climate-responsive, targeted and phased approach to growth and investment in Tshwane.” Pages 19 & 20, MSDF 2030*

The spatial directive above will be achieved by this development through the locality in relation to an existing local node, industrial uses, retail uses and proposed residential densification. The application site has been earmarked for mixed uses and residential densification in terms of the RMSDF which will be discussed below in further detail.

*“The K139 (Moloto Road upgrade) is a missing link that is a supposed to carry north-south transport between the Waltloo industrial area and the Rosslyn Automotive Hub, as well as to link Waltloo and Mamelodi with the Moloto Road. Since the alignment of the K139 runs through a portion of Eersterust, which caused objections from the Eersterust community, it was decided to rather extend Derdepoort Road towards the north from Stormvoël Road and link it up with Baviaanspoort Road, which connects with the Moloto Road. This road will fulfil the same function as the K139. Currently, all heavy vehicles from Waltloo drive through the Jan Niemand Park residential area in Jan Coetzee Street. Fortunately, the Moloto Road was recently transferred from the Gauteng Provincial Government to SANRAL. SANRAL took over the link all the way to Stormvoël Road. This implies that SANRAL is supposed to implement the road from Stormvoël Road (the extension of Derdepoort Road) to link with the current Moloto Road. This is definitely a step in the right direction. Tshwane can benefit if SANRAL proceeds to implement this long-outstanding link road.” Page 213, MSDF, 2030*

The aforementioned upgrade has been discussed within the Traffic Impact Assessment. The Road alignment has not been finalised as yet. The implementation of this township will ensure that SANRAL and the City of Tshwane will obtain finality on the road alignment in order to start with construction of the upgrades. The upgrades will be beneficial to the community at large.

*The RSDFs have served as a particularly important spatial layer that informs the MSDF, and seek to realise spatial, economic and ecological transformation by pursuing the following principles:*

- *Encourage development characteristics that spread economic impact*
- ...
- *Encourage infill and redevelopment along activity street corridors within existing neighbourhoods*
- *Facilitate a mix of residential, retail, commercial and community uses that is needed along activity corridors and streets: Locate jobs, retail and commercial uses near residences in order to reduce dependence on cars*
- ...” Page 48, MSDF, 2030

The application is inline with the abovementioned ideals of the MSDF. The economic market will be strengthened by the approval and development of the retail facility. Jobs will be created in a well-functioning, mixed use environment.

*“Tshwane is a polycentric city that consist of regions and nodes that possess a number of opportunities. Drawing from the experiences of other cities, the combination of these opportunities and the principles of spatial transformation dictate that we do the following:*

- *Drive spatial transformation through densification and compact development*
- *Address many of the ills currently caused by urban sprawl*
- *Achieve balanced sustainable growth to optimise potential and infrastructure capacity*
- *Revitalise and develop new economic nodes that support transit-oriented development and public transport systems*
- *Strategically invest in infrastructure, targeting various nodes, corridors, activity spines and strategic land parcels that support a higher intensity of mixed-use development*
- *Achieve balanced sustainable urban growth by implementing a certain density typology based on the characteristics of the locality*
- *Conserve and protect natural resources through the intentional ordering of urban development within the boundaries of specific delineations*
- *Give equal access to Tshwane’s social and economic infrastructure”*  
Page 63, MSDF, 2030

This application fully complies with the directives of the MSDF as the application will help form a new supported economic node through private investment.

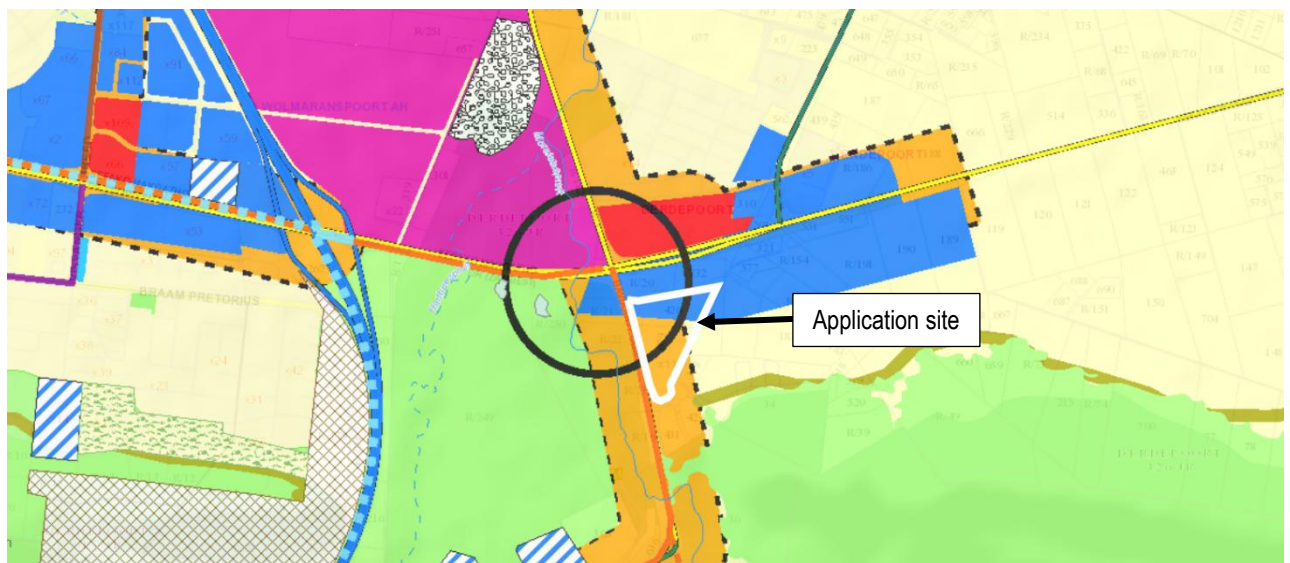
It is evident that the Provincial and Metropolitan policy documentation are in line with each other as majority of its directives and spatial structuring elements are similar. The application is in line with the metropolitan planning for the City of Tshwane.

### 5.1.5 Regionalized Municipal Spatial Development Framework, 2025 - Region 5 (RMSDF)

*“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 such that resources and services are provided in such a manner that they meet the demands of the affected population over a long-term period.*

*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 such that resources and services are provided in such a manner that they meet the demands of the affected population over a long-term period.” Page 25*

As can be seen from the below extract, the application site is situated within a node



*“A node is a place where both public and private investment tends to concentrate. Nodes are usually associated with major road intersections, or with public transport nodes such as railway stations and taxi ranks. It offers the opportunity to locate a range of activities, from small to large enterprises and is often associated with mixed-use development including high density residential uses. Nodes differ in size, the types of activity that occur within them, the size of the areas served and the significance within the city. The circle must be regarded as schematic and only an indication of location and scale, intended to reflect the general area of the nodal influence. Development proposals should align with the intended function, mixed use character of the node, taking into consideration the surrounding urban form.” Page 73*

Residential development within Region 5 should be guided by the principles contained in the Tshwane compaction and densification Strategy, inter-alia:

- Densification must contribute to the overall structure and functionality of the metropolitan area in that it takes place in a balanced, focussed, structures and meaningful way.
- Appropriate higher density housing opportunities at appropriate locations must be provided for all income groups to promote the aims of social integration.
- Areas targeted for densification should be well served by public transport and have potential to be well served by public transport in future.

The proposed development will contribute to the Tshwane Compaction and Densification Strategy. The proposed residential development will positively support the surrounding land uses and future earmarked land uses. The application site forms part of an area that is earmarked for **mixed use** and **residential densification** development. The surrounding area has been earmarked for industrial, retail and residential densification. A density of 155 dwelling units per hectare is being applied for.

***“Concentrations of people in areas of high urban activity***

- *Access of people to opportunity increase*
- *Population threshold increases which means that a viable market for business and transport is established*
- *Density is significant for the economic performance of a city” [Page 92](#)*

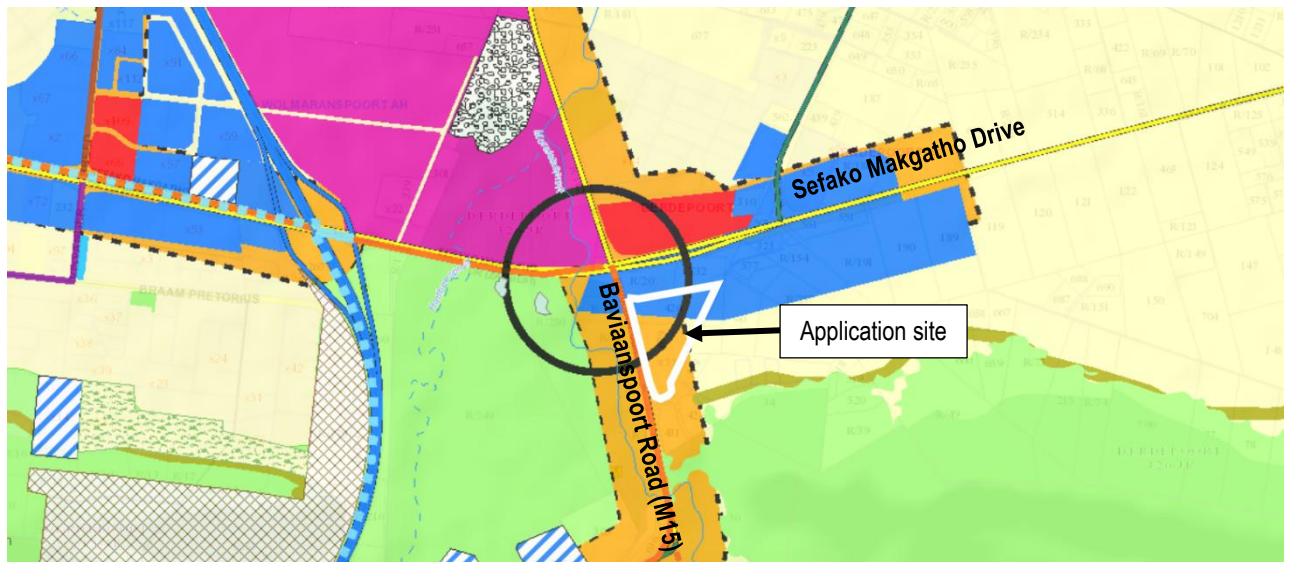
***“Derdepoort Area***

*The area located at the intersection of the N1 Highway with Sefako Makgatho Drive has responded to the good locational advantages of the area and numerous light industrial uses have developed in this area. It is proposed that light industrial uses be permitted in this area to the North of Sefako Makgatho Drive south of Sakabuka Street and east of the N1 up to the Old Molotto Road and R 573 (Moloto Road). The industrial uses should be permitted in this area subject to site development plans illustrating measures to mitigate possible negative impact on surrounding land uses. The area to the north of Sakabuka Street should be earmarked for Future Urban Development. Any land development applications, including township establishments will be subject to availability of engineering services. This includes the proposed Insitu-development next to the old police station and Kameeldrift Library north of Sakabuka Street..” [Page 65](#)*

The aforementioned extract, although not 100% relevant to the residential densification, is included as it indicates the support of the City of Tshwane for development within the area.

Sefako Makgatho Drive is classified as a Class II Transport Corridor, while Baviaanspoort Road is classified as a Class II Mobility Spine. Sefako Makgatho Drive supports high density residential uses along the corridor, thus this development is in line with the land uses proposed along the Corridor. The application site is situated on the south-eastern corner of the intersection of Sefako Makgatho Drive and Baviaanspoort Road, thus being the ideal location for high density development.

The RMSDF has earmarked a portion of the application to be within a linear zone (ie: 80 units per hectare), this application is applying for a higher density due to the location of the 2nd land parcels that form part of the application. The second portion of the township falls within a mixed use area. A development of a higher density (at 155 units per hectare, as applied for in this application), will serve as buffer for the suburban densification that is proposed towards the east of the site.



*“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 such that resources and services are provided in such a manner that they meet the demands of the affected population over a long-term period.*

*The role of nodes within the growth management concept is key. Nodes are those parts of the city where development should be focused. The widest variety of services and opportunities should be provided at nodal points, at degrees relative to their nodal status. The costs of urban sprawl and associated low densities are undeniable. Due to the limitation that development can be subjected to through the inability to provide bulk infrastructure, 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. The maximisation of urban management within the nodes requires that these areas are specifically delineated within the greater developable areas for optimal growth.” Page 25 (\*applicants own underlining)*

Urban Sprawl is being managed by the approval of this application. The application before the Municipality is for a high-density residential development, that will bring people closer to work and retail opportunities. The intention will be the harmonious integration of the land uses within the existing urban form.

**“GENERAL PRINCIPLES IN NODES, CORRIDORS, MIXED USES AREAS AND DENSIFICATION AREAS**

*One of the main concerns for non-residential development and high density development within residential areas is the compatibility and interaction of land use changes to the abutting residential uses. The existing characteristics of an area and street plays an important role in the determination of land uses that is considered appropriate and are compatible with the residential component. The permitted land uses shall only be accommodated along the street up to the mid-block line of blocks running parallel to a street or adjacent service lane.*

*The following general principles are applicable:*

- *Encourage development characteristics that spread economic impact (SPLUMA Objective, promote economic and social inclusion).*
- *...” Page 75*

The above principle has been taken into account with the proposal for high density residential development. In this instance industrial and retail are proposed north of Sefako Makgatho Drive, with a mixed use development south of Sefako Makgatho Drive. High density residential development is proposed along Baviaanspoort Road.

A sustainable development will be provided that brings growth to the region and will provide freedom of choice to residents within a close or closer proximity to work opportunities.

The application site is situated in close proximity to various classifications of roads as well as a National Freeway within a mixed-use zone; this caters for large amounts of people travelling through/past the area on a daily basis. By way of approval of this application, the Municipality will be permitting a people to live closer to work opportunities thus reducing travel time. With a retail node earmarked north of Sefako Makgatho Drive the intensity of land use (residential densification) will support the surrounding land uses the creating a viable and vibrant community.

### 5.1.6 Partial deviation from the Regionalized Municipal Spatial Development Framework, 2025-Region 5 (RMSDF)

The application site falls within the RMSDF, 2025 partly within a node. The site falls within two different areas. The northern portion of the property falls within an area earmarked for mixed use.

#### **MIXED USE**

*Refers to land uses such as offices/commercial/residential/ industrial/retail/entertainment/institutional ect. It also refers to a mix of uses within a specific area (node or corridor). The advantage of mixed uses is that access and convenience are increased as transportation distances are decreased. The combination depends on the specific area. A mixed-use could refer to retail at street level, institutional on the floor above and residential on the upper floors, or only use per erf.*

*Principles regarding retail, commercial and industrial uses / rights are still applicable as indicated in this document. Mixed land use in an industrial area could include industry, commercial and retail uses. Page vi*

It is the opinion of this office that the rights applied for are inline with the principles set out under the understanding of mixed use.

The southern portion has been earmarked to be within a linear zone (ie: 80 units per hectare). Because of the locality of the application site, falling partly within a node and adjacent to a retail, industrial and mixed use area and due a substantial portion of the property fall within a mixed use zone it is the opinion of the applicant that an increased density of 155 units per hectare can be supported on the application site. This has further been discussed with the Land Use Management Department and the in-principle support has been given.

### 5.2 **DIVISION OF THE FARM**

Simultaneous application is made in terms of Section 16(12)(a)(iii) of the City of Tshwane Land Use Management By-Law, 2016 (Amended 2024) for the division of farmland into portions as described below:

It must be kept in mind that there are 2 (two) farm portions which will be subdivided accordingly so as to support the proposed 3 township establishment applications.

**SUBDIVISION OF PORTION 426 (A PORTION OF PORTION 21) OF THE FARM DERDEPOORT 326JR**

PROPERTY DESCRIPTION	SIZE
Proposed Portion 793 (this application area)	2.3094ha
Proposed Remainder	1.4316ha
<b>Total (Portion 426 (a portion of Portion 21) of the farm Derdepoort 326JR</b>	<b>3.7410ha</b>

**SUBDIVISION OF PORTION 679 OF THE FARM DERDEPOORT 326JR**

PROPERTY DESCRIPTION	SIZE
Proposed Portion 794	1.7549ha
Proposed Remainder	2.4391ha
<b>Total (Portion 679 of the farm Derdepoort 326JR</b>	<b>4.1940ha</b>

The following component farm portions are to be **consolidated**:

PROPERTY DESCRIPTION	SIZE
Proposed Remainder of Portion 426	1.4316ha
Proposed Portion 794 of Portion 679	1.7549ha
<b>Total</b>	<b>3.1865ha</b>

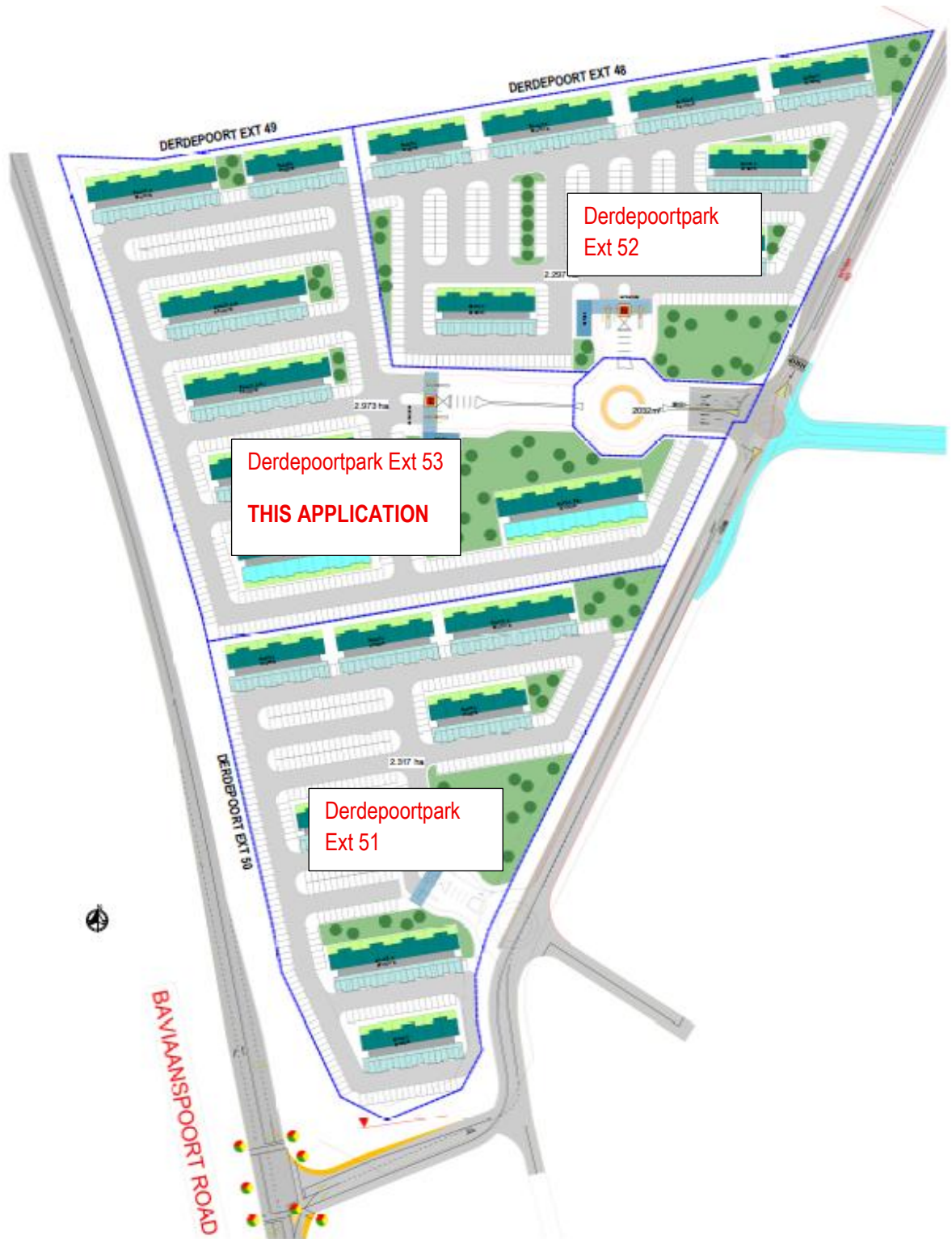
The division of the farms will allow the establishment of a township on a part of the larger farm portions. The proposed subdivided portions (not forming part of this township establishment application), will be subject to their own township establishment applications, as discussed above. Therefore, no additional municipal services will be required for the divisions.

**5.3 SITE DEVELOPMENT PLAN**

The proposed density of 155 du/ha amounts to a total of 458 dwelling units on the site.

Open Space is being provided separately for each proposed township. The required 4m<sup>2</sup> children’s play area will be provided, any shortfall on the required functional open space will be subject to park endowment.

Due to the size of the development(s) final proposed Architectural plans are not yet available. It is respectfully requested that the calculation and parks endowments be done and finalised at Site Development Plan stage of the development.



## 6. SUMMARY

Simultaneous application is made in terms of Sections 16(12)(a)(iii) and 16(4) of the City of Tshwane Land Use Management By-Law, 2016 (Amended 2024) for the establishment of a residential township, to be known as DERDEPOORTPARK EXTENSION 53, situated on a part



of Portion 426 (a portion of Portion 21) and a part of Portion 679 of the farm Derdepoort 326-JR.

The division of the farms will allow the property owner to approve and develop 3 separate township establishment applications.

The proposed development will not detrimentally affect anyone's health, it will not affect the existing security situation, and it will promote good order and better security in the area. It will promote the amenity, convenience and general welfare in the area to no expense of the people in the area.

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

**LIST OF SURROUNDING PROPERTIES – TOWNSHIP ESTABLISHMENT TO BE KNOWN AS DERDEPOORTPARK  
EXTENSION 53**

<b>REMAINDER OF PORTION 20 OF THE FARM DERDEPOORT 326JR</b>	<b>UNITE PROPERTIES PTY (LTD)</b> 1824 INTABA STREET DERDEPOORT 0035
<b>PORTION 732 OF THE FARM DERDEPOORT 326JR</b>	<b>UNITE PROPERTIES PTY (LTD)</b> 1826 INTABA STREET DERDEPOORT 0035
<b>PORTION 427 OF THE FARM DERDEPOORT 326JR</b>	<b>THE REGISTERED OWNER</b> 1817 INTABA STREET DERDEPOORT 0035
<b>PORTION 60 OF THE FARM DERDEPOORT 326JR</b>	<b>SAAMTREK BOERDERY CC</b> 1825 INTABA STREET DERDEPOORT 0035
<b>PORTION 428 OF THE FARM DERDEPOORT 326JR</b>	<b>THE REGISTERED OWNER</b> 1813 INTABA STREET DERDEPOORT 0035
<b>PORTION 338 OF THE FARM DERDEPOORT 326JR</b>	<b>DKP PAPER PRODUCTS (PTY) LTD</b> 1809 INTABA STREET DERDEPOORT 0035
<b>PORTION 34 OF THE FARM DERDEPOORT 326JR</b>	<b>DEPARTMENT OF PUBLIC WORKS</b> PRIVATE BAG X65 PRETORIA 0001
<b>PORTION 424 OF THE FARM DERDEPOORT 326JR</b>	<b>HERMANUS STEPHANUS NIEMANDT</b> 1805 INTABA STREET DERDEPOORT 0035
<b>PORTION 431 OF THE FARM DERDEPOORT 326JR</b>	<b>PLOT 123 DERDEPOORT CC</b> 1797 INTABA STREET DERDEPOORT 0035
<b>REMAINDER OF PORTION 19 OF THE FARM DERDEPOORT 326JR</b>	<b>CITY OF TSHWANE</b> PO BOX 3242 PRETORIA 0001
<b>REMAINDER OF PORTION 23 OF THE FARM DERDEPOORT 326JR</b>	<b>CITY OF TSHWANE</b> PO BOX 3242 PRETORIA 0001
<b>REMAINDER OF PORTION 22 OF THE FARM DERDEPOORT 326JR</b>	<b>CITY OF TSHWANE</b> PO BOX 3242 PRETORIA 0001
<b>REMAINDER OF PORTION 21 OF THE FARM DERDEPOORT 326JR</b>	<b>CITY OF TSHWANE</b> PO BOX 3242 PRETORIA 0001

**ANNEXURE L  
OF THE TSHWANE LAND USE SCHEME, 2024**

**NOT YET PROMULGATED**

**PROPERTY DESCRIPTION: ERVEN 203 AND 204 DERDEPOORTPARK EXTENSION 53  
(PROPOSED CONSOLIDATED ERF 207, DERDEPOORTPARK  
EXTENSION 53)**

1	Use Zone number	<b>4</b>
2	Use Zone	<b>RESIDENTIAL 4</b>
3	Uses permitted	Table B, Column (3) excluding backpackers, children's home, guest house, hotel, retirement centre and self-catering units and including a clubhouse and spaza shop
4	Uses with Consent Use	Table B, Column (4) including all other uses excluded from Column 3
5	Uses not permitted	Table B, Column (5)
6	Definitions	Clause 5
7	Density	155 dwelling units per hectare (a total of 458 units on the consolidated portion)
8	Floor Area Ratio	1.0 Clubhouse restricted to 250m <sup>2</sup>
9	Height	18m (4 storeys)
10	Coverage	Clause 27 – 40%
11	Parking requirements	<p>Parking provision shall be provided as follows:</p> <ul style="list-style-type: none"> <li>(1) 1 covered parking space per two-bedroom unit</li> <li>(2) 1 covered and 1 paved parking space per 3 bedroom unit</li> <li>(3) 1 paved parking space per 3 dwelling units for visitors</li> </ul> <p>Demarcated parking spaces (minimum 2,5m x 5,0m) with a permanent dust-free surface, together with the necessary paved and maneuvering space (7,5m) shall be provided and maintained on the erf to the satisfaction of the Municipality.</p>
12	Street Building Lines	Clause 9
13	Side Building Lines and Rear Building Lines	Clause 12 (Table A)
14	Children's playground	Clause 14(11)

**SIGNED BY**

**DATE**

.....

**ANNEXURE L  
OF THE TSHWANE LAND USE SCHEME, 2024**

**NOT YET PROMULGATED**

**PROPERTY DESCRIPTION: ERVEN 203 AND 204 DERDEPOORTPARK EXTENSION 53  
(PROPOSED CONSOLIDATED ERF 207, DERDEPOORTPARK  
EXTENSION 53)**

15	Paving of traffic areas	All parts of the Property upon which motor vehicles are allowed to move or park shall be provided with a permanent dust free surface, which shall be maintained, to the satisfaction of the Municipality.
16	Access to the Property	Entrances to and exits from the Property shall be sited, constructed and maintained to the satisfaction of the Municipality.
17	Loading and off-loading facilities	All loading and off-loading activities shall take place on the Property.
18	Physical Barrier and screen wall	Physical barriers/s shall be erected and maintained on the street boundary/ies of the Property (approved entrances and exits excluded) to the satisfaction of the Municipality.
19	Health measures	Clause 18(7)
20	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
21	Site Development Plan and Landscape Development Plan	<p>1) In addition to Clause 31 of the Scheme a Site Development Plan and Landscape Development Plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans.</p> <p>2) In addition to Clause 31 of the Scheme, special attention shall be given to the following elements such as, privacy of adjacent residential erven (overlooking, balconies and open passages), solar access to adjacent structures situated to the south (overshadowing) road reserve development (pedestrian walkways) and exterior finishes.</p>

**SIGNED BY**

**DATE**

.....

**ANNEXURE L  
OF THE TSHWANE LAND USE SCHEME, 2024**

**NOT YET PROMULGATED**

**PROPERTY DESCRIPTION: ERVEN 203 AND 204 DERDEPOORTPARK EXTENSION 53  
(PROPOSED CONSOLIDATED ERF 207, DERDEPOORTPARK  
EXTENSION 53)**

		3) An approved Site Development Plan may only be amended with the consent of the Municipality and building plan which does not comply with the proposals and conditions as set out in the approved Site Development Plan, will only be approved by the Municipality.
22	Geological conditions	Clause 19 (2)
23	Open Space	As per departmental comments
24	General conditions:  (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 Municipality is entitled to execute the work at the owner's cost.  (2) 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.  (3) The road reserve between the erf boundaries and the street shall be landscaped in accordance with the landscape development plan. The landscaping should include design measures to prevent on-street parking and include a walkway (at least 2m wide) to ensure pedestrian safety.  (4) No dwelling-unit may be sold before the whole development or the phase on the property is completed.  (5) The township owner shall, at his own costs, after proclamation of the township but prior to the submission of Site Development Plan and/or Building Plans, consolidate Erven 203 and 204 to the satisfaction of the Municipality.  (6) 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.	

**SIGNED BY**

**DATE**

.....

**ANNEXURE L  
OF THE TSHWANE LAND USE SCHEME, 2024**

**NOT YET PROMULGATED**

**PROPERTY DESCRIPTION: ERVEN 203 AND 204 DERDEPOORTPARK EXTENSION 53  
(PROPOSED CONSOLIDATED ERF 207, DERDEPOORTPARK  
EXTENSION 53)**

- (7) All refuse areas shall be screened off with a solid wall and/or landscaping. Refuse areas shall be placed as far as possible from any residential property.
- (8) In addition to the above conditions, the Property and Buildings thereon are further subject to the general provisions of the Tshwane Land Use Scheme, 2024.

**SIGNED BY**

**DATE**

.....

# TSHWANE LAND USE SCHEME

# 2024

DRAFT AMENDMENT SCHEME NUMBER

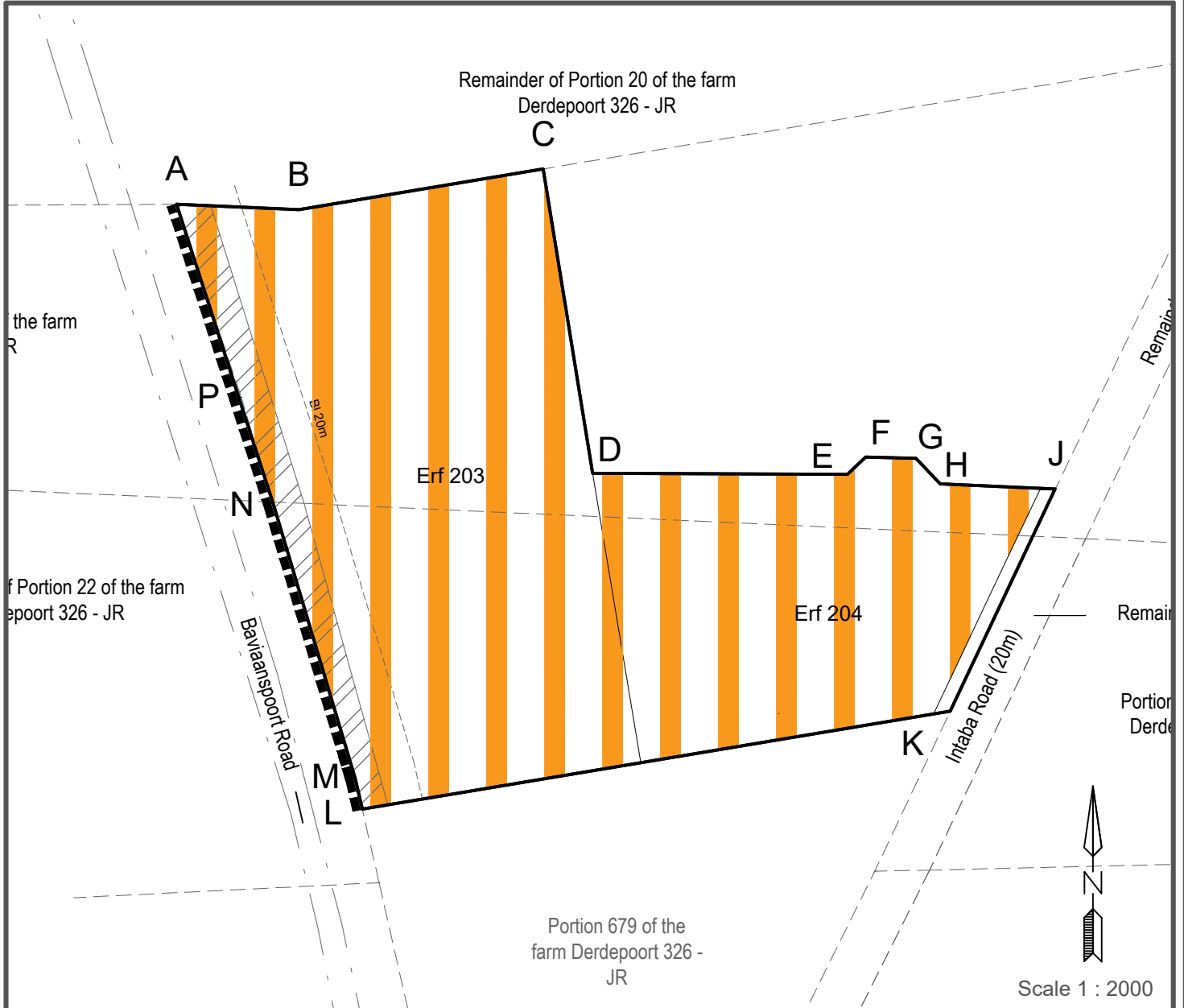
SHEET

1

OF 1

SHEETS

PROPERTY DESCRIPTION: Erven 203 and 204, Derdepoortpark Extension 53



## USE ZONE



Residential 4

## REFERENCE



Building Line



Line of No Access



Township Boundary

## GENERAL

*[Signature]*

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



SIGNED BY APPLICANT

DATE

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY ZOTEC DEVELOPMENTS PROPRIETARY LIMITED (REGISTRATION NR. 2003/023822/07) (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF SECTION 16(4)(f)(i) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE ESTABLISHMENT OF A TOWNSHIP ON A PART OF PORTION 426 (A PORTION OF PORTION 21) AND A PART OF PORTION 679 OF THE FARM DERDEPOORT 326-JR, GAUTENG PROVINCE, HAS BEEN APPROVED**

**1. CONDITIONS TO BE COMPLIED WITH BY THE TOWNSHIP OWNER PRIOR TO THE OPENING OF THE TOWNSHIP REGISTER IN TERMS OF SECTION 16(7) AND (8), AND DECLARING THE TOWNSHIP A PROCLAIMED TOWNSHIP IN TERMS OF SECTION 16(9) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW 2016 (AMENDED 2024) (HEREINAFTER REFERRED TO AS THE “BY-LAW”)**

Proof of compliance of conditions in terms of this paragraph shall be to the satisfaction of the Municipality in terms of section 16(7)(a) of the By-law.

**1.1 CANCELLATION OF EXISTING CONDITIONS OF TITLE**

The township owner shall at his own costs, cause the following restrictive conditions and/or servitudes to be cancelled or the township area to be freed therefrom:

None.

**1.2 CONSOLIDATION OF COMPONENT PORTIONS**

The township owner shall at its own costs, cause the component portions on which the township will be established, to be consolidated and to be known as Portion 795 of the farm Derdepoort 326JR, to the satisfaction of the local authority.

**1.3 REGISTRATION OF SERVITUDES**

The township owner shall, at its (or his or her) own costs cause the following servitudes to be registered to the satisfaction of the City of Tshwane Metropolitan Municipality:

1.2.1 A 3m wide servitude for municipal services over Portion 20 of the Farm Derdepoort 326-JR.

**1.4 GENERAL**

The township owner shall comply with the provisions of sections 16(7) of the By-law and satisfy the City of Tshwane Metropolitan Municipality that –

**1.4.1 Amendment Scheme**

The relevant amendment scheme in terms of section 16(4)(d) of the By-law read with section 16(4)(g)(v) is in order and shall be published in terms of section 16(9)(a) and (b) in accordance with COT: F/28.

**1.4.2 Name of Township, street names and numbering**

The name of the township as well as the street names and numbers have been approved by the Municipality and is indicated on the General Plan in accordance with

Schedule 5 and section 42 of the By-law.

#### 1.4.3 Geotechnical conditions in terms of section 28(12) to (14)

A geotechnical report has been submitted in order to determine the soil suitability of the land and indicating the various classes of soil according to the NHBRC classification on which the township is to be established and the said report shall be favourable.

The Engineer Geologist has certified that he/she compared the final layout plan of the Township with the geological report in conjunction with the consulting town planner and he/she is satisfied that buildings can be erected on every erf. If any special arrangements have to be made for the any erf the township owner shall provide proof that these arrangements have been made to the satisfaction of the Municipality.

If required by the Municipality to do so, the township owners shall have the layout plan for the township vetted by the Council for Geoscience.

#### 1.4.4 Non-Profit Company in terms of Schedule 1 of the Companies Act (Act 71 of 2008)

A NPC (Non-Profit Company) shall be registered by the township owner to the satisfaction of the Municipality, which company shall have its main purpose the provision and maintenance of engineering services and private open space in terms of section 34 read with Schedule 19 of the By-law.

#### 1.4.5 Engineering Services

- (i) Access is available to the township and that access to a public street system is available to all erven in the township whether by means of a private or public street in terms of section 28(5) of the By-law.
- (ii) The portions of the road reserves adjoining the proposed township, and which are required for the proper installation and maintenance of municipal services, shall be acquired by the township owner;
- (iii) Engineering Services read with Chapter 7 of the By-law: The township owner shall, at his own costs provide such engineering services, social infrastructure and open spaces as the Municipality may deem necessary for the proper development of the land development area and/or land development application; provided that the Municipality may, for that purpose, enter into an engineering services agreement with the owner of the land development area, in terms of the By-law, other law and as may be required in accordance with section 49 of the Act;
- (iv) The township owner shall for the purpose of providing such engineering services reach agreement to the satisfaction of, and with the City of Tshwane on the availability and provision of engineering services for the township, which agreement shall indicate the standard of services to be provided and obligations of the Township Owner and the City of Tshwane with regard to the provision of internal and external engineering services and the payment of engineering services contribution toward the provision of such services in terms of section 21(3) of the by-law and section 49 of Spatial Planning and Land Use Management Act, (Act 16 of 2013).
- (v) The stormwater plan for this township must be integrated with the greater

stormwater master plan for the total relevant catchment area, including adjoining areas. The low points in roads and the accumulation of stormwater in crescents, cul-de-sac's and lower lying erven must be drained to the satisfaction of the Municipality.

#### 1.4.6 Department Mineral Resources

The comments of the Department: Mineral Resources was obtained.

#### 1.4.7 EIA read with Schedule 6 (18) of the By-law.

An Environmental Authorisation or exemption from the Gauteng Department of Agriculture and Rural Development shall be obtained in terms of the provisions of the Environmental Management Act, 1998 (Act. 107 of 1998) and conditions that may have been imposed in the record of decision shall be complied with at the cost of the township owner.

#### 1.4.8 Electricity where limited capacity is available.

The township lies within the priority area for the supply of electricity in bulk can be supplied, provided that the total expected load of .....kVA is not exceeded, the nearest connection point is .....m away from the proposed township boundary. Capacity in this regard will expire on 12 months after the date of letter. This date may be amended with the written approval of the Services Infrastructure Department (Energy and Electricity Division) in terms of Chapter 7 of the By-law read with section 42 of SPATIAL PLANNING AND LAND USE MANGEMENT ACT, (ACT 16 OF 2013). This may apply *mutatis mutandis* to other engineering services.

#### 1.4.9 General Plan

- (a) General Plan in terms of section 16(6) of the By-law plus extensions of time in terms of section 16(6)(a) and section 16(8)(a) of the By-law read with Schedule 10.
- (b) The township owner shall comply with the provisions of section 16(6) and 29 (where applicable) of the By-law.

## **2. CONDITIONS OF ESTABLISHMENT RELATING TO THE TOWNSHIP WHICH SHALL REMAIN APPLICABLE TO THE TOWNSHIP AND ERVEN IN THE TOWNSHIP IN TERMS OF SECTION 16(4)(f) AND (g)(ii) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW 2016 (AMENDED 2024)**

### 2.1 NAME

The name of the township is Derdepoortpark Extension 53.

### 2.2 DESIGN

The township consists of erven as indicated on Layout Plan DPPX53/1.

## 2.3 PROVISION AND INSTALLATION OF ENGINEERING SERVICES

The Township Owner shall at his cost provide the township with such engineering services, social infrastructure and open spaces as the Municipality may deem necessary for the proper development of the township and comply with the engineering services agreement entered into between the township owner and the Municipality as required in terms of Section 21(3) of the By-law and in accordance with section 49 of the Spatial Planning and Land Use Management Act, 16 of 2013.

## 2.4 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the adjacent road and all stormwater running off or being diverted from the road and higher lying areas shall be received and disposed of, to the satisfaction of the Municipality.

## 2.5 CONDITIONS IMPOSED BY THE GAUTENG PROVINCIAL GOVERNMENT: DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT (GDARD)

The township owner shall at his own costs comply with and strictly adhere to all the conditions and/or requirements imposed by the Department of Agriculture and Rural Development including those by which exemption has been granted from compliance with the Environmental Impact Assessment Regulations, 2014, promulgated on 4 December 2014 in terms of section 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Act, 1998 (Act 107 of 1998) as amended and the Regulations thereto, as the case may be for the development of this township.

## 2.6 CONDITIONS IMPOSED BY NATIONAL AND REGIONAL ROADS AUTHORITIES

The township owner shall, at its own cost, comply with and strictly adhere to all the conditions and/or requirements imposed by the South African National Roads Agency Limited, the Department of Roads and Transport (Gauteng Provincial Government), Department of Water and Environmental Affairs and where applicable as imposed by the Municipality.

## 2.7 ACCESS CONDITIONS

- (a) Access to or egress from the township shall be provided to the satisfaction of the Municipality.

## **3. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE WHICH SHALL BE READ WITH THE CONDITIONS OF ESTABLISHMENT INDICATED IN 2 ABOVE IN TERMS OF SECTION 16(10) OF THE BY-LAW AND SECTION 53 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 16 OF 2013**

### 3.1 REFUSE REMOVAL

- (a) The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the City of Tshwane Metropolitan Municipality, when required to do so by the City of Tshwane Metropolitan Municipality.

- (b) The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the Municipality for the removal of all refuse.

### 3.2 REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner. For purposes of removal or replacement the township owner shall, at its own costs, protect the services by means of the registration of servitudes in favour of the City of Tshwane, TELKOM and/or ESKOM should it be deemed necessary.

### 3.3 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his own costs cause all existing buildings/structures situated within the building line reserves, side spaces, or over common boundaries to be demolished to the satisfaction of the Municipality, when requested thereto by the Municipality or where buildings/structures are dilapidated.

### 3.4 CONSOLIDATION OF ERVEN

The township owner shall, at his own costs, after proclamation of the township but prior to the development of any erf/unit in the township, consolidate Erven 203 and 204 to the satisfaction of the Municipality.

The Municipality hereby grants approval for the consolidation of Erven 203 and 204 in terms of section 16(12)(d) of By-law read with section 15(6) of the By-law, which consolidation approval shall only come into operation on proclamation of the township and subject to the section 16(10) certification in term of the By-law by the City of Tshwane.

The Township Owner shall simultaneously with an application for a section 16(10) certification for the registration of erven in the township apply for a section 16(10) certification for purposes of the consolidation and shall comply with the conditions of the consolidation and the township for issuing of both certifications.

### 3.5 RESTRICTION ON REGISTRATION AND TRANSFER OF ERVEN FROM THE TOWNSHIP

In terms of section 16(10) of the By-law read with section 53 of Spatial Planning and Land Use Management Act, (Act 16 of 2013) no property(ies) or land and/or erf/erven and/or sections and/or units, sectional title schemes/registers or other registration transaction/s, in a land development area, which registration transactions results from a land development application(s), may be submitted by the applicant and/or owner, to the Registrar of Deed for registration, including transfer and the registration of a Certificate of Consolidated Title and/or Certificate of Registered Title in the name of the owner;

prior to the Municipality certifying to the Registrar of Deeds that:

- (i) all engineering services have been designed and constructed to the satisfaction of the Municipality, including the provision of guarantees, and maintenance guarantees, for services having been provided to the satisfaction of the

Municipality as may be required;

- (ii) all engineering services contributions and open spaces and parks contributions and/or development charges and/or other monies have been paid;
- (iii) all engineering services have been or will be protected to the satisfaction of the Municipality by means of servitudes;
- (iv) all conditions of the approval of the land development application have been complied with or that arrangements for compliance to the satisfaction of the Municipality have been made, which arrangements shall form part of an agreement read with Chapter 7 of the By-law, to the satisfaction of the Municipality;
- (v) it is in a position to consider a final building plan; and
- (vi) all the properties have either been transferred in terms of subsection 16(11) hereof or shall be transferred simultaneously with the first transfer or registration of a newly created property or sectional title scheme.

### 3.6 PROVISION OF OPEN SPACE AND PARKS IN TERMS OF SECTION 47 OF THE BY-LAW

The township owner shall in terms of Section 47(7)(a) of the By-law provide open space of at least 18m<sup>2</sup> per unit in the township.

If at any time, there is a shortfall for the provision of the 18m<sup>2</sup> per unit area for the purpose of open space, the developer or the successor in title must in terms of the provision of Section 47(3) read with Schedule 16 of the By-law, pay an amount of money to the Municipality for the shortfall in the provision of the required land for the provision of open space and parks read with Section 16(10) of the By-law.

### 4. DISPOSAL OF EXISTING CONDITIONS OF TITLE IN TERMS OF SECTION 16(4)(g) OF THE BY-LAW

All erven shall be made subject to existing conditions of title and servitudes, if any.

#### 4.1 Excluding the following entitlement which shall not be passed on to the erven in the township:

T49344/2022

- (a) The owners of the said portion marked 4 are entitled to three days and three nights water consecutively out of every eighteen consecutive days and nights water from the joint water furrow running from the Dam in the Moreleta Spruit, situate upon the remaining extent of the South Eastern portion of the said farm DERDEPOORT No 469, measuring as such 844,5263 Hectare over portions marked 2,6 and 5 transferred in favour of Michiel Frederik Horn, Jan Adriaan van der Walt and Daniel Frederik van der Walt respectively, by virtue of Deeds of Transfer nos. 2689/1916 and 2695/1916, subject to the condition that the owners of the said portion marked 4 shall bear and make good one-sixth of the costs of cleaning and keeping in order the said dam and joint water furrow, and shall further take care (zorgdragen) that the water be not polluted in any way, with the further right of access to the said dam and water furrow for the purpose

- of cleaning and keeping them in order together with the other interested parties.
- (b) The owners of the said portion marked 4 are obliged property to enclose and to fence their ground with at least 4 barbed wires, and shall not be entitled to any damages for damage done by stock should their property not be properly fenced. They shall, however, be obliged to allow a road of at least 3,68 meter in width to remain open over the ground for the joint use of the other owners and their stock, subject and entitled to the terms of an Order of the Water Court (District No 21) dated the 30<sup>th</sup> March 1933, and registered under No. 471/1933 S on the 6<sup>th</sup> November 1933.

4.1 Excluding the following servitude which does not affect the township due to its location:

T49344/2022

- (c) Kragtens Notariële Serwituut van pyleiding No K3163/1977S gedateer 8 Junie 1977 is binnegemelde eiendom onderhewig aan 'n waterpyplyn ten gunste van Gedeelte 20 ('n Gedeelte van Gedeelte 2) van die plaas DERDEPOORT NO 326, Registrasie Afdeling J.R., Groot 6,8523 Hektaar, soos gehou kragtens Akte van Transport T25555/1945, soos meer ten volle sal blyk uit die gesegde Notariële Serwituut van pyleiding.

## **5. CONDITIONS OF TITLE**

5.1 Conditions of Title imposed in favour of the Municipality in terms of the section 16(4)(g) of the By-law.

### 5.1.1 ALL ERVEN

- (a) Each erf is subject to a servitude, 2m wide, in favour of the Municipality, for sewerage and other municipal purposes, along any boundary other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the Municipality: Provided that the Municipality may dispense with any such servitude.
- (b) No building or other structure or any part of its foundation shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (c) The Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the Municipality.

5.2 Conditions of Title imposed in favour of third parties to be registered/created on the first registration of the erven concerned:

### 5.2.1 ALL ERVEN

Each and every owner of the erf or owner of any sub-divided portion of the erf or owner of any unit thereon, shall on transfer automatically become and remain a member of the Home Owners' Association (non-profit Company) and shall be subject to its Memorandum of Incorporation until he/she ceases to be an owner and such owner shall not be entitled to transfer the erf or any subdivided portion thereof or any interest therein or any unit thereon, without the clearance Certificate of the NPC certifying that the provisions of the Memorandum of Incorporation ("MOI") have been complied with.

#### 5.2.2 ERF 203

- (a) The erf is subject to a servitude for road reserve purposes of National Route R573 as indicated.
- (b) No structure or anything whatsoever, including anything that is attached to the land on which it stands even though it does not form part of that land, shall be erected, constructed, or established within a distance of 20m measured from the national road reserve boundary, without the written approval of SANRAL.
- (c) No direct access to and from the R573-1 will be permitted.

### 6. CONDITIONS CONTAINED IN THE AMENDMENT SCHEME IN TERMS OF SECTION 16(4)(G)(v) INCORPORATED IN THE TSWHANE LAND USE SCHEME, 2024 WITH AMENDMENT SCHEME NR

#### 6.1 ERVEN 203 AND 204

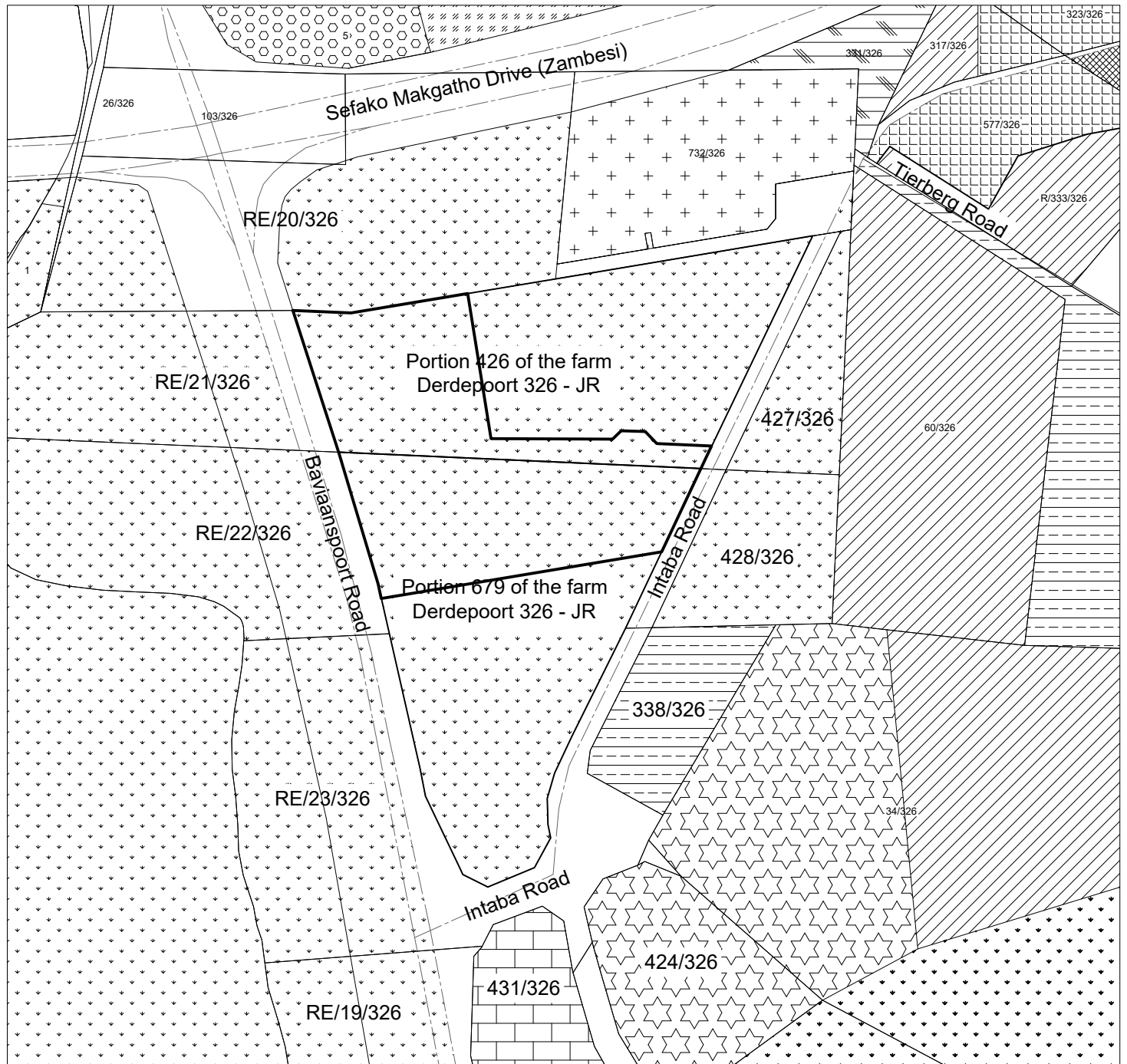
1	Use Zone number	<b>4</b>
2	Use Zone	<b>RESIDENTIAL 4</b>
3	Uses permitted	Table B, Column (3) excluding backpackers, children's home, guest house, hotel, retirement centre and self-catering units and including a clubhouse and spaza shop
4	Uses with Consent Use	Table B, Column (4) including all other uses excluded from Column 3
5	Uses not permitted	Table B, Column (5)
6	Definitions	Clause 5
7	Density	155 dwelling units per hectare (a total of 360 units on the consolidated portion)
8	Floor Area Ratio	1.0 Clubhouse restricted to 250m <sup>2</sup>
9	Height	18m (4 storeys)
10	Coverage	Clause 27 – 40%
11	Parking requirements	Parking provision shall be provided as follows:  (1) 1 covered parking space per two-bedroom unit (2) 1 covered and 1 paved parking space per 3-bedroom unit (3) 1 paved parking space per 3 dwelling units for visitors

		Demarcated parking spaces (minimum 2,5m x 5,0m) with a permanent dust-free surface, together with the necessary paved and maneuvering space (7,5m) shall be provided and maintained on the erf to the satisfaction of the Municipality.
12	Street Building Lines	Clause 9
13	Side Building Lines and Rear Building Lines	Clause 12 (Table A)
14	Children's playground	Clause 14(11)
15	Paving of traffic areas	All parts of the Property upon which motor vehicles are allowed to move or park shall be provided with a permanent dust free surface, which shall be maintained, to the satisfaction of the Municipality.
16	Access to the Property	Entrances to and exits from the Property shall be sited, constructed and maintained to the satisfaction of the Municipality.
17	Loading and off-loading facilities	All loading and off-loading activities shall take place on the Property.
18	Physical Barrier and screen wall	Physical barriers/s shall be erected and maintained on the street boundary/ies of the Property (approved entrances and exits excluded) to the satisfaction of the Municipality.
19	Health measures	Clause 18(7)
20	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
21	Site Development Plan and Landscape Development Plan	<ol style="list-style-type: none"> <li>1) In addition to Clause 31 of the Scheme a Site Development Plan and Landscape Development Plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans.</li> <li>2) In addition to Clause 31 of the Scheme, special attention shall be given to the following elements such as, privacy of adjacent residential erven (overlooking, balconies and open passages), solar access to adjacent structures situated to the south (overshadowing) road reserve development (pedestrian walkways) and exterior finishes.</li> <li>3) An approved Site Development Plan may only be amended with the consent of the Municipality and building plan which does not comply with the proposals and conditions as set out in the approved Site Development Plan, will only be approved by the Municipality.</li> </ol>
22	Geological conditions	Clause 19 (2)

23	Open Space	As per departmental comments
24	<p data-bbox="263 235 518 268">General conditions:</p> <ol style="list-style-type: none"> <li data-bbox="263 302 1532 470">(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 Municipality is entitled to execute the work at the owner's cost.</li> <li data-bbox="263 504 1532 638">(2) 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.</li> <li data-bbox="263 672 1532 806">(3) The road reserve between the erf boundaries and the street shall be landscaped in accordance with the landscape development plan. The landscaping should include design measures to prevent on-street parking and include a walkway (at least 2m wide) to ensure pedestrian safety.</li> <li data-bbox="263 840 1532 907">(4) No dwelling-unit may be sold before the whole development or the phase on the property is completed.</li> <li data-bbox="263 940 1532 1041">(5) The township owner shall, at his own costs, after proclamation of the township but prior to the submission of Site Development Plan and/or Building Plans, consolidate Erven 203 and 204 to the satisfaction of the Municipality.</li> <li data-bbox="263 1075 1532 1176">(6) 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.</li> <li data-bbox="263 1209 1532 1276">(7) All refuse areas shall be screened off with a solid wall and/or landscaping. Refuse areas shall be placed as far as possible from any residential property.</li> <li data-bbox="263 1310 1532 1377">(8) In addition to the above conditions, the Property and Buildings thereon are further subject to the general provisions of the Tshwane Land Use Scheme, 2024.</li> </ol>	

# LAND USE PLAN

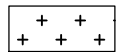
Part of Portions 426 (ptn of Ptn 21) and 679  
of the farm Derdepoort 326 - JR



The Site



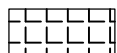
Padel Court



Church



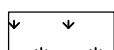
Dwelling House



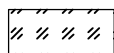
Workshop



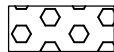
Nursery School



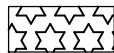
Vacant



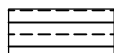
Public Garage



Retail



Government Purposes



Commercial/Offices



Scrap Yard

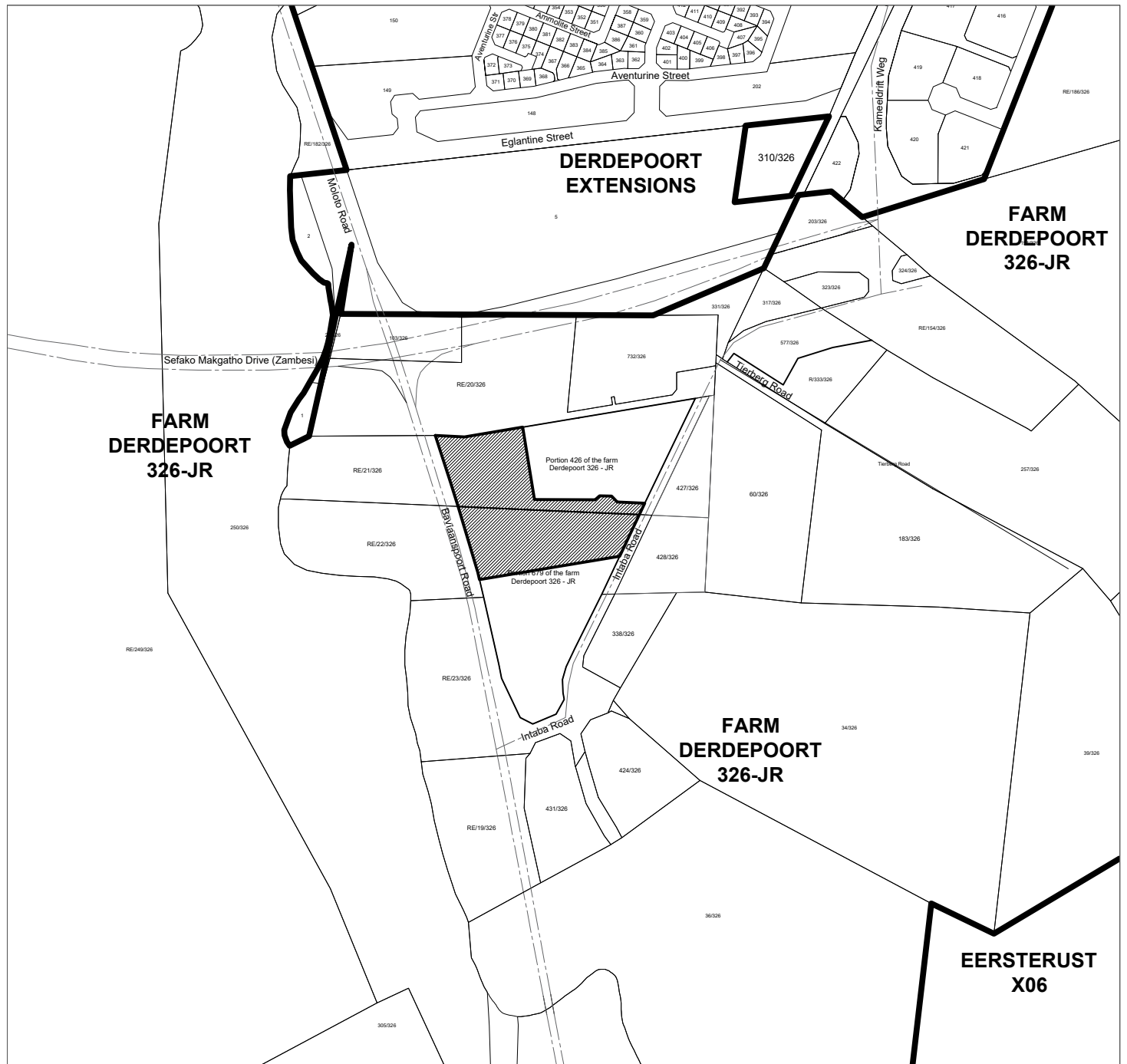


Scale 1:4000



# LOCALITY PLAN

Part of Portions 426 (ptn of Ptn 21) and 679  
of the farm Derdepoort 326 - JR



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

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

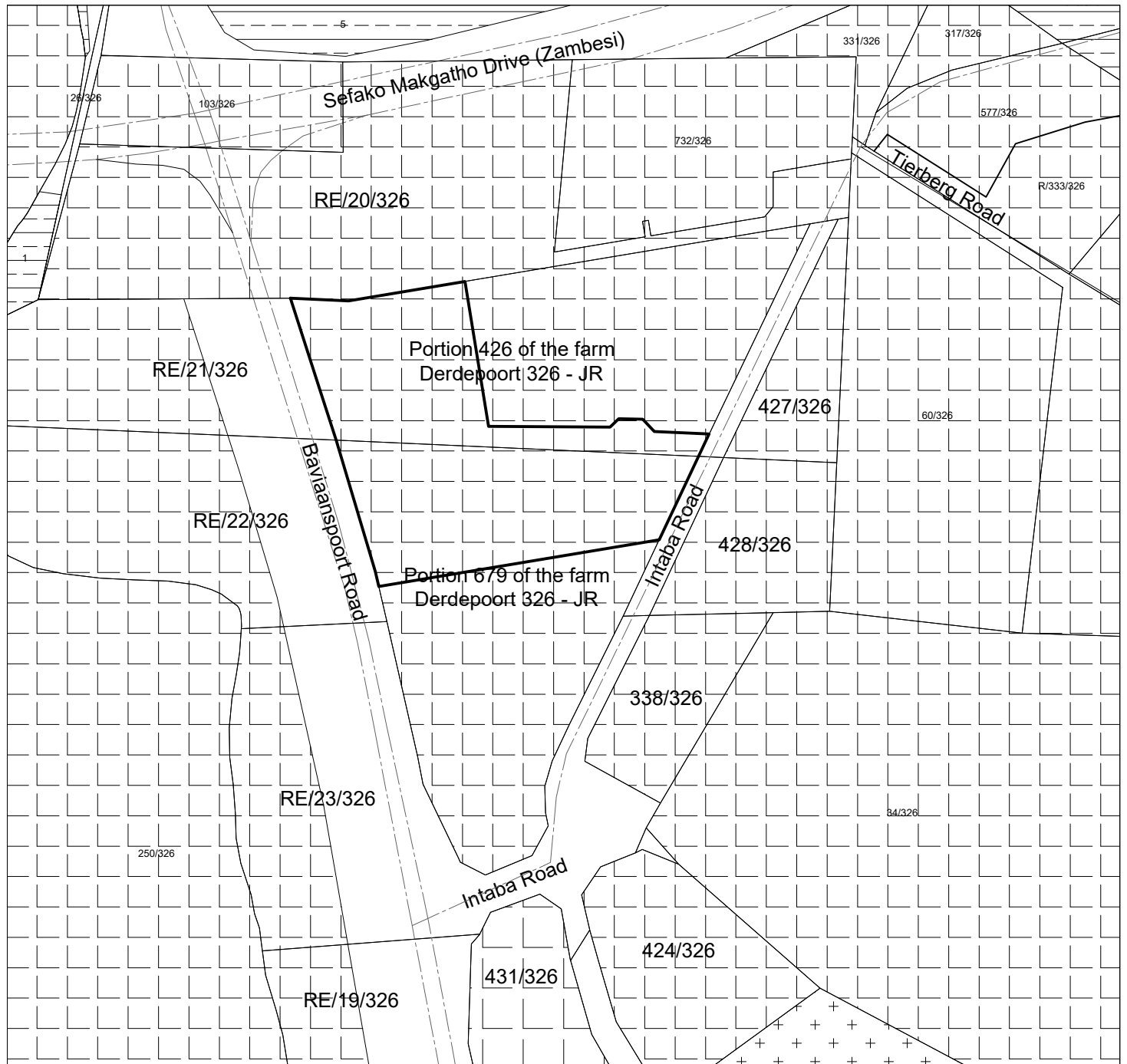




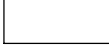
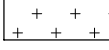
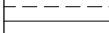
Scale 1:8000




# ZONING PLAN

Part of Portions 426 (ptn of Ptn 21) and 679  
of the farm Derdepoort 326 - JR



-  The Site
-  Agricultural
-  Existing Street
-  Public Open Space
-  Special

  
 Scale 1:4000

  
**tph**  
 THE TOWN PLANNING HUB cc  
*changing landscapes*



SANRAL ALIGNMENT  
(PROTECTED WITH SERVITUDE AREA  
AS INDICATED)

GAUTRANS ALIGNMENT  
(EXCLUDED FROM TOWNSHIP BOUNDARY)

proposed road reserve of a  
portion of National Route  
R573 Section  
approximately 3453m<sup>2</sup>

Remainder of Portion 21 of  
the farm Derdepoort 326 - JR

X +2 842 400

Remainder of Portion 22 of  
the farm Derdepoort 326 - JR

X +2 842 500

X +2 842 600

X +2 842 700

Remainder of Portion 20 of  
the farm Derdepoort 326 - JR

Portion 426 (ptn of Ptn  
21) of the farm  
Derdepoort 326 - JR

Portion 427 of the farm  
Derdepoort 326 - JR

Remainder Portion 22

Portion 428 of the farm  
Derdepoort 326 - JR

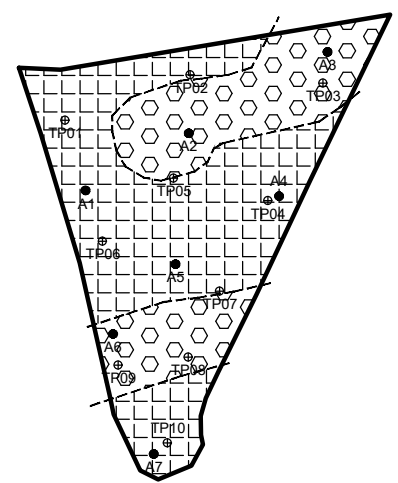
Portion 679 of the  
farm Derdepoort  
326 - JR

Portion 338 of the farm  
Derdepoort 326 - JR

Remainder of Portion 23 of  
the farm Derdepoort 326 - JR

Portion 431  
of the farm  
Derdepoort  
326 - JR

Portion 424  
of the farm  
Derdepoort  
326 - JR



Geozones

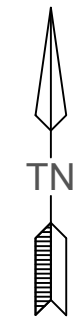
Symbol	Description
[Grid Pattern]	NHBRC Class 2(H1/C-C1/S) - Anticipate 7.5mm to 15mm total heave (H1), <5mm to 10mm collapse settlement (C-C1) and less than 10mm settlement (S).
[Hexagon Pattern]	NHBRC Class 2(H1-H3/C-C1/S) - Anticipate 7.5mm to >30mm total heave (H1-H3), <5mm to 10mm collapse settlement (C-C1) and less than 10mm settlement (S).
⊕ TP01	Test pit position and number
○ A3	Auger position and number

IT IS HEREBY CERTIFIED THAT THE TOWNSHIP LAYOUT HAS BEEN COMPILED IN ACCORDANCE WITH THE FINDINGS LISTED IN THE GEOTECHNICAL SURFACE AND SOILS REPORT FOR PROJECT NUMBER IR1833PR DATED AUGUST 2023

Name & Professional No. **B. Oosthuizen** Nat 400115/89 Date **21/4/2026**

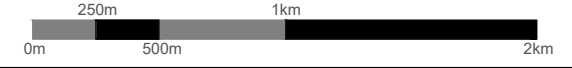
NOTES CONTINUED:

- Erven 203 and 204 Geological Zone 2[H1/C-C1/S] and 2[H1-H3/C-C1/S]
  - Ensure freeboard of at least 150mm, i.e. top of floor slab to top of natural ground level, as required in the NHBRC Guidelines.
  - Site drainage and service and plumbing precautions are to apply. Avoid water ponding or water ingress into the subsurface near the building.
  - Bearing pressures not to exceed 50KPa.



LOCALITY PLAN

SCALE 1 : 50 000



- NOTES:
- The township boundaries are indicated by points ABCDEFGHJKLMNPA.
  - The township is to be developed on a part of Portion 426 (a ptn of Ptn 21) of the farm Derdepoort 326-JR and on a part of Portion 679 of the farm Derdepoort n326-JR as indicated by the township boundaries above. The separation of the component farm portions are indicated by the line Nb.
  - Erven 203 and 204 to be consolidated.
  - Subdivision and consolidation of the component farm portions as per the attached diagrams.
  - All measurements and areas are estimated, subject to final survey.
  - The properties are vacant.

VOORGESTELDE DORP: **DERDEPOORTPARK EXTENSION 53**  
 PROPOSED TOWNSHIP: **DERDEPOORTPARK EXTENSION 53**  
 GELEE OP: **A PART OF PORTION 426 (A PTN OF PTN 21) AND A PART OF PORTION 679**  
 SITUATED ON:  
 VAN DIE PLAAS: **DERDEPOORT 326 - JR**  
 OF THE FARM:  
 PLAASLIKE BESTUUR: **CITY OF TSHWANE**  
 LOCAL AUTHORITY: **METROPOLITAN MUNICIPALITY**

LAND USE TABLE

USE	AREA	OF TOWNSHIP	AMOUNT OF ERVEN	ERF NUMBERS
"RESIDENTIAL 4"	2.9609ha	90%	2	1 - 2
"ROAD"	0.2256ha	10%		
TOTAL	3.1865ha	100%	2	1 - 2

SIZE OF ERVEN

USE	MINIMUM	RULING
"RESIDENTIAL 4"	8668m <sup>2</sup>	14 804.5m <sup>2</sup>

STREETS

MINIMUM HELLING:	N / A
MAXIMUM HELLING:	N / A
TOTALE LENGTE:	N / A
TOTAL LENGTE:	N / A

PB VIEW: **CPD / DPP X 53 / 1** SKAAL: **1 : 2000 on A3**  
 LA VIEW: SCALE:

DATE	AMENDMENT	DATE	AMENDMENT
05/2026	1/SUBMISSION		

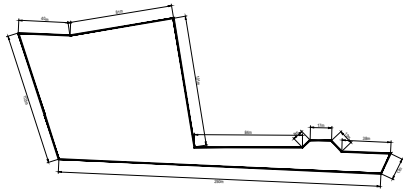
KONTOERINTERVAL: 5m  
 CONTOUR INTERVAL:  
 DATUM G.H.S.S. (TRIG): **WG 29**  
 DATE A.H.S.L. (TRIG):  
 KONTOER OPMETING DEUR: Planet GIS 5.0 Version 5.0.29  
 CONTOUR SURVEY BY:  
 ONTWERP DEUR:  
 DESIGNED BY: **B. Oosthuizen**  
 APPLICANT: **B.E. FLETCHER**

IT IS HEREBY CERTIFIED THAT THE PROPERTY SHOWN ON THIS DRAWING IS NOT AFFECTED BY FLOODWATER 1:50 AND 1:100 YEAR RECURRENCE INTERVAL EVENT DETERMINED IN ACCORDANCE WITH SECTION 144 OF THE NATIONAL WATER ACT (ACT 36 OF 1998).

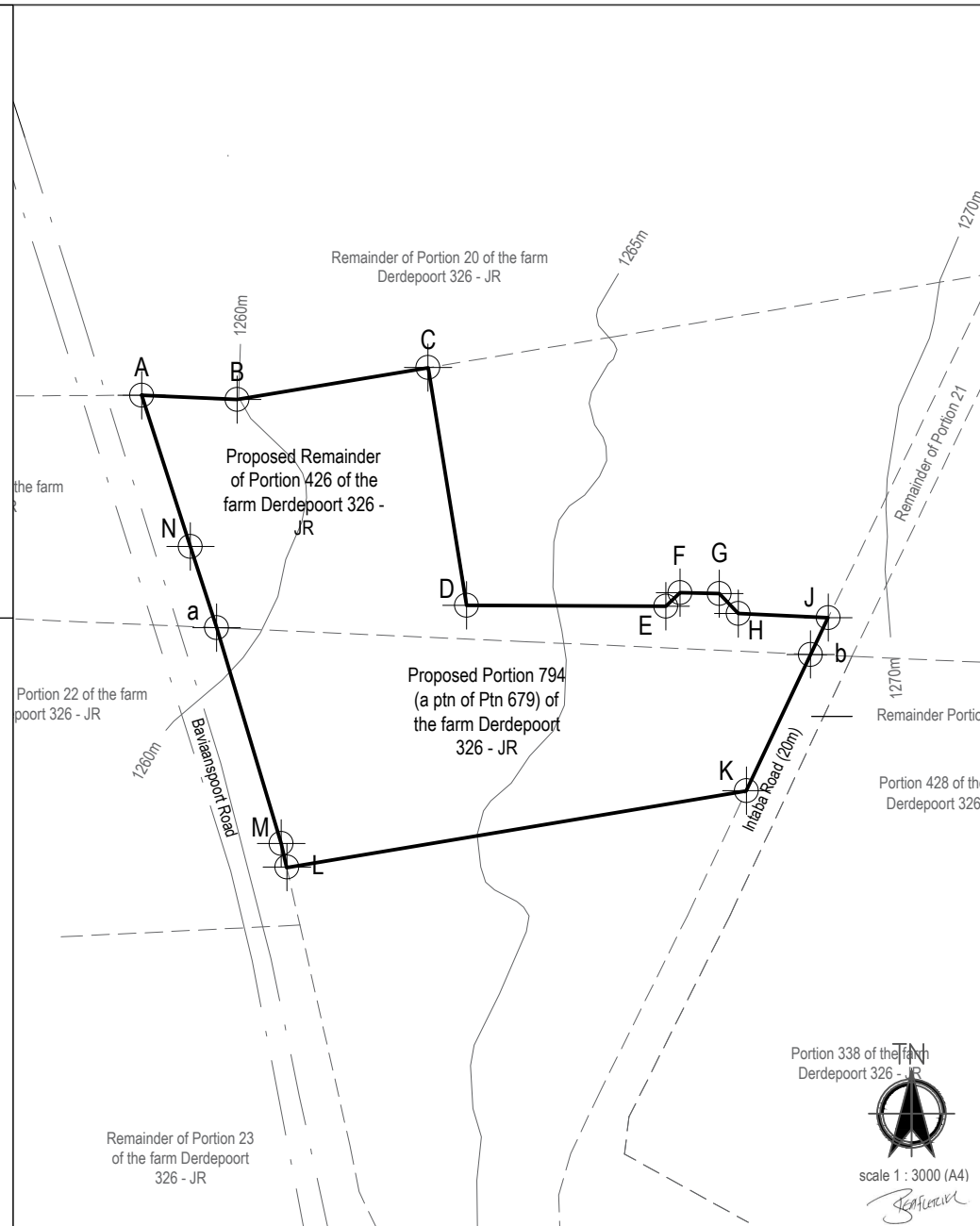
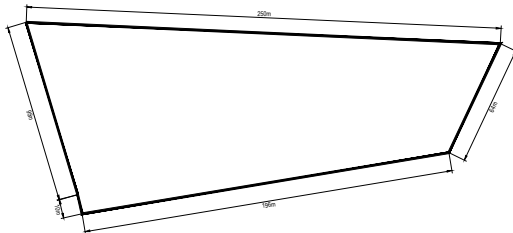
Name & PR. ENG. REG. NO. **Pr.Eng 20060017** **Werner Stander** DATE **12 April 2026**

# CONSOLIDATION PLAN Proposed Remaining Extent of Portion 426 and Proposed Portion 794 (ptn of Ptn 679) of the farm Derdepoort 326-JR

Proposed Remaining Extent of Portion 426  
1.4316ha  
(not to scale)



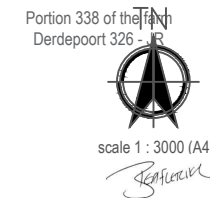
Proposed Portion 794 of Portion 679  
1.7549ha  
(not to scale)



## Notes:

1. All distances and areas are approximate and subject to final survey.
2. New portion numbers have been reserved at the Surveyor General Office.
3. Before Consolidation:
  - 3.1. Figure ABCDEFGHJbaNA is proposed Remaining Extent of Portion 426 of the farm Derdepoort 326-JR and measures 1.4316ha in extent.
  - 3.2. Figure abKLMA is proposed Portion 794 (of 679) of the farm Derdepoort 326-JR before consolidation and measures 1.7549ha in extent.
4. After Consolidation:
  - 4.1. Figure ABCDEFGHJKLMNA is the proposed consolidated Portion 795 of the farm Derdepoort 326-JR and measures 3.1865ha in extent (subject to final survey).

TPH26706  
(REV. 0) - APRIL 2026







# Economic Development and Spatial Planning

3<sup>rd</sup> 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\BerniceS

Date 2026/04/10

## TO WHOM IT MAY CONCERN

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

**PROPERTY LIS KEY (GIS KEY): 015600000/426**

**ZONING KEY: 015600000/426**

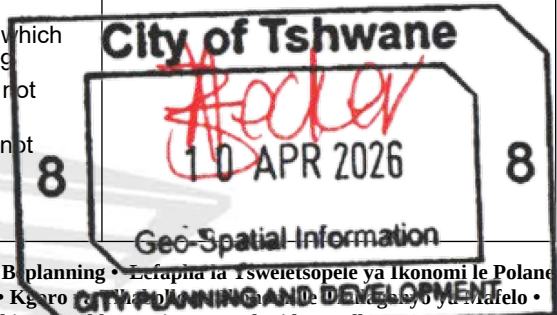
**SPLIT ZONING: Not Applicable**

**PROPERTY DESCRIPTION: Farm Portion Ptn 426 DERDEPOORT 326-JR (1818 INTABA STREET)**

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

#### A. USE ZONE 17: AGRICULTURAL

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
Access Control Agriculture Farm Store Home Enterprise subject to Schedule 9	Agricultural Industry Airfield Animal Boarding Place Auctioneer Backpackers Beauty Salon Builder's Yard Camping Site Commune Conference Centre Equestrian Centre Flea Market Garden Centre Guest House Health Spa Helipad Institution Lodge Medical Consulting Rooms which do not comply with Schedule 9 Municipal Transitional Settlement subject to Schedule 16 Parking Site Petting Zoo Picnic Place 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 Place of Refreshment	All other uses not listed in Columns (3) and (4)



Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lerapha le Tswelisopele ya Ikonomi le Polano ya Sebaka • UmNyango wezokuThuthuthukiswa kwezomNotho namaPlani weeNdawo • Kgato ya Vhupulani ya Ndlawu ya Mafelo • Muhasho wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vhupulani bya Ndlawu • Umnyango Wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

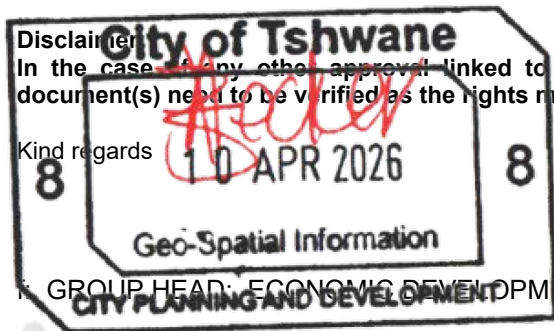
On request, this document can be provided in another official language.

Document Ref: 015600000/426\_20260410\_135928880\_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
	Power Station Retail Industry which does not comply with Schedule 9 Shooting Range Shop Social Hall Solar Power Plant Special Use Sport and Recreation Ground Tourist Facilities Wall of Remembrance in conjunction with a Place of Public Worship Veterinary Clinic which does not comply with Schedule 9 Veterinary Hospital Zoo	

<b>B</b>	<b>ANNEXURE L</b>	Not Applicable
<b>C</b>	<b>MINIMUM ERF SIZE</b>	Not Applicable
<b>D</b>	<b>UNITS PER HA</b>	Not Applicable
<b>E</b>	<b>DENSITY</b>	Not Applicable
<b>F</b>	<b>FLOOR AREA RATIO</b>	Table C, FAR Zone 21, subject to Clause 25
<b>G</b>	<b>HEIGHT</b>	Table D, Height Zone 10, subject to Clause 26
<b>H</b>	<b>COVERAGE</b>	Table E, Coverage Zone 5, subject to Clause 27
<b>I</b>	<b>OTHER APPROVALS</b>	Not Applicable
<b>J</b>	<b>BUILDING LINES</b>	Streets: Subject to Schedule 1 Rear and Side: Subject to Clause 12
<b>K</b>	<b>SCHEDULE 5</b>	Not Applicable
<b>L</b>	<b>ATTACHED DOCUMENTS</b>	Schedule 1-P46

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



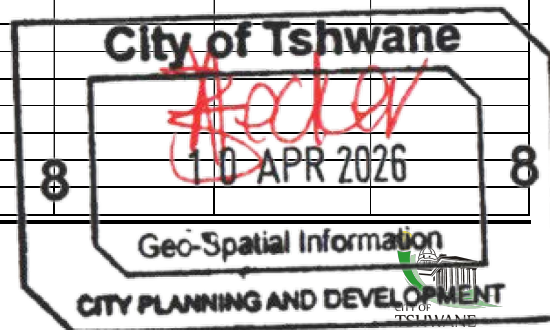
GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

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)
<b>FARMS (refer to p 13 under subheading F)</b>						
DE WAGENDRIFT 417-JR	All portions	All streets	10			
DERDEPOORT 326-JR	All portions	All streets	10			
DERDEPOORT 327-JR	All portions	All streets	10			
DERDEPOORT 615-JR	All portions	All streets	10			
DESERT WOLF 766-JR	All portions	All streets	10			
DIE PLAAS 664-JR	All portions	All streets	10			
DIE SCHLOSBERG 505-JR	All portions	All streets	10			
DONKERHOEK 365-JR	All portions	All streets	10			
DONKERHOEK 370-JR	All portions	All streets	10			
DOORNFONTEIN 291-JR	All portions	All streets	10			
DOORNFONTEIN 562-JR	All portions	All streets	10			
DOORNKLOOF 391-JR	All portions	All streets	10			
DOORNKLOOF 481-JR	All portions	All streets	10			
DOORNKRAAL 420-JR	All portions	All streets	10			
DOORNKRAAL 425-JR	All portions	All streets	10			
DOORNKRAAL 770-JR	All portions	All streets	10			
DOORNPOORT 295-JR	All portions	All streets	10			
DOORNRANDJE 386-JR	All portions	All streets	10			
DOORNRANDJE 735-JR	All portions	All streets	10			
DORSTFONTEIN 553-JR	All portions	All streets	10			
DOWNBERN 594-JR	All portions	All streets	10			
DROOGEGROND 380-JR	All portions	All streets	10			
EKANGALA 610-JR	All portions	All streets	10			
EKUPHUMULENI 716-JR	All portions	All streets	10			
ELANDBEKEND 477-JR	All portions	All streets	10			
ELANDSFONTEIN 352-JR	All portions	All streets	10			
ELANDSFONTEIN 480-JR	All portions	All streets	10			
ELANDSFONTEIN 493-JR	All portions	All streets	10			
ELANDSHOEK 337-JR	All portions	All streets	10			
ELANSDVALLEY 414-JR	All portions	All streets	10			
ELARDUS PARK 443-JR	All portions	All streets	10			
ELDORETTE 311-JR	All portions	All streets	10			
ELOFFSPARK 772-JR	All portions	All streets	10			
ENGLEFIELD 474-JR	All portions	All streets	10			
ENKELDOORNSPOORT 207-JR	All portions	All streets	10			
ERASMIA 350-JR	All portions	All streets	10			
ERASMUS 649-JR	All portions	All streets	10			
FAIRFIELD 238-JR	All portions	All streets	10			
FIROLAZ 485-JR	All portions	All streets	10			
FORT 646-JR	All portions	All streets	10			
FRANSPOORT 332-JR	All portions	All streets	10			
GARSTFONTEIN 374-JR	All portions	All streets	10			
GARSTKLOOF 595-JR	All portions	All streets	10			
GOEIE WATER 719-JR	All portions	All streets	10			
GOLFBAAAN 602-JR	All portions	All streets	10			
GROENFONTEIN 120-JR	All portions	All streets	10			
GROENFONTEIN 125-JR	All portions	All streets	10			
GROENFONTEIN 526-JR	All portions	All streets	10			
GROOTFONTEIN 394-JR	All portions	All streets	10			
GROOTSPRUIT 455-JR	All portions	All streets	10			
GROOTVLEI 272-JR	All portions	All streets	10			

**TSHWANE LAND USE SCHEME, 2024: SCHEDULE 1**

Adopted: 08 May 2024

Comes into operation: 01 July 2024





# Economic Development and Spatial Planning

3<sup>rd</sup> 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\BerniceS

Date 2026/04/10

## TO WHOM IT MAY CONCERN

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

**PROPERTY LIS KEY (GIS KEY): 015600000/679**

**ZONING KEY: 015600000/679**

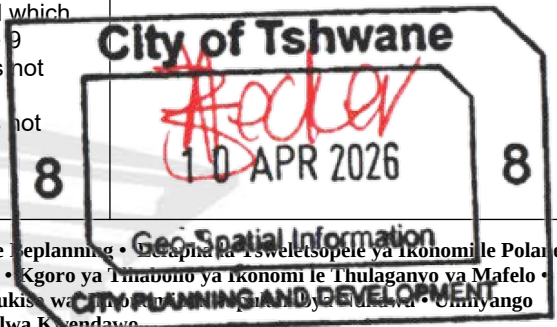
**SPLIT ZONING: Not Applicable**

**PROPERTY DESCRIPTION: Farm Portion Ptn 679 DERDEPOORT 326-JR (1812 INTABA STREET)**

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

#### A. USE ZONE 17: AGRICULTURAL

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
Access Control Agriculture Farm Store Home Enterprise subject to Schedule 9	Agricultural Industry Airfield Animal Boarding Place Auctioneer Backpackers Beauty Salon Builder's Yard Camping Site Commune Conference Centre Equestrian Centre Flea Market Garden Centre Guest House Health Spa Helipad Institution Lodge Medical Consulting Rooms which do not comply with Schedule 9 Municipal Transitional Settlement subject to Schedule 16 Parking Site Petting Zoo Picnic Place 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 Place of Refreshment	All other uses not listed in Columns (3) and (4)



Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Dikrappa ka Tsweletsopole ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Timabono ya Ikonomi le Thulaganvo ya Mafelo • Muhasho wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukisa wa mabonono a mabonono • Umnyango wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

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

Document Ref: 015600000/679\_20260410\_135941082\_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
	Power Station Retail Industry which does not comply with Schedule 9 Shooting Range Shop Social Hall Solar Power Plant Special Use Sport and Recreation Ground Tourist Facilities Wall of Remembrance in conjunction with a Place of Public Worship Veterinary Clinic which does not comply with Schedule 9 Veterinary Hospital Zoo	

<b>B</b>	<b>ANNEXURE L</b>	Not Applicable
<b>C</b>	<b>MINIMUM ERF SIZE</b>	Not Applicable
<b>D</b>	<b>UNITS PER HA</b>	Not Applicable
<b>E</b>	<b>DENSITY</b>	Not Applicable
<b>F</b>	<b>FLOOR AREA RATIO</b>	Table C, FAR Zone 21, subject to Clause 25
<b>G</b>	<b>HEIGHT</b>	Table D, Height Zone 10, subject to Clause 26
<b>H</b>	<b>COVERAGE</b>	Table E, Coverage Zone 5, subject to Clause 27
<b>I</b>	<b>OTHER APPROVALS</b>	Not Applicable
<b>J</b>	<b>BUILDING LINES</b>	Streets: Subject to Schedule 1 Rear and Side: Subject to Clause 12
<b>K</b>	<b>SCHEDULE 5</b>	Not Applicable
<b>L</b>	<b>ATTACHED DOCUMENTS</b>	Schedule 1-P46

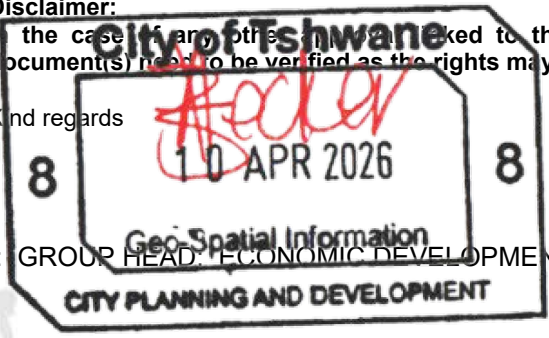
In case of any discrepancy on the property description of the Zoning Certificate, Annexure L, Other Approvals and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.

**Disclaimer:**

In the case of any other document(s) 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

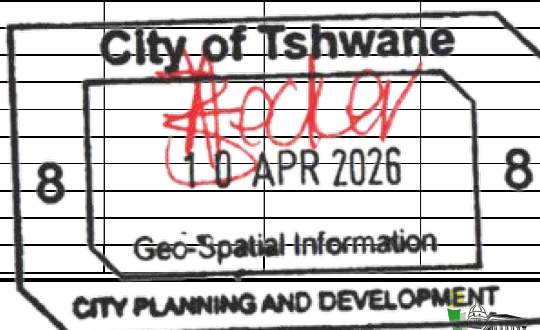


Township, Agricultural Holdings or Farms	Erf/ Property	Position applicable	Building line(s) in Metres for all storeys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)
<b>FARMS (refer to p 13 under subheading F)</b>						
DE WAGENDRIFT 417-JR	All portions	All streets	10			
DERDEPOORT 326-JR	All portions	All streets	10			
DERDEPOORT 327-JR	All portions	All streets	10			
DERDEPOORT 615-JR	All portions	All streets	10			
DESERT WOLF 766-JR	All portions	All streets	10			
DIE PLAAS 664-JR	All portions	All streets	10			
DIE SCHLOSBERG 505-JR	All portions	All streets	10			
DONKERHOEK 365-JR	All portions	All streets	10			
DONKERHOEK 370-JR	All portions	All streets	10			
DOORNFONTEIN 291-JR	All portions	All streets	10			
DOORNFONTEIN 562-JR	All portions	All streets	10			
DOORNKLOOF 391-JR	All portions	All streets	10			
DOORNKLOOF 481-JR	All portions	All streets	10			
DOORNKRAAL 420-JR	All portions	All streets	10			
DOORNKRAAL 425-JR	All portions	All streets	10			
DOORNKRAAL 770-JR	All portions	All streets	10			
DOORNPOORT 295-JR	All portions	All streets	10			
DOORNRANDJE 386-JR	All portions	All streets	10			
DOORNRANDJE 735-JR	All portions	All streets	10			
DORSTFONTEIN 553-JR	All portions	All streets	10			
DOWNBERN 594-JR	All portions	All streets	10			
DROOGEGROND 380-JR	All portions	All streets	10			
EKANGALA 610-JR	All portions	All streets	10			
EKUPHUMULENI 716-JR	All portions	All streets	10			
ELANDBEKEND 477-JR	All portions	All streets	10			
ELANDSFONTEIN 352-JR	All portions	All streets	10			
ELANDSFONTEIN 480-JR	All portions	All streets	10			
ELANDSFONTEIN 493-JR	All portions	All streets	10			
ELANDSHOEK 337-JR	All portions	All streets	10			
ELANSDVALLEY 414-JR	All portions	All streets	10			
ELARDUS PARK 443-JR	All portions	All streets	10			
ELDORETTE 311-JR	All portions	All streets	10			
ELOFFSPARK 772-JR	All portions	All streets	10			
ENGLEFIELD 474-JR	All portions	All streets	10			
ENKELDOORNSPOORT 207-JR	All portions	All streets	10			
ERASMIA 350-JR	All portions	All streets	10			
ERASMUS 649-JR	All portions	All streets	10			
FAIRFIELD 238-JR	All portions	All streets	10			
FIROLAZ 485-JR	All portions	All streets	10			
FORT 646-JR	All portions	All streets	10			
FRANSPOORT 332-JR	All portions	All streets	10			
GARSTFONTEIN 374-JR	All portions	All streets	10			
GARSTKLOOF 595-JR	All portions	All streets	10			
GOEIE WATER 719-JR	All portions	All streets	10			
GOLFBAAAN 602-JR	All portions	All streets	10			
GROENFONTEIN 120-JR	All portions	All streets	10			
GROENFONTEIN 125-JR	All portions	All streets	10			
GROENFONTEIN 526-JR	All portions	All streets	10			
GROOTFONTEIN 394-JR	All portions	All streets	10			
GROOTSPRUIT 455-JR	All portions	All streets	10			
GROOTVLEI 272-JR	All portions	All streets	10			

**TSHWANE LAND USE SCHEME, 2024: SCHEDULE 1**

Adopted: 08 May 2024

Comes into operation: 01 July 2024



REGISTRASIE - REGISTRATION

A. VIR AKTEKANTOORGEBRUIK / FOR DEEDS OFFICE USE:

Datum van Indiening / Date of lodgement:

**10**  
PTA

**RENSBURG**

342-7861

Verwerp/Reject	Passeer / Pass
Skakeling / Linking	
1	
2	
3	

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

Verwysings No. / Reference No.	
Skakeling / Linking	

GELYKTYDIGES / SIMULS

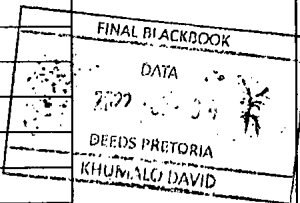
Kode / Code	Name van Partye / Names of Parties	Firma No. / Firm No.	No. in stel / batch	Aktes ingedien / Deeds lodged
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				

(b) GELYKTYDIGES MET ANDER REGISTRASIEKANTORE / DEELITELS: SIMULS WITH OTHER REGISTRIES / SECTIONAL TITLES:

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

Registrasie versoek deur:  
Registration requested by:

DATUM / DATE:



Pbn 426 of the farm Derdepoort

Verwysings No. / Reference No.	Skakeling / Linking
FS0205/Chantelle W du Rand	000049344 / 2022 2 1

GELYKTYDIGES / SIMULS

Kode / Code	Name van Partye / Names of Parties	Firma No. / Firm No.	No. in stel / batch	Aktes ingedien / Deeds lodged
1	T Staget Trading // Totec Dev	10	1	Title with Nr 2
2	BC Corpfin SA // Staget Trading	7	2	
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				

Onsersoekers / Examiners	Kamer / Room	Skakeling / Linking	Verwerp / Reject	Passeer / Pass
1 B. BATHOOD	613	2	1	
2 R. Van Wyk				
3 Assistent Registrar				

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

Verwysings No. / Reference No.	Skakeling / Linking
FS0205/Chantelle W du Rand	000049344 / 2022 2 1

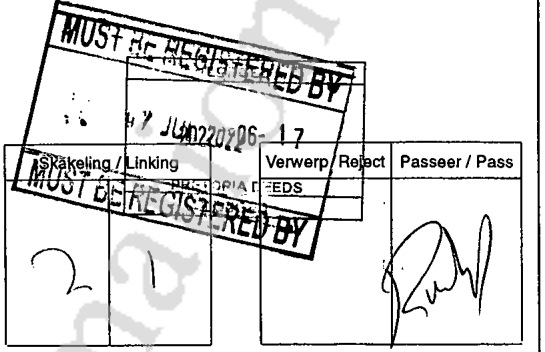
GELYKTYDIGES / SIMULS

Kode / Code	Name van Partye / Names of Parties	Firma No. / Firm No.	No. in stel / batch	Aktes ingedien / Deeds lodged
1	T Staget Trading // Totec Dev	10	1	Title with Nr 2
2	BC Corpfin SA // Staget Trading	7	2	
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				

(b) GELYKTYDIGES MET ANDER REGISTRASIEKANTORE / DEELITELS: SIMULS WITH OTHER REGISTRIES / SECTIONAL TITLES:

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

A. VIR AKTEKANTOORGEBRUIK / FOR DEEDS OFFICE USE:
Datum van Indiening / Date of lodgement:
<b>10</b> 342-7861 RCC: 27/07/22



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

(b) GELYKTYDIGES MET ANDER REGISTRASIEKANTORE / DEELITELS: SIMULS WITH OTHER REGISTRIES / SECTIONAL TITLES:

Kode / Code	Name van Partye / Names of Parties	Firma No. / Firm No.	No. in stel / batch	Aktes ingedien / Deeds lodged
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				

Verwysings No. / Reference No.	Skakeling / Linking

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

Verwerp/Reject	Passeer / Pass
Skakeling / Linking	
1	
2	
3	

Onsersoekers / Examiners	Kamer / Room

Registrasie versoek deur:  
Registration requested by:

DATUM / DATE:

<b>VAN RENSBURG INC</b> Prokureur/Attorney
<b>10</b>
TEL: 0123427861

## DEED OF TRANSFER

in favour of

**ZOTEC DEVELOPMENTS PROPRIETARY LIMITED**

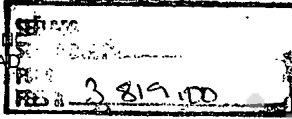
over

**PORTION 426 OF FARM DERDEPOORT 326 JR**

VAN RENSBURG INC  
221 GORDON ROAD  
HATFIELD  
PRETORIA  
Tel: 0123427861

10

VAN RENSBURG INC  
221 GORDON ROAD  
HATFIELD  
PRETORIA

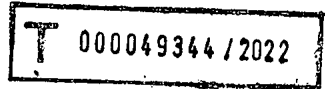


Prepared by me

A handwritten signature in black ink, appearing to read 'M Janeke'.

CONVEYANCER

WERNER ADRIAAN DURAND (18444)  
MARISA CARIN JANEKE  
43997



## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT:

**WERNER ADRIAAN DURAND (18444)**

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she the said  
Appararer being duly authorised thereto by a Power of Attorney signed at Centurion  
on 11 May 2022 and granted to him/her by

**STAGET TRADING PROPRIETARY LIMITED**  
Registration Number: 2019/410069/07

And the Appearer declared that his/her said principal had truly and legally sold on 13 April 2022 and that he/she, the said Appearer, in his/her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

**ZOTEC DEVELOPMENTS PROPRIETARY LIMITED**  
**REGISTRATION NUMBER: 2003/023822/07**

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

PORTION 426 (A PORTION OF PORTION 21) OF THE FARM  
DERDEPOORT 326  
REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING 3,7410 (THREE COMMA SEVEN FOUR ONE ZERO)  
Hectares

FIRST TRANSFERRED BY DEED OF TRANSFER T 163502/2004 WITH  
DIAGRAM SG NO 7881/1996 ANNEXED THERETO AND HELD BY DEED OF  
TRANSFER T 88030/2021

SUBJECT to the following conditions:

- (a) The owners of the said portion marked 4 are entitled to three days and three nights water consecutively out of every eighteen consecutive days and nights water from the joint water furrow running from the Dam in the Moreleta Spruit, situate upon the remaining extent of the South Eastern portion of the said farm DERDEPOORT No 469, measuring as such 844,5263 Hectare over portions marked 2,6 and 5 transferred in favour of Michiel Frederik Horn, Jan Adriaan van der Walt and Daniel Frederik van der Walt respectively, by virtue of Deeds of Transfer nos. 2689/1916 and 2695/1916, subject to the condition that the owners of the said portion marked 4 shall bear and make good one-sixth of the costs of cleaning and keeping in order the said dam and joint water furrow, and shall further take care (zorgdragen) that the water be not polluted in any way, with the further right of access to the said dam and water furrow for the purpose of cleaning and keeping them in order together with the other interested parties.
- (b) The owners of the said portion marked 4 are obliged property to enclose and to fence their ground with at least 4 barbed wires, and shall not be entitled to any damages for damage done by stock should their property not be properly fenced. They shall, however, be obliged to allow a road of at least 3,68 meter in width to remain open over their ground for the joint use of the other owners and their stock, subject and entitled to the terms of an Order of the Water Court (District No 21) dated the 30<sup>th</sup> March 1933, and registered under No. 471/1933 S on the 6<sup>th</sup> November 1933.

- (c) Kragtens Notariële Serwituut van pypleiding No K3163/1977S gedateer 8 Junie 1977 is binnegemelde eiendom onderhewig aan 'n waterpyplyn ten gunste van Gedeelte 20 ('n Gedeelte van Gedeelte 2) van die plaas DERDEPOORT NO 326, Registrasie Afdeling J.R., Groot 6,8523 Hektaar, soos gehou kragtens Akte van Transport T25555/1945, soos meer ten volle sal blyk uit die gesegde Notariële Serwituut van pypleiding.

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

**STAGET TRADING PROPRIETARY LIMITED**  
**Registration Number : 2019/410069/07**

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

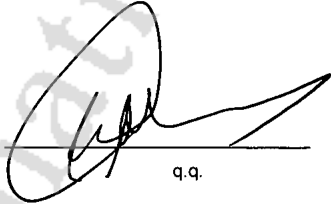
**ZOTEC DEVELOPMENTS PROPRIETARY LIMITED**  
**REGISTRATION NUMBER: 2003/023822/07**

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 R13 000 000,00 (THIRTEEN MILLION RAND) excluding VAT in the sum of R1 950 000,00 (ONE MILLION NINE HUNDRED AND FIFTY THOUSAND RAND), total consideration paid by the transferee to the transferor being the amount of R14 950 000,00 (FOURTEEN MILLION NINE HUNDRED AND FIFTY 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 at PRETORIA on

05 JUL 2022

  
\_\_\_\_\_ q.q.

In my presence

  
\_\_\_\_\_  
REGISTRAR OF DEEDS

For Information



10

VAN RENSBURG INC  
221 GORDON ROAD  
HATFIELD  
PRETORIA

Prepared by me

14-5  
  
CONVEYANCER  
WERNER ADRIAAN DURAND (18444)

## POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

**ANDRIES GERHARDUS TRUTER**  
duly authorised hereto by a resolution of the Directors of  
**STAGET TRADING PROPRIETARY LIMITED**  
Registration Number : 2019/410069/07

do hereby nominate, constitute and appoint WERNER ADRIAAN DURAND (18444) and/or CHANTEL BOLTON (25772) and/or MATOME LAWRENCE SELEPE (30539) and/or PETRUS JOHANNES JANSE VAN RENSBURG (04319) and/or BRENDIA BHEBE (43441) and/or MARISA CARIN JANEKE (43997) and/or CHRISTINE DU TOIT (56798)

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 at PRETORIA and there to declare that I did on 13 April 2022 sell to:-

**ZOTEC DEVELOPMENTS PROPRIETARY LIMITED**  
REGISTRATION NUMBER: 2003/023822/07

for the sum of R13 000 000,00 (Thirteen Million Rand) excluding VAT in the sum of R1 950 000,00 (ONE MILLION NINE HUNDRED AND FIFTY THOUSAND RAND), total consideration paid by the transferee to the transferor being the amount of R14 950 000,00 (FOURTEEN MILLION NINE HUNDRED AND FIFTY THOUSAND RAND)

the below mentioned property, namely-

PORTION 426 (A PORTION OF PORTION 21) OF THE FARM  
DERDEPOORT 326  
REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG


MEASURING 3,7410 (THREE COMMA SEVEN FOUR ONE ZERO)  
Hectares

HELD BY Deed of Transfer Number T88030/2021

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 CENTURION on 11 May 2022  
in the presence of the undersigned witnesses.

AS WITNESSES :

1. Pelbn \_\_\_\_\_  
On behalf of STAGET TRADING  
PROPRIETARY LIMITED
2.  \_\_\_\_\_

For Informa

P C P



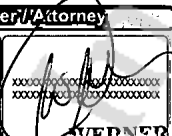
**Transfer Duty Declaration** **TDREP**

**Reference Details**

Transfer Duty Reference Number: TDE04D4D41

<b>Details of Seller / Transferor / Time Share Company</b>			
Surname / Registered Name STAGET TRADING PROPRIETARY LIMITED		Full Name STAGET TRADING PROPRIETARY LIMITED	
Company / CC / Trust Reg No. 201941006907		Marital Status	
<b>Details of Purchaser / Transferee</b>			
Full Name ZOTEC DEVELOPMENTS PROPRIETARY LIMITED		Surname / Registered Name ZOTEC DEVELOPMENTS PROPRIETARY LIMITED	
Company / CC / Trust Reg No. 200302382207		Marital Notes if applicable	
<b>Details of the Property</b>			
Date of Transaction/Acquisition (CCYYMMDD) 2022-04-13			
Total Fair Value R 14950000.00		Total Consideration R 14950000.00	
<b>Calculation of Duty and Penalty / Interest</b>			
Transfer Duty Payable on Natural Person R 0.00			
<b>Property Description</b>			
1 PORTION 426 (A PORTION OF PORTION 21) OF THE FARM DERDEPOORT 328 REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG MEASURING 3,7410 (THREE COMMA SEVEN FOUR ONE ZERO) Hectares			

<b>Exemption Certificate</b>	
<b>Exemption Certificate Details</b>	
Transfer Duty Reference No. TDE04D4D41	Exempt in terms of Section 9 of the Transfer Duty Act Other
Exemptions allowed by another Act Section 9(15)	

<b>Declaration by Conveyancer/Attorney</b>	
<p>I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.</p>	
 <b>WEDNER ADRIAAN DURAND</b> <small>Please ensure the signature is the 2 lines of X's above</small>	
Date (CCYYMMDD) 20220614	For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)



Certificate Number:0000519333

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

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: 005017854647  
Erven: 00000  
Portion: 426  
Extension: 000  
Zoning: 6-Farm - Outside Services Plan / Plaas  
Registration Division / Administrative District: CTMM  
Suburb: DERDEPOORT 326-JR  
Town: PRETORIA  
Sectional Title Unit Number: 00000  
Exclusive Use area and number as referred to as registered plan: 76-FAMOS  
Real Right: Agricultural Vacant Properties  
Scheme Registration Number:  
Sectional Title Scheme Name:  
Registered Owner: STAGET TRADING PTY LTD  
Purchaser Name: ZOTEC DEVELOPMENTS PTY LTD  
Purchaser Identity Number: 2003/023822/07  
Date Issued: 28.05.2022  
This certificate is valid until: 27.07.2022

Digitally signed by City of Tshwane Municipality

Signature: BATCH\_USER  
Authorized Officer: DIMAKATSOMAS

Certificate by Conveyancer: PJJ VAN RENSBURG INC (PTA) WERNER ADRIAAN DURAND

I, PHILIP JOHANNES JANSZ VAN RENSBURG (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.

Conveyancer

Date

Stamp

WERNER ADRIAAN DURAND

TRACK NUMBER : 10914282819

BLACK-BOOKING ENQUIRY ON NAME - STAGET, TRADING PTY LTD  
ID NUMBER - 201941066997  
BIRTH DATE - 0  
MARITAL STATUS -  
MAIDEN NAME -  
TYPE OF PERSON - COMPANY

PERSON HAS NO CONTRACTS/INTERDICTIONS

\*\* 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 \*\*\*



TRACK NUMBER : 10014282019

PROPERTY DETAILS FRONT FOR PORTION 426  
OF PORTION 21  
FARM NO 326  
REG DIV JR

PROVINCE GAUTENG  
PREV DESCRIPTION  
DIAGRAM DEED NO T94673/2008  
EXTENT 3.7410 H  
CLEARANCE NOKENG TSA TAEHANE LOCAL MUNICIPALITY  
FARM NAME DERDEPOORT  
SG PLAN NUMBER 7881/1996

NO INTERDICTS

DOCUMENTS  
B18636/2022

HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MDD
CORPFIN S A PTY LTD	R13000000.00		20220510102555	0428

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MDD	MICROFILM REF
STAGET TRADING PTY LTD	20210726	R1500000.00		2019410069907	T88030/2021	1206	20220510102529

\* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY O/A - MULTIPLE OWNER AND PROPERTY

\*\* 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 \*\*\*

OLE E: IXABBA ONE

**REGISTRASIE - REGISTRATION**

A. VIR AKTEKANTOORGEBRUIK / FOR DEEDS OFFICE USE:

Datum van indiening / Date of lodgement:

**RENSBURG**

PTA

**10**

342-7861

Verwerp/Reject	Passaar / Pass
Skakeling / Linking	
1	
2	
3	

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

Verwysings No. / Reference No.

Skakeling / Linking

GELYKTYDIGES / SIMULS

Name van Partye / Names of Parties

Firma No.

No. in stel / batch

Aktes ingedien / Deeds lodged

1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				

(b) GELYKTYDIGES MET ANDER REGISTRASIEKANTORE / DEELTITELS: SIMULS WITH OTHER REGISTRIES / SECTIONAL TITLES:

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

Registrasie versoek deur:  
Registration requested by:  
DATUM / DATE:

VAN  
**RENSBURG**  
PTA

**10**

342-7861

**REGISTRASIE - REGISTRATION**

A. VIR AKTEKANTOORGEBRUIK / FOR DEEDS OFFICE USE:  
Datum van indiening / Date of lodgement:

RCC: 18/7/22

1	DUMISANI TSHASALALA	<i>[Signature]</i>
2	T.M SENNE	<i>[Signature]</i>
3		

Skakeling / Linking	2	1
---------------------	---	---

MUST BE REGISTERED BY  
2022-06-28  
PRETORIA DEEDS  
MUST BE REGISTERED BY

MUST BE REGISTERED BY  
2022-06-28  
PRETORIA DEEDS  
MUST BE REGISTERED BY  
2022-06-28  
PRETORIA DEEDS  
MUST BE REGISTERED BY  
2022-06-13  
PRETORIA DEEDS  
MUST BE REGISTERED BY

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

Verwysings No. / Reference No.

FT0204/Chantelle  
W du Rand

T 000049345 #2022

Skakeling / Linking

2 1

GELYKTYDIGES / SIMULS

Kode / Code	Name van Partye / Names of Parties	Firma No. Firm No.	No. in stel / batch	Aktes ingedien / Deeds lodged
1	T Thumos Properties II Zotec Develop	10	1	Title with Ne 2
2	BC South Africa Alpha II Thumos Prop	1330	2	
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				

FINAL BLACKBOOK  
DATA  
2022-07-04  
DEEDS PRETORIA  
KHUMALO DAVID

(b) GELYKTYDIGES MET ANDER REGISTRASIEKANTORE / DEELTITELS: SIMULS WITH OTHER REGISTRIES / SECTIONAL TITLES:

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

Registrasie versoek deur:  
Registration requested by:

DATUM / DATE:



<b>VAN RENSBURG INC</b> Prokureur/Attorney
<b>10</b>
TEL: 0123427861

## DEED OF TRANSFER

in favour of

**ZOTEC DEVELOPMENTS PROPRIETARY LIMITED**

over

**PORTION 679 OF FARM DERDEPOORT 326 JR**

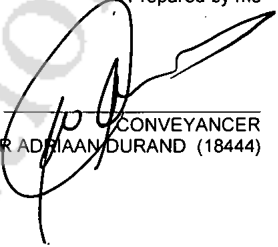
VAN RENSBURG INC  
221 GORDON ROAD  
HATFIELD  
PRETORIA  
Tel: 0123427861

10

VAN RENSBURG INC  
221 GORDON ROAD  
HATFIELD  
PRETORIA

SEELREG
STAMP DUTY ?
FOOI 3 819. 00
RES R

Prepared by me



CONVEYANCER  
WERNER ADRIAAN DURAND (18444)

T	00004934512022
---	----------------

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT:

**WERNER ADRIAAN DURAND (18444)**

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she the said  
Appararer being duly authorised thereto by a Power of Attorney signed at Pretoria  
on 11 May 2022 and granted to him/her by

**THUMOS PROPERTIES 2 PROPRIETARY LIMITED**  
Registration Number: 2007/014071/07

And the Appearer declared that his/her said principal had truly and legally sold on 13 April 2022 and that he/she, the said Appearer, in his/her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

**ZOTEC DEVELOPMENTS PROPRIETARY LIMITED**  
**REGISTRATION NUMBER: 2003/023822/07**

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

PORTION 679 OF THE FARM DERDEPOORT 326  
REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING 4,1940 (FOUR COMMA ONE NINE FOUR ZERO) Hectares

FIRST REGISTERED AND STILL HELD BY CERTIFICATE OF CONSOLIDATED  
TITLE T 47900/2010 WITH SG DIAGRAM NO 3010/2009 ANNEXED THERETO

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

**THUMOS PROPERTIES 2 PROPRIETARY LIMITED**  
**Registration Number: 2007/014071/07**

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

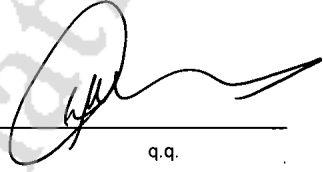
**ZOTEC DEVELOPMENTS PROPRIETARY LIMITED**  
**REGISTRATION NUMBER: 2003/023822/07**

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 R13 000 000,00 (THIRTEEN  
MILLION RAND) excluding VAT in the sum of R1 950 000,00 (ONE MILLION NINE  
HUNDRED AND FIFTY THOUSAND RAND), total consideration paid by the  
transferee to the transferor being the amount of R14 950 000,00 (FOURTEEN  
MILLION NINE HUNDRED AND FIFTY THOUSAND RAND).

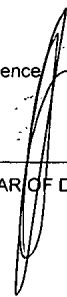
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at PRETORIA on

05 JUL 2022

  
\_\_\_\_\_ q.q.

In my presence

  
\_\_\_\_\_  
REGISTRAR OF DEEDS

For Information






10

VAN RENSBURG INC  
221 GORDON ROAD  
HATFIELD  
PRETORIA

Prepared by me

  
CONVEYANCER  
WERNER ADRIAAN DURAND (18444)  
MARISA CARIN JANEKE 42997

## POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

**PAVLOS KYRIACOU**  
duly authorised hereto by a resolution of the Directors of  
**THUMOS PROPERTIES 2 PROPRIETARY LIMITED**  
Registration Number: 2007/014071/07

do hereby nominate, constitute and appoint WERNER ADRIAAN DURAND (18444) and/or CHANTEL BOLTON (25772) and/or MATOME LAWRENCE SELEPE (30539) and/or PETRUS JOHANNES JANSE VAN RENSBURG (04319) and/or BRENDA BHEBE (43441) and/or MARISA CARIN JANEKE (43997) and/or CHRISTINE DU TOIT (56798)

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 at PRETORIA and there to declare that I did on 13 April 2022 sell to:-

**ZOTEC DEVELOPMENTS PROPRIETARY LIMITED**  
REGISTRATION NUMBER: 2003/023822/07

for the sum of R13 000 000,00 (Thirteen Million Rand) excluding VAT in the sum of R1 950 000,00 (ONE MILLION NINE HUNDRED AND FIFTY THOUSAND RAND), total consideration paid by the transferee to the transferor being the amount of R14 950 000,00 (FOURTEEN MILLION NINE HUNDRED AND FIFTY THOUSAND RAND)

the below mentioned property, namely-

PORTION 679 OF THE FARM DERDEPOORT 326  
REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING 4,1940 (FOUR COMMA ONE NINE FOUR ZERO) Hectares

HELD BY Certificate of Consolidated Title Number T47900/2010

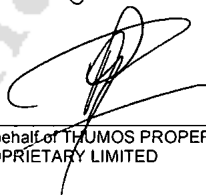
and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, to promise to free and warrant the said property and also to clear the same from all encumbrances 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 11 May 2022  
in the presence of the undersigned witnesses.

AS WITNESSES:

1.  \_\_\_\_\_

2.  \_\_\_\_\_

  
On behalf of THUMOS PROPERTIES 2  
PROPRIETARY LIMITED





Certificate Number:0000518091

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

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 under-mentioned 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:

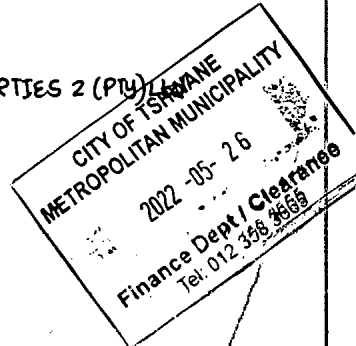
**DESCRIPTION OF PROPERTY:**

Municipal Reference Number:	005006059226
Erven:	00000
Portion:	679
Extension:	000
Zoning:	2-Agric Holding - Within Sevcies Plan
Registration Division / Administrative District:	CTMM
Suburb:	DERDEPOORT 326-JR
Town:	PRETORIA
Sectional Title Unit Number:	00000
Exclusive Use area and number as referred to as registered plan:	76-FAMOS
Real Right:	Agricultural Vacant Properties
Scheme Registration Number:	
Sectional Title Scheme Name:	
Registered Owner:	CARICOL 2 PTY LTD THUMOS PROPERTIES 2 (PTY)
Purchaser Name:	ZOTEC DEVELOPMENTS
Purchaser Identity Number:	2003/023822/07
Date Issued:	19.05.2022
This certificate is valid until:	18.07.2022

Digitally signed by City of Tshwane Municipality  
Signed: BATCH\_USER  
Authorized Officer: SOPHIED  
Certificate of Authenticity: PJJ VAN RENSBURG

**WERNER ADRIAAN DURAND** (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.



Conveyancer

Date

Stamp

2022-06-09

WERNER ADRIAAN DURAND

*Handwritten signature*

TRACK NUMBER : 10014201998

BLACK-BOOKING ENQUIRY ON NAME - THUMOS PROP 2 PTY LTD  
ID NUMBER - 200701407107  
BIRTH DATE - 0  
MARITAL STATUS -  
MAIDEN NAME -  
TYPE OF PERSON - COMPANY

OTHER REFERENCES LINKED TO THIS PERSON :  
CAPICOL 2 PTY LTD

ID: 200701407107 (ACTIVE)

PERSON NAME AND ID	CONTRACTS/INTERDICTIONS		NOTED ON SCAN/MICRO REF
THUMOS PROP 2 PTY LTD	200701407107	BC54955/2014	20140814 20140919095926
	200701407107	VA5002/2014-T94673/2008	20140812 20140919095656

\*\* 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 \*\*\*

For Information Only

*Handwritten mark*

PROD DEEDS REGISTRATION SYSTEM - PRETORIA  
PREPARED BY : DRS01012 - AUSTIN JOEY

DATE : 20220613 TIME : 11:34:14.1 PAGE : 1

TRACK NUMBER : 10014281998

PROPERTY DETAILS PRINT FOR PORTION 679  
FARM NO 326  
REG DIV JR

PROVINCE GAUTENG  
PREV DESCRIPTION  
DIAGRAM DEED NO T47900/2010  
EXTENT 4.1940 H  
CLEARANCE NOKENG TSA TABANE LOCAL MUNICIPALITY  
FARM NAME DERDEPOORT

ORIGIN REASON ORIGIN PROPERTY  
CONSOLIDATE FROM REG DIV JR , FARM NAME , FARM NO 326 ,PRTN 429  
CONSOLIDATE FROM REG DIV JR , FARM NAME , FARM NO 326 ,PRTN 561

NO INTERDICTS

DOCUMENTS  
B41482/2021

HOLDER & SHARE AMOUNT O/P/A SCAN/MICRO REF MIDD  
SOUTH AFRICAN ALPHA S P C ON BEHALF OF THE CH R0000000.00 20210909084750 0830

OWNER DETAILS

FULL NAME & SHARE PURCH DATE AMOUNT/REASON O/P/A IDENTITY TITLE DEED MIDD MICROFILM REF  
THUMS PROP 2 PTY LTD CCT 200701407107 T47900/2010 0708 20210909084828

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

\*\* 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 \*\*\*

d

My ref: DPPX44, DPPX49, DPPX53 Tel: 0123585220  
Your ref: TPH26707 Fax:  
Contact person: Lufuno Mudau Email: lufunomu@tshwane.gov.za  
Section/Unit: Land Use Scheme, Toponymy and Application Management

PER E-MAIL : tph@tph.co.za

Dear Sir/Madam

### **WITHDRAWAL OF TOWNSHIP NAME AND RESERVATION OF NEW TOWNSHIP NAME AND NUMBER IN TERMS OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) (the “LUM BY-LAW”)**

Your request for the reservation of a township name dated 13 April 2026 is hereby approved.

The name of the township establishment known as Derdepoortpark Extensions 49 is hereby withdrawn

The reserved township name is **DERDEPOORTPARK EXTENSION 53** for the proposed township establishment application to be situated on a Part of Portion 426 and a Part of Portion 679 of The Farm Derdepoort 326-JR

Please take note of the following:

1. If you plan on using a popular name for this development, we urge you to supply this office with the planned name.
2. According to section 42 of the City of Tshwane Land Use Management By-law, 2016 (Amended 2024), proposed street names are to be included on the layout plan accompanying the application for the establishment of a township. Please mark all private streets in brackets.
3. All street names whether public or private must go through the street naming process driven by the Toponymy Functional Unit.
4. Please contact the author of this letter to start the street naming process for private streets. A list of proposed names may be forwarded to the author. The proposed names will be checked for compliance with the approved policy on the naming of Public Places and Streets, as well as for duplication.
5. If public street names are needed, you are requested to submit an application for proposed public street names for this development.
6. All proposed names must comply with the approved City of Tshwane Geographical Names Policy, 2023. All application forms as well as the policy are also available on this link: [https://www.tshwane.gov.za/?page\\_id=40687](https://www.tshwane.gov.za/?page_id=40687).
7. All applications for proposed public street names must be forwarded to Toponymy at [toponymy@tshwane.gov.za](mailto:toponymy@tshwane.gov.za) and **CC** to [lufunomu@tshwane.gov.za](mailto:lufunomu@tshwane.gov.za) as soon as possible for this office to process the application. These proposed names will then be submitted to the Councilors. Please submit separate applications for each development.

**Proclamation cannot be supported without approved street names.**

Regards



f GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

Date: 20 April 26

WGD SURVEYS Incorporated  
Registration Number 2001/012588/21  
573 Mendelssohn Street  
Constantia Park Pretoria 0181  
P.O.Box 92545 Mooikloof 0059  
Tel 0129933940 / 0129931911  
Cell: 0832546855  
e-mail: isazi@lantic.net / willem@wgd.co.za



Our ref: DERDEPOORT-F891

22 April 2026

**LAND SURVEYORS CERTIFICATE**  
**PROPOSED DEVELOPMENT: DERDEPOORTPARK EXTENSION 53**  
Situating on the following property

- A. Part of Portion 426 of the farm DERDEPOORT No. 326-JR**
- B. Part of Portion 679 of the farm DERDEPOORT No. 326-JR**

The information below is based on the relevant diagrams that are filed at the Surveyor-General's office and the relevant title deeds and deeds of transfer. The registration status of the servitudes and properties has not been verified.

**A. Portion 426 of the farm DERDEPOORT No. 326-JR**  
**S.G No. 7881/1996 Deed of Transfer T 49344/2022**

1. *The following servitude and condition mentioned in the Deed of Transfer does NOT affect the proposed Township due to its position:*

- a. Condition (c): Notarial Deed No. K 3163/1977S Diagram S.G. No. A 1453/1976

**B. Portion 679 of the farm DERDEPOORT No. 326-JR**  
**S.G No. 3010/2009 Deed of Transfer T 49345/2022**

1. *There are No servitudes that affects this Portion*

A handwritten signature in black ink, appearing to read 'Willem Coetzer', is written in a cursive style.

Willem Coetzer  
Professional Land Surveyor PLS1009D

**M.C. VAN DER BERG<sup>INC</sup>**  
**ATTORNEYS, CONVEYANCERS & NOTARIES**

Your Property Attorneys

**Midstream:**

G1 Ashford House,  
7 Ashford Road,  
Midstream Estate, Ekurhuleni  
VAT No.: 4830287316

**Centurion:**

1050 Frederik Avenue,  
Eldoraigne,  
Centurion

**Pretoria East satellite office:**

32 Garsfontein Office Park,  
645 Jacqueline Drive,  
Constantia Park, Pretoria

Tel: 012 660 6000 | Website: [www.mcvdberg.co.za](http://www.mcvdberg.co.za) | Docex 42, Centurion | Lodgement No.: 576 | P.O. Box 14583, Clubview, 0014

**Date:** 4 July 2025

THE TOWN PLANNING HUB

**Our Reference Number:** SDT

ATTENTION: BEA/BEVERLY

**Your Reference Number:**

**E-mail address:** sonja@mcvdberg.co.za

**CONVEYANCER'S REPORT ON CONDITIONS OF TITLE: PORTION 426 AND 679 OF THE FARM DERDEPOORT NO 326**

I the undersigned, Sonja du Toit, in my capacity as Conveyancer, hereby confirm the following in respect of:

PORTION 426 (A PORTION OF PORTION 21) AND 679 OF THE FARM DERDEPOORT NO 326

REGISTRATION DIVISION JR

PROVINCE OF GAUTENG

registered in the name of **ZOTEC DEVELOPMENTS** Proprietary Limited, Registration Number 2003/023822/07

Whereas the land owner wishes to establish on the subject property a residential development in the form of a township I have analysed the conditions of title as contained in **T49344/2022 AND T49345/2022** and now confirm the following:

**A. PORTION 426 OF THE FARM DERDEPOORT NO 326**

**1. Condition (a) and (b) on page 2 of the Deed**

This takes the form of an entitlement to a right to take water from a water furrow situated on the South Eastern portion of the farm Derdepoort.

The erven should not be made entitled thereto, and the condition should be disclosed in the conditions of establishment under the heading: **The following Entitlement will not be passed onto the erven in the Township**

**2. Condition (c) on page 3 of the Deed**

This condition refers to a pipeline servitude K3163/1977S in favour of Portion 20 of the Farm Derdepoort. The condition does not affect the proposed township due to the location thereof and the erven in the proposed township should not be made subject thereto.

**Directors:** Michiel Christiaan van der Berg BLC LLB LLM (UP) H. Dip Labour (RAU) Dip ADR (UP/AFSA) [*Cum Laude*] | Sonja du Toit BLC [*Cum Laude*] LLB [*Cum Laude*] (UP) Nicole Alberts BCom Law (UP) LLB (UP) | Ramona Kathleen Michael LLB (US) LLM (UP) | Tabea Motlalepule Ramarumo BProc (UL)

**Assisted by:** Chanel Ferguson BCom Law [*Cum Laude*] (UP) LLB (UP) | Lorraine Beukes BProc (UP) | Vernée Henning LLB (US) Anriette van Jaarsveld BCom Law (UP) LLB [*Cum Laude*] (UP) | Retha Beukes LLB (UNISA) | Lucinda Strydom LLB [*Cum Laude*] (UP) Enrike Koekemoer BA LLB (NWU) | Gretchen Anker BA Law LLB LLM (UP)

Reg. No.: 2019/060557/21

**B. PORTION 679 OF THE FARM DERDEPOORT NO 326**

There are no conditions in the title deed.



**Certified by Sonja du Toit  
Conveyancer**



**PROPERTY DATA**

DERDEPOORT EXT 52	
PORTION SIZE	2,3094 Ha
DEVELOPABLE AREA	2,2374 Ha
UNITS COUNT	346
PARKING COUNT	450
RECREATIONAL OPEN SPACE @ 18m2	6 228 m <sup>2</sup>

DERDEPOORT EXT 53	
PORTION SIZE	3,1865 Ha
DEVELOPABLE AREA	2,9609 Ha
UNITS COUNT	458
PARKING COUNT	629
RECREATIONAL OPEN SPACE @ 18m2	8 244 m <sup>2</sup>

DERDEPOORT EXT 51	
PORTION SIZE	2,4391 Ha
DEVELOPABLE AREA	2,3261 Ha
UNITS COUNT	360
PARKING COUNT	467
RECREATIONAL OPEN SPACE @ 18m2	6 480 m <sup>2</sup>

COMBINED PROPERTY DATA	
COMBINED PROPERTY SIZE	7,935 Ha
DEVELOPABLE AREA	7,5244 Ha
TOTAL UNITS COUNT	1 167
UNITS PER HECTARE APPLIED FOR	155
TOTAL PARKING PROVIDED	1 573
TOTAL PARKING REQUIRED (1.33/u)	1 524
RECREATIONAL OPEN SPACE	20 952m <sup>2</sup>

**BLOCK TYPE LEGEND**

	2+1 (48m <sup>2</sup> ) = 32
	1+1 (36m <sup>2</sup> ) = 27
<b>BLOCK TYPE A (10)</b>	
<b>TOTAL UNITS = 59</b>	
	2+1 (48m <sup>2</sup> ) = 32
	1+1 (36m <sup>2</sup> ) = 36
<b>BLOCK TYPE B (3)</b>	
<b>TOTAL UNITS = 68</b>	
	2+1 (48m <sup>2</sup> ) = 24
	1+1 (36m <sup>2</sup> ) = 21
<b>BLOCK TYPE C (8)</b>	
<b>TOTAL UNITS = 45</b>	



# GAUTENG PROVINCE

ENVIRONMENT  
REPUBLIC OF SOUTH AFRICA

Reference: Gaut 006/25-26/E0099  
Enquiries: Dan Motaung  
Phone No.: +27 (0) 72 883 3264  
[Dan.Motaung@gauteng.gov.za](mailto:Dan.Motaung@gauteng.gov.za)

Zotec Developments (Pty) Ltd.  
P.O. Box 754  
Auckland Park  
2006

E-mail: [lanJ@cosmopro.co.za](mailto:lanJ@cosmopro.co.za)

Dear Mr. Adriaan Willem Janse van Rensburg,

**AMENDMENT PART TWO GRANTED: THE PROPOSED DEVELOPMENT OF DERDEPOORT PARK X48, X49 & X50 RESIDENTIAL TOWNSHIPS AND ASSOCIATED INFRASTRUCTURE ON PORTIONS 426 AND 679 OF THE FARM DERDEPOORT 326 JR, CITY OF TSHWANE METROPOLITAN MUNICIPALITY.**

The above matter and more specifically your application for an amendment received on 17 March 2026, has reference.

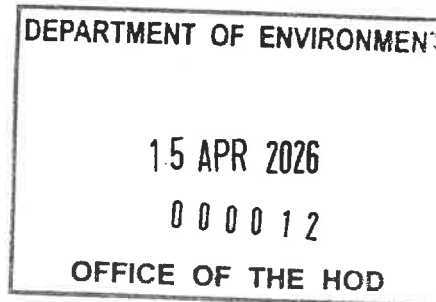
Please be advised that the Department has, under the powers vested in it as prescribed in Chapter 5 of the Environmental Impact Assessment Regulations, 2014 (as amended), ("the Regulations") decided to amend the Environmental Authorisation (EA) with reference, Gaut 002/23-24/E3600, issued on 13 December 2023 in respect of the activity mentioned above.

In terms of Regulation 4 (2) of the Environmental Impact Assessment Regulations, 2014, (as amended), you must notify all registered interested and affected parties, in writing and within 14 days of the date of the Department's decision to amend the Environmental Authorisation (EA) as well as the provisions regarding the making of appeals that are provided in the Regulations.

Your attention is drawn to Chapter 2 of the National Appeals Regulations, 2025, which regulates the appeal process. Should you wish to appeal any aspect of the decision, you must within 20 calendar days of the date of the notification of the decision submit your appeal, including supporting documents, to the appeal administrator by any of the following means:

**Postal Address:**

The Appeals Administrator  
Department of Environment  
P.O. Box 8769  
Johannesburg  
2000



**Physical Address:**

The Appeals Administrator  
Department of Environment  
56 Eloff Street, Umnotho House, 23<sup>rd</sup> Floor  
Johannesburg

Email Address: [appeals@gauteng.gov.za](mailto:appeals@gauteng.gov.za)

For further enquiries on the appeal process and how to obtain the prescribed appeal form, contact the Department at 011 240 3236 or email [appeals@gauteng.gov.za](mailto:appeals@gauteng.gov.za).

Kindly take note that in terms of Section 43(7) of the National Environmental Management Act, 1998 (NEMA), as amended, the lodging of an appeal suspends environmental authorisation as well as its associated Environmental Management Programme. This means that the activity authorised by this EA must not commence until such time that the appeal is finalised.

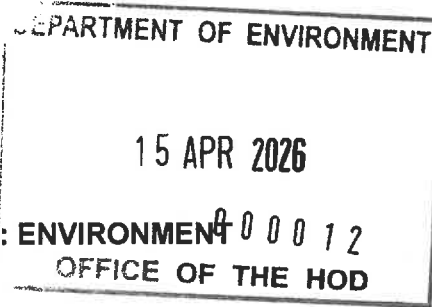
Kind regards,



**MR. MATTHEW SATHERGE**

**ACTING HEAD OF DEPARTMENT: ENVIRONMENT 00012**

**DATE: 15/04/2026**



Sasa Sekhotha	GDEnv Compliance Monitoring	Email: <a href="mailto:Sasa.Sekhotha@gauteng.gov.za">Sasa.Sekhotha@gauteng.gov.za</a>
Kemmonem Mofela	Tshwane Metropolitan Municipality	Email: <a href="mailto:Kemmonem@tshwane.gov.za">Kemmonem@tshwane.gov.za</a>
Ronel Dreyer	Isquare Information Systems CC.	Email: <a href="mailto:roneld@isquare.co.za">roneld@isquare.co.za</a>



# GAUTENG PROVINCE

ENVIRONMENT  
REPUBLIC OF SOUTH AFRICA

DEPARTMENT OF ENVIRONMENT

15 APR 2026

## ADDENDUM TO ENVIRONMENTAL AUTHORISATION

000012

OFFICE OF THE HOD

<b>Authorisation Register Number:</b>	Gaut 002/23-24/E3600
<b>Application Number:</b>	Gaut 006/25-26/E0099
<b>Holder of Authorisation:</b>	Zotec Development (Pty) Ltd.
<b>Location of Activity:</b>	The site is located on Portions 426 and 679 of the farm Derdepoort 326 JR (Intaba Street), within the jurisdiction of City of Tshwane Metropolitan Municipality

## 1. Decision

The Department has decided to amend the Environmental Decision (EA) with reference, Gaut 002/23-24/E3600, issued on 13 December 2023.

## 2. Amendment to the Environmental Authorisation

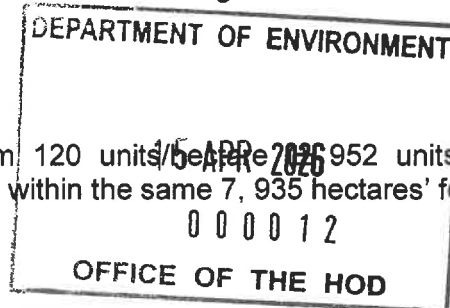
The Department hereby authorises the amendment of the EA by changing:

- 2.1 The project title from Derdepoort Park Extension 44 to Derdepoort Park Extensions 48, 49 and 50 because Extension 44 has now been subdivided into the three extensions.
- 2.2 The project description to read thus "*The proposed development of Derdepoort Park X48, X49 & X50 Residential Townships and Associated Infrastructure on Portions 426 and 679 of the farm Derdepoort 326 JR, within the jurisdiction of the City of Tshwane Metropolitan Municipality*"
- 2.3 The contact person to Mr. Adriaan Willem Janse van Rensburg with the following contact details –

Phone: 083 413 1329

Email: [lanJ@cosmopro.co.za](mailto:lanJ@cosmopro.co.za)

- 2.4 The layout plan and residential density from 120 units/hectare (± 1 229 units) to 155 units/hectare (± 1 229 units) for better land use within the same 7, 935 hectares' footprint.



## 3. Specific Conditions

- 3.1 The recommendations from Impact Management Report must be fully adhered to.
- 3.2 The implementation of the development must integrate the Sustainable Drainage System (SuDS) principles (proper surface runoff).
- 3.3 The Environmental Management Programme (EMPr) developed by Isquare Information Systems CC., dated November 2025, is also approved and it must be implemented in totality.

## 4. General Conditions

- 4.1 All conditions stipulated in the initial EA with reference, Gaut 002/23-24/E3600, issued on 13 December 2023 must be strictly adhered to.
- 4.2 A copy of this Addendum, together with a copy of the EA (including Addendums), must be kept at the property where the activities are being undertaken. The authorisation must be produced to any authorised official of the Department who requests to see them and must be made available for inspection by any employee or agent of the holder of the authorisation who works or undertakes work at the property. If it is not possible to keep a copy of this authorisation on site, then it must be kept at the offices of the site manager.
- 4.3 Where any of the applicant's contact details change, including the name of the responsible holder of the authorisation, the physical or postal address and/ or telephonic details, the applicant must follow an amendment process as prescribed in Chapter 5 of the NEMA Environmental Impact Assessment Regulations, 2014, by submitting an amendment application to the Department for consideration and decision making as soon as the new details become known to the applicant.
- 4.4 The holder of the authorisation must notify the Department, in writing, within 7 (seven) days if a condition of this Addendum is not adhered to. Any notification in terms of this condition must be accompanied by reasons for the non-compliance.
- 4.5 Non-compliance with a condition of this Addendum may result in criminal prosecution or other actions provided for in NEMA and the Regulations.

**Date of the Amendment of Environmental Authorisation: 15/04/2026**

## ANNEXURE 1: REASONS FOR DECISION

### 1. Background

The Department issued Environmental Authorisation with reference, Gaut 002/23-24/E3600, on 13 December 2023 for the activity on site that falls within the jurisdiction of the City of Tshwane Metropolitan Municipality.

The applicant appointed Isquare Information Systems CC. to undertake the amendment application process.

### 2. Information Considered in Making the Decision

In reaching its decision, the Department took, *inter alia*, the following into consideration:

- 2.1 The information contained in the Amendment application received 17 March 2026 including specialist studies and supporting documents.
- 2.2 The objectives and requirements of relevant legislation, policies and guidelines, including Section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended).
- 2.3 The relevant information contained in the Departmental information base, including the Geographical Information System (GIS), Gauteng Conservation Plan Version 4.0 and the Gauteng Provincial Environmental Management Framework (GPEMF), 2021.
- 2.4 The conditions of the initial EA issued on 13 December 2023.
- 2.5 The outcome of the site inspections led by Mr. Siphesihle Dube in June 2023 and January 2026 respectively.

### 3. Key Factors Considered in Making the Decision

All information presented to the Department was considered in its decision on the application. A summary of the issues which, in the Department's view, were of the most significance is set out below.

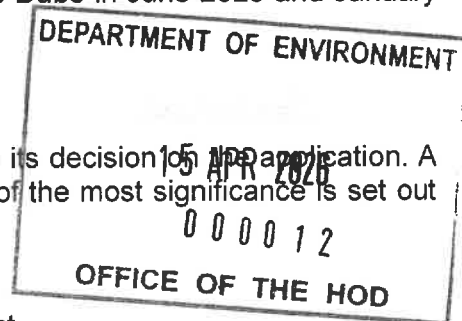
- 3.1 The need for Part 2 Amendment Application.
- 3.2 Impacts associated with this development and amendment.
- 3.3 Public Participation Process.

### 4. Findings

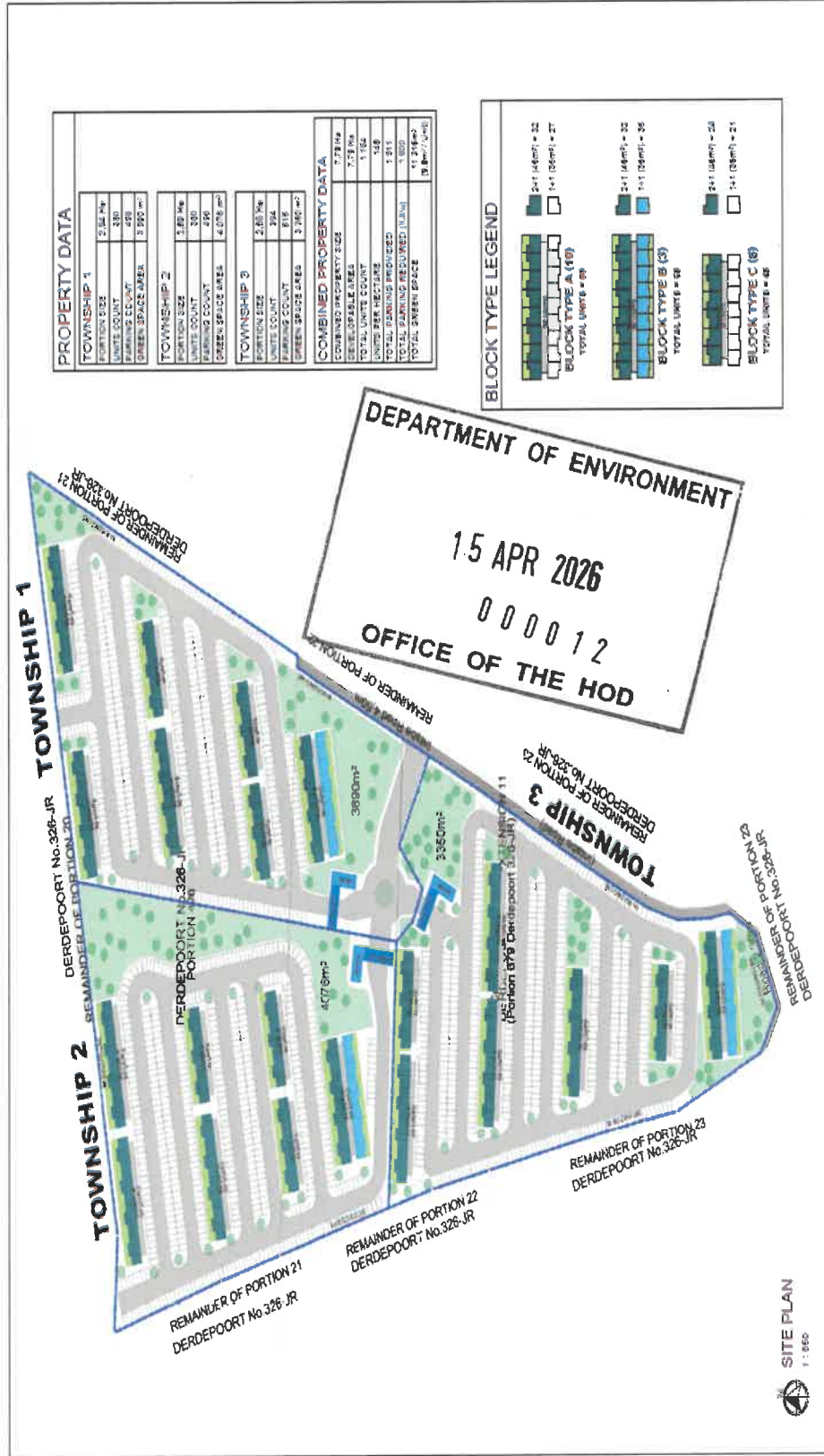
After consideration of the information and factors listed above, the Department made the following findings:

- 4.1 A substantive change to an existing Environmental Authorisation (EA) is required to comply with deviations emanating from the land use application and to ensure that a project is undertaken in a sustainable manner. This amendment will not have any adverse effects on the rights of interested and affected parties.
- 4.2 Adequate mitigation measures have been developed to ensure that impacts from the proposed development and amendment will be managed accordingly.
- 4.3 The Public Participation Process was conducted in line with Chapter 6 of the EIA Regulations 2014, as amended.

Given the above, this Department is of the opinion that the amendment would not result in a negative environmental impact that would conflict with the general objectives and principles of integrated environmental management laid down in Chapter 5 of the NEMA. Environmental authorisation is hereby amended.



## Annexure 2: Updated Layout Plan



## Environmental Planning & Geographic Information Systems

ISQUARE INFORMATION SYSTEMS cc

Reg No: 2002/042164/23

VAT No: 422 020 2685

Address: Postnet Suite #209, Private Bag X81, Halfway House, 1685

Web: [www.isquare.co.za](http://www.isquare.co.za)

Ronel Dreyer (BL, 1990; ML, 1992)

Cell: 082 375 2015

Email: [roneld@isquare.co.za](mailto:roneld@isquare.co.za)



22 April 2026

### The Town Planning Hub cc

Address: PO Box 11437, Silver Lakes, Pretoria, 0054

Tel: 012 809 2229 / 082 807 2030

Email: [bea@tph.co.za](mailto:bea@tph.co.za)

### Attention: Me Bea Fletcher

Dear Madam,

### **ENVIRONMENTAL SUMMARY FOR THE PART 2 AMENDMENT PROCESS FOR THE PROPOSED RESIDENTIAL TOWNSHIP AND RELATED INFRASTRUCTURE, DERDEPOORT PARK EXTENSION 51, 52 & 53, ON PORTIONS 426 & 679 OF THE FARM DERDEPOORT 326-JR, CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**ORIGINAL GDEnv REFERENCE NUMBER: GAUT 002/23-24/E3600**

**PART 2 AMENDMENT REFERENCE NUMBER: GAUT 006/25-26/E0099**

#### 1. Background

ISQUARE Information Systems cc has been appointed by Zotec Developments (Pty) Ltd as the Environmental Assessment Practitioner (EAP) to undertake a Part 2 Amendment Process for the following proposed amendments:

- Change in Project Description (including residential densities)
- Revised Layout, comprising an additional  $\pm 230$  residential units

The original Environmental Authorisation (EA), referenced GAUT 002/23-24/E3600, was granted on 13 December 2023 to Zotec Developments (Pty) Ltd. It authorised the development of the Derdepoort Park Extension 44 residential township and associated infrastructure on Portions 426 and 679 of the Farm Derdepoort 326-JR, located within the City of Tshwane Metropolitan Municipality.

The project site is situated west of Baviaanspoort Road (M15/Future K139) and Moloto Road (R573) to the north. Intaba Street borders the site to the southeast, and Sefako Makgatho Drive (R513/K14) lies just north of the site.

#### 2. Legal Requirement

In terms of the Environmental Impact Assessment (EIA) Regulations, 2014 (as amended), promulgated under the National Environmental Management Act (NEMA), Act 107 of 1998, any change to an authorised project that may result in an increased or different impact on the environment must be assessed through an appropriate amendment process.

In this case, a Part 2 Amendment Process is required due to substantive changes to the approved project, specifically:

- A change in the project description, including proposed increases in residential densities; and
- A revised layout, comprising an additional  $\pm 230$  residential units not originally assessed in the authorised Environmental Authorisation (EA), referenced GAUT 002/23-24/E3600, issued on 13 December 2023.

According to Regulation 31 and 32 of the EIA Regulations (2014, as amended), a Part 2 Amendment is applicable when the proposed changes are likely to have significant environmental consequences that were not considered in the original application. This process requires a formal assessment and a public participation process to ensure that the potential impacts of the revised development are properly identified, evaluated, and mitigated.

In order to obtain the necessary amendment for the project from GDEnv, a Part 2 Amendment Process in terms of the 2014 EIA Regulations (as amended) must be undertaken. The process will include the following key activities:

- Submission of the amendment application to the Department in accordance with the applicable EIA Regulations.
- Independent, comprehensive, and technically sound assessment of all environmental aspects associated with the proposed amendments.
- Coordination and management of relevant specialist studies.
- Ongoing liaison with GDEnv throughout the amendment process.
- Regular updates to the client regarding progress, findings, and any key developments.
- Implementation of a Public Participation Process (PPP) to identify and address the concerns of key stakeholders and Interested and Affected Parties (I&APs). The PPP will comply with the consultation requirements outlined in the current EIA Regulations.

The competent authority, GDEnv, must therefore assess whether the amended project can be authorised, and if so, under what conditions, taking into account the new or increased impacts.

### 3. Project Schedule

The following programme is being followed for the Part 2 Amendment Process. The Part 2 was granted by GDEnv on 17 April 2026 and I&APs have been notified thereof. The appeal period of 20 days is underway and will be concluded on 12 May 2026.

PHASES & ACTIVITIES	2025				2026					
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	
Phase 1: Project Inception and Initial Notification (30 day commenting period)										
Phase 2: Application Form and Draft Motivational Report (30 day commenting period)										
FOCUS GROUP MEETING & Interaction with I&APs										
Phase 3: Final Motivational Report (107 day commenting period)										
Phase 4: GDEnv Decision and Final Notification to I&APs with 20 day Appeal period										

Kind regards and please feel free to contact us should any clarification be required.



**Me Ronel Dreyer**  
Reg EAP (EAPASA)



# mineral & petroleum resources

Department:  
Mineral and Petroleum Resources  
REPUBLIC OF SOUTH AFRICA

## WELCOME TO DMPR ONLINE APPLICATION PORTAL

- Home
- Update My Profile
- FAQs
- Contact
- Log Off

### DETAILS OF THE APPLICATION

Application ID:	8683	File Reference Number:	GP30/5/4/2/17011SU
Region	Gauteng	Nature of the Application	Establishment of a township

### APPLICANT CONTACT DETAILS

Please indicate whether you are a natural person or other:

Natural person  Other

Postal Address: PO Box 11437, Silver Lakes, Pretoria, 0054

Faxcimile: 0128092229

Email Address: bea@tph.co.za

In the case of a person other than a natural person, please indicate: Close corporation

Name of Provincial Gov, municipality, Co, CC, partnership or JV: The Town Planning Hub CC

Registration number of Co. or CC: 1999/010392/23

Trading as: The Town Planning Hub CC

### SUPPORTING DOCUMENTATION UPLOAD

All uploaded documents must be PDF

Select the Document to Upload:  Choose File No file chosen **Upload**

Document Name	File Name	Delete Document	Download Document
Others	DEP. MINERALS & ENERGY - ONLINE.pdf	Delete	Download
Motivation for the Proposed Land Use	ANNEXURE E - Motivating Memorandum (DDD EXT 53).pdf	Delete	Download

ELECTRICAL & ELECTRONIC: 4 VIA SALARA CRESCENT, IRENE CORPORATE CORNER, IRENE, 0157 • P.O. BOX 35585, MENLO PARK, 0102 . EMAIL: admin@ingplan.co.za  
TEL: +27 (0) 12 348 3284 . FAX: +27 (0) 12 348 3729

ASSOCIATED OFFICES: MECHANICAL & FIRE – PRETORIA . MULTI DISCIPLINARY – WINDHOEK

Ref.: B2026P – 01 – Rev4

21 April 2026



**Acting Deputy Director Township Development & Service Connections**

Energy and Electricity Department | Clydesdale Offices |  
416 Kirkness Street| Arcadia x 11

**ATTENTION: MR. FRANK GIBBON**

E-mail: [frankg@tshwane.gov.za](mailto:frankg@tshwane.gov.za)

Dear Frank

**B2026P: TOWN PLANNING APPLICATION FOR DERDEPOORTPARK  
EXT 51,52 AND 53 - ELECTRICAL ENGINEERING SERVICES**

The developer is desirous to develop a new high density residential development in phases with 3 proposed townships.

The predicted electrical load of these townships is based on the following Tshwane design ADMD: *Blocks of or groups of housing units with 21 or more units:*

$ADMD [kVA] = 3N[(N+4)/(N+1)]$  where  $N$ =Number of units at a density of 155 units/ha.

Proposed **Derdepoortpark Extension 51**: 360 Units – 1089 kVA

Proposed **Derdepoortpark Extension 52**: 346 Units – 1047 kVA

Proposed **Derdepoortpark Extension 53**: 458 Units – 1383 kVA

Total: 1164 Units – **3519 kVA**

The nearest 11kV sub-station is Phumulani Sub Station. The substation is currently running at 48% capacity and have the required 3519 kVA capacity available. The nearest electrical point is situated in Elangtine St, Roodeplaat 2,5km away. A services agreement per township to be agreed with Tshwane E&E. Tshwane E&E to confirm capacity and bulk contribution payable on township application.

We trust that you find this in order.

Regards



**E. GENIS**

CEO

PR. ENG B. ENG (ELECTRONIC) MSAIEE

**INGPLAN CONSULTING ENGINEERS**

DIRECTORS: NEELS DU TOIT . ETJAN GENIS



**DERDEPOORTPARK X53**  
ROADS AND STORMWATER SERVICE  
ITEM NUMBER: TBC  
C3034/X53/BBS/REP  
APRIL 2026



**CIVILS**

## Table of Contents

1	GENERAL INFORMATION.....	1
1.1	Application Number .....	1
1.2	Property Owner / Developer Information.....	1
1.3	Consulting Engineers .....	1
1.4	Previous Application.....	1
1.5	Location of the Area Concerned .....	2
1.6	Development Information for X53 .....	2
2	WATER DEMAND.....	3
2.1.	Development Demand.....	3
3.	WATER NETWORK.....	3
3.1.	Existing Water Network .....	3
3.2.	Water infrastructure by Derdepoortpark X52 .....	3
3.3.	Design Standards.....	4
4.	SEWER DEMAND .....	5
4.1.	Development Demand.....	5
5.	SEWER NETWORK .....	5
5.1.	Existing Sewer Network .....	5
5.2.	Sewer Infrastructure by Derdepoortpark X52.....	6
5.3.	Sewer Infrastructure by Derdepoortpark X53.....	6
5.4.	Design Standards.....	6
6	ROADS .....	7
6.1	Planned Future Road Network.....	8
6.2	Access.....	9
6.3	Roads Trip Generation .....	10
6.4	External Road Upgrades .....	10
6.5	Upgrades by SANRAL.....	11
6.6	Internal Road Network.....	12
7	STORMWATER IMPACT ASSESSMENT AND PROPOSED INFRASTRUCTURE .....	12
7.1	Description of Existing Stormwater .....	12
7.2	Stormwater Runoff .....	12
7.3	Details of Proposed New and Upgrades to Stormwater Infrastructure .....	13
7.4	Floodline Information.....	13
7.5	Stormwater Master Plan.....	13

## **1 GENERAL INFORMATION**

### **1.1 Application Number**

The township application for the proposed Derdepoortpark X53 situated on Portion 426 & 679 of the Farm Derdepoort 326-JR was submitted by The Town Planning Hub the reference number will be provided once received.

### **1.2 Property Owner / Developer Information**

Cosmopolitan Properties Tshwane (Pty) Ltd  
Reg No: 2008/010750/07  
P.O Box 754  
Auckland Park  
2006

Physical Address:  
Building F  
Hertford Office Park  
90 Bekker Street, Midrand  
1685

Tel: 011 541 3800  
Mail: [info@cosmopro.co.za](mailto:info@cosmopro.co.za)

Responsible person: Mr. Ian van Rensburg

### **1.3 Consulting Engineers**

Civil Concepts (Pty) Ltd  
Reg. No: 1995/012428/07  
P O Box 36148  
Menlo Park  
0102

Physical Address:  
50, 15<sup>th</sup> Street  
Menlo Park  
0081

Tel: 012 460 0008  
Fax: 012 460 0005  
Mail: [werner@civilconcepts.co.za](mailto:werner@civilconcepts.co.za)

Responsible person: Mr Werner Stander (PrEng 20060017).

### **1.4 Previous Application**

This township was part of a township previously known as Derdepoort Park X44 which was for a Residential 4 development comprising of 912 units.

All service disciplines were previously addressed, and positive comments were received from all departments.

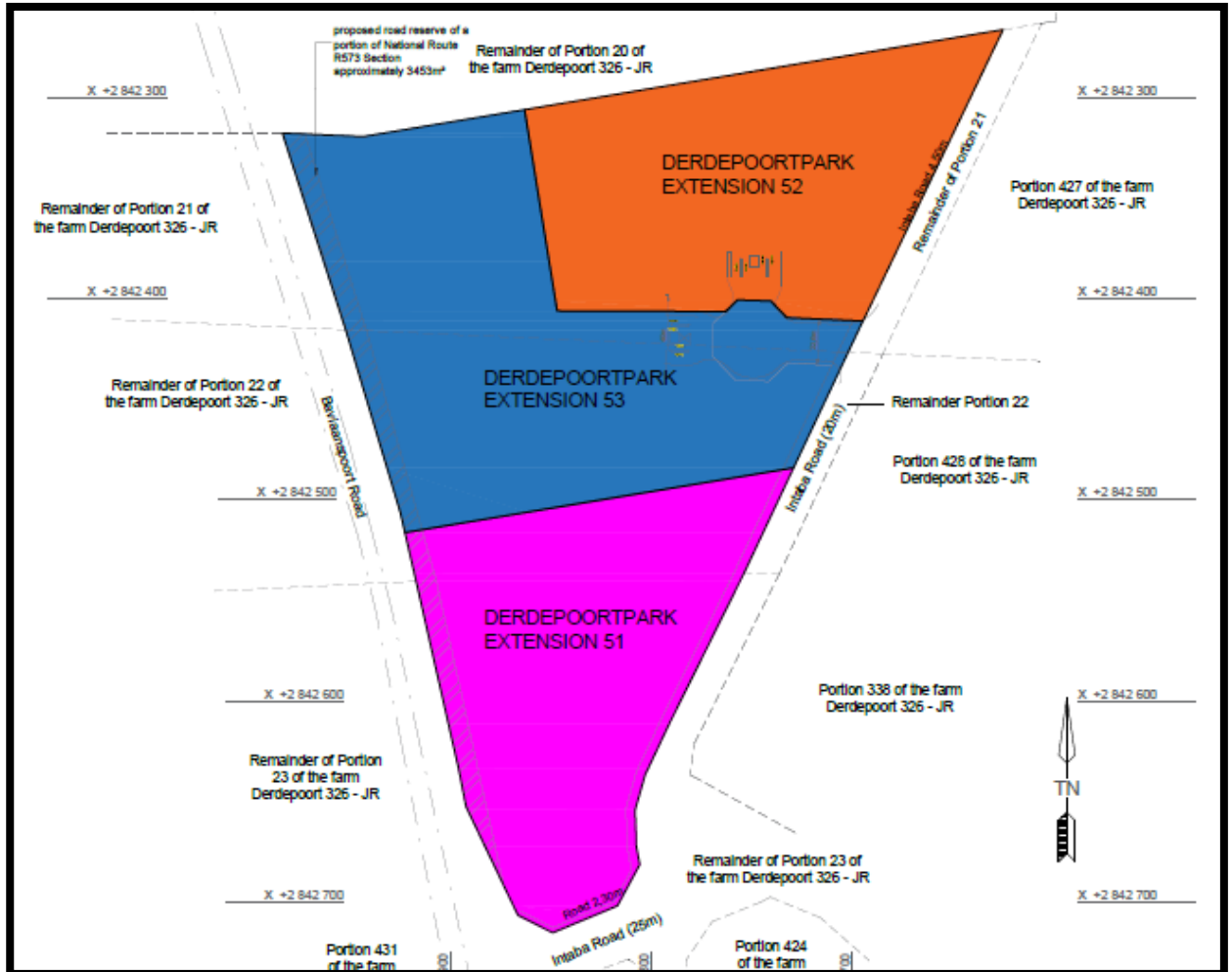
This report addressed the phased application of the development with this being the first township.

**1.5 Location of the Area Concerned**

The development is situated on Portion 426 & 679 of the Farm Derdepoort 326-JR and is located in **Region 5** of the City of Tshwane.

The development is bounded by:

North	Remainder Portion 20 of the Farm Derdepoort 326-JR
East	Remainder Portion 426 & 679 of the Farm Derdepoort 326-JR
South	Remainder 679 of the Farm Derdepoort 326-JR (Derdepoortpark X51)
West	Baviaanspoort Road



**1.6 Development Information for X53**

The proposed land use rights for Derdepoortpark X53 are shown in the table below.

Use Zone number	<b>4</b>
Use Zone	<b>RESIDENTIAL 4</b>
Uses permitted	Table B, Column (3) excluding backpackers, children's home, guest house, hotel, retirement centre and self-catering units and including a clubhouse and spaza shop
Density	155 dwelling units per hectare - 458
Floor Area Ratio	1.0 Clubhouse restricted to 250m <sup>2</sup>
Height	18m (4 storeys)

**2 WATER DEMAND**

**2.1. Development Demand**

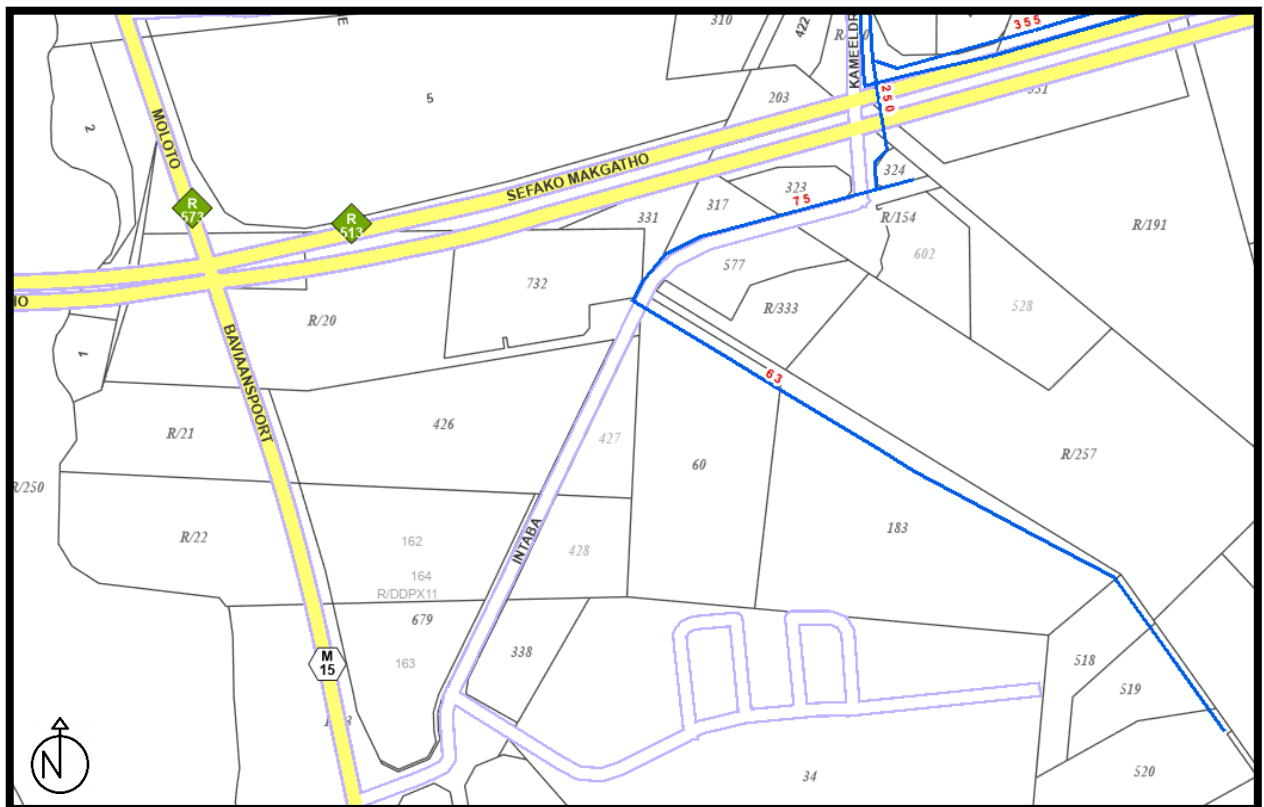
The estimated water demand that will be generated by Derdepoortpark X53 is summarized in the table below:

Township	Land use	Area (ha)	No of Units	Water demand per land use type	AADD (kℓ/day)	Peak Flow	Peak Flow (ℓ/s)
X53	Res 4	3.1868	458	0.7 kℓ / erf	320.6	4.6	17.07
<b>Total</b>					<b>320.6</b>		<b>17.07</b>

The fire flow demand for the nodal development will be 50 ℓ/s with a minimum pressure of 15 m at the position of the fire, and a minimum pressure of 10 m in the rest of the system during a fire event as per the *City of Tshwane Guidelines for the Design and Construction of Water and Sanitation Systems*.

**3. WATER NETWORK**

**3.1. Existing Water Network**



**3.2. Water infrastructure by Derdepoortpark X52**

Derdepoortpark X52 will be responsible for upgrading the existing 75 mm  $\varnothing$  to a 250 mm  $\varnothing$  uPVC pipe from the of the development up to the existing 250 mm  $\varnothing$  uPVC pipe at the Intaba Road / Kameeldrift Road intersection. From there it will have to extend the 250 mm  $\varnothing$  pipe up to the access of Derdepoortpark X52.

The connection for Derdepoortpark X53 and X51 will also be constructed under Derdepoortpark X52.

**If Derdepoortpark X53 precedes Derdepoortpark X52 it will also be required to install all the water infrastructure currently allocated to Derdepoortpark X52 as well.**

### **3.3. Design Standards**

All work to be handed over to City of Tshwane will be constructed to the minimum standard of SANS1200, with amendments to the specification in order to comply with “*Standard Specification for Municipal Civil Engineering Works (CoT, 2005)*” and well as in accordance with the requirements of The CTMM Service Delivery Department Water and Sanitation Division, “Principles and Standards for the design and construction of water and sanitation systems in the City of Tshwane Metropolitan Municipality”, latest edition. All external water pipes will be handed over to CoT.



**5.2. Sewer Infrastructure by Derdepoortpark X52**

No upgrades are required to the external sewer network.

Derdepoortpark X52 will be required to construct a 160 mm  $\emptyset$  sewer pipeline to the western corner of Derdepoortpark X53 (outside the SANRAL Road Reserve) from there it will be required break into the manhole on the 400 mm  $\emptyset$  pipe in order to obtain a connection. A 3 m servitude will be registered over Portion 20 of the Farm Derdepoort in favour of municipal services.

**5.3. Sewer Infrastructure by Derdepoortpark X53**

Derdepoortpark X53 will connect to the sewer pipe installed by Derdepoortpark X52. This township will also construct a 160 mm  $\emptyset$  sewer pipe to provide the sewer connection to Derdepoortpark X51.

**If Derdepoortpark X53 precedes Derdepoortpark X52 it will also be required to install all the sewer infrastructure currently allocated to Derdepoortpark X52.**

**5.4. Design Standards**

All work to be handed over to City of Tshwane will be constructed to the minimum standard of SANS1200, with amendments to the specification in order to comply with “*Standard Specification for Municipal Civil Engineering Works (CoT, 2005)*” and well as in accordance with the requirements of The CTMM Service Delivery Department Water and Sanitation Division, “Principles and Standards for the design and construction of water and sanitation systems in the City of Tshwane Metropolitan Municipality”, latest edition.

6 ROADS

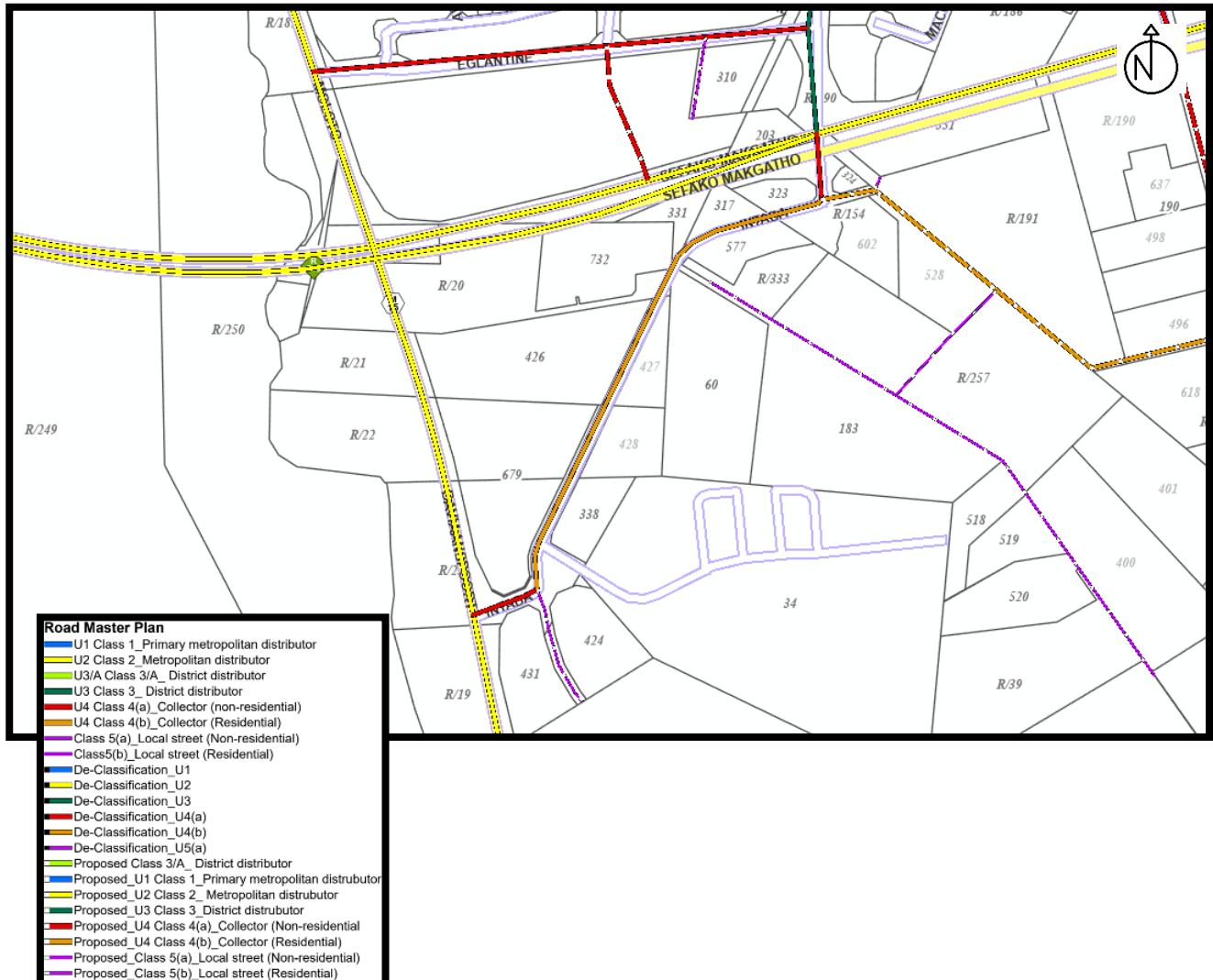
The following major roads are in close proximity to the development and will provide access to the township:

**Sefako Makgatho Drive (R513 / K14):** is classified as a Class 2 east-west major arterial road, which is situated about 120m to the north of the site. The road comprises of a 4-lane dual carriageway road (two lanes per direction) with additional turning lanes provided at its intersection with Baviaanspoort Road (M15 / D1386). Furthermore, most of the main intersection along this road are signalised. It is anticipated that most of the development's estimated traffic would travel via this road given its close proximity to the site as well as the fact that this is the most convenient road for vehicles to use to get to the N1 freeway, which is situated about 1.5km west of the site.

**Baviaanspoort Road (M15 / Future K139):** is a Class 2 north-south major arterial road, which runs along the western boundary of the site. The road comprises of a 2-lane single carriageway (one lane per direction, undivided) with additional turning lanes provided at its priority stop T-intersection with Intaba Street. It is also to note that north of its full signalized intersection.

**Intaba Street:** is classified as a Class 4b collector road which runs along the south-eastern boundary of the site. From this road, a single security-controlled access in the form of a priority stop controlled butterfly T-intersection is proposed.

**N1 Freeway:** is classified as a Class 1 freeway which is located about 1.5km to the west of the site. It is considered important to the site as it would provide regional accessibility via the intersection with Sefako Makgatho Drive and it is expected that a large amount of the development's traffic would distribute towards this freeway in particular.



## 6.1 Planned Future Road Network

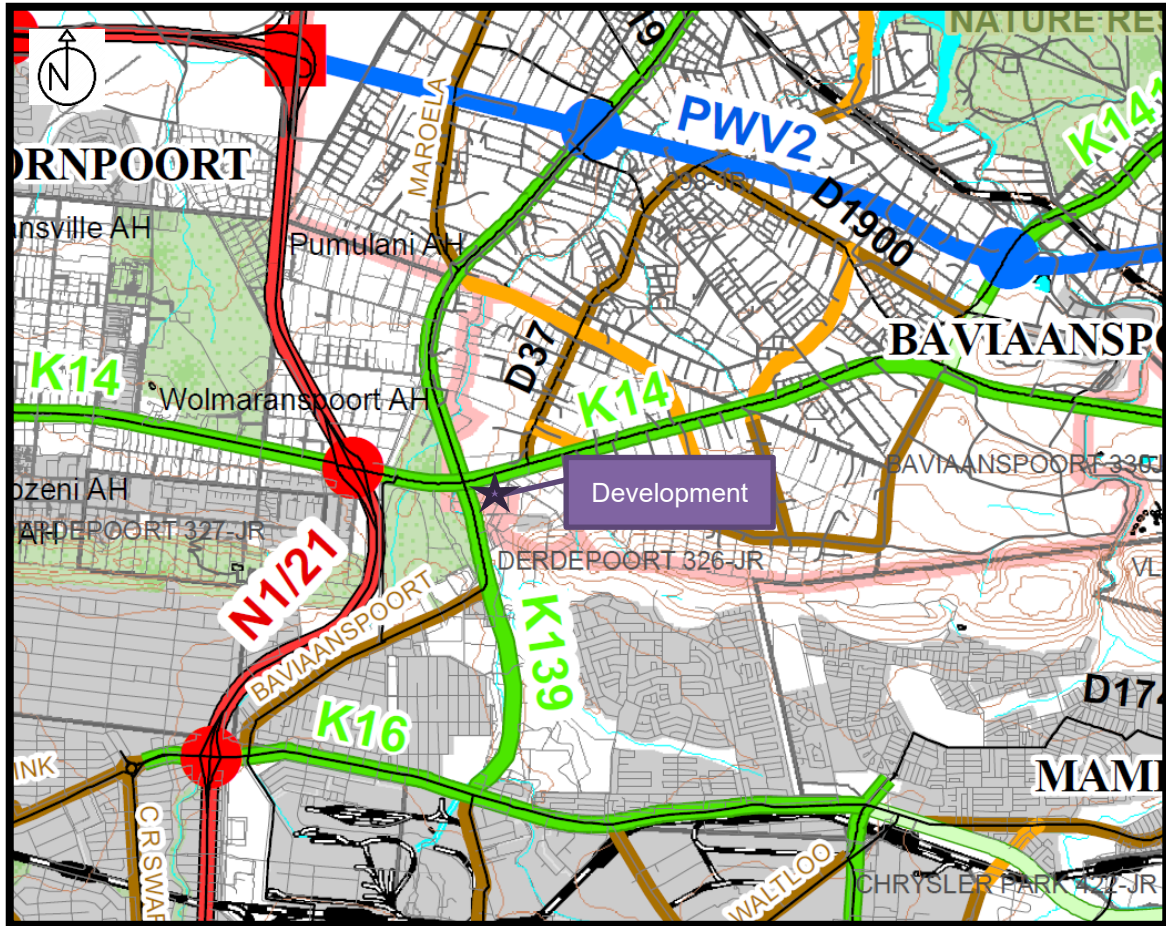
In terms of the local municipal road network, there are no planned roads in the study area that will be affected by the proposed development. However, it is important to note that Intaba Street is currently in a sub-standard condition and as part of the SANRAL road upgrades, this road would be rehabilitated and formalized up to the required road standards.

The portion of this road that travels past the south-eastern boundary of the township would become the responsibility of the developer to rehabilitate, should the development of the subject township occur before the SANRAL upgrades are carried out. The implementation and responsibility of these road upgrades are therefore highly dependent on the timeline of the implementation of the subject township and the SANRAL road upgrades planned in the area.

The following information is relevant for the other road upgrades that will be implemented by SANRAL:

- SANRAL will construct the future K139 provincial road that travels past the western boundary of the site. This upgrade comprises the upgrading of Baviaanspoort Road (M15) to a dual carriageway road separated by a median island that has three lanes traveling in each direction. It is also to note that the Baviaanspoort / Moloto Road will form a grade separated interchange with Sefako Makgatho Drive near the north-western corner of the site. Given the extent of this planned upgrade, this specific intersection was not included as part of the analysed key intersections of the report as any upgrade proposed for this intersection would be redundant given that the capacity which would be provided by this planned new interchange would supersede any minor upgrade that is proposed to the existing intersection for the developer.
- With regards to Intaba Street, apart from the rehabilitation of the road as discussed above, this road is also set to be extended in a southbound direction from the south-eastern corner of the site. Approximately 600m south of the site's south-eastern corner, this road's alignment is set to curve in a western direction until it eventually intersects with Baviaanspoort Road (M15). At this planned new intersection, the intention is also to construct a whole new southern leg which will also intersect with Stormvoël Road (M8) further to the south. This southern leg also forms part of the planned alignment of the K139 road. The northern and southern approaches of this intersection is viewed as the K139 while the western and eastern approaches are respectively viewed as Baviaanspoort Road and Intaba Street for the purposes of this report.
- It is important to note that there is an existing priority stop controlled T-intersection between Intaba Street and the existing Baviaanspoort Road (M15) near the south-western corner of the property. This intersection would, however, be closed off in the future and the traffic through this intersection would redistribute towards the newly planned intersection between the K139, Intaba Street and Baviaanspoort Road (M15) further to the south instead. The main reason behind the closure of the T-intersection is due to the sub-standard spacing between this intersection and the planned grade-separated interchange between Baviaanspoort Road (M15) / Moloto Road (R573) and Sefako Makgatho Drive (R513) as well as the newly planned intersection further south.
- At the existing signalized intersection between Sefako Makgatho Drive (R513) & Intaba Street to the north-east of the site, additional through lanes will be implemented in each direction on Sefako Makgatho Drive.

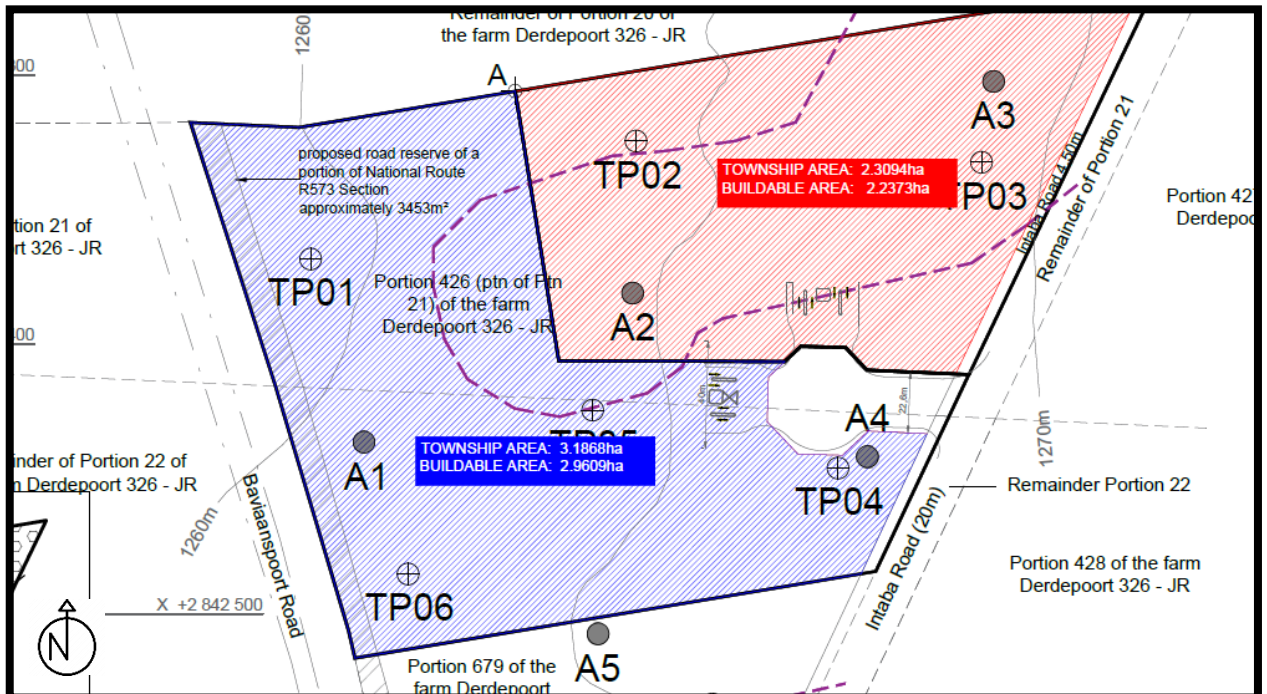
Refer the project locality in relation to the PWV network on the following page.



6-1: Planned Provincial Road Network

**6.2 Access**

A single access to the development is proposed off Intaba Street which is classified as a Class 4b residential collector road past the site.



### 6.3 Roads Trip Generation

The trip rates prescribed in the Committee of Transport Officials' (COTO) TMH 17 - Trip Data Manual, Version 1.0 (dated September 2013) were used to calculate the expected trips by the proposed residential development.

The trip generation for the proposed residential development can be seen below. The weekday morning and afternoon peak hours are analysed since these time periods are considered as critical on the surrounding road network.

MORNING PEAK HOUR								
Township	Land-Use	Extent	Units	Split		TRIPS		
				Trip Generations				
				In	Out	In	Out	Total
X53	Dwelling Units	458	Unit	25%	75%	73	219	292
<b>TOTAL TRIPS GENERATED</b>						<b>73</b>	<b>219</b>	<b>292</b>

AFTERNOON PEAK HOUR								
Township	Land-Use	Extent	Units	Split		TRIPS		
				Trip Generations				
				In	Out	In	Out	Total
X53	Dwelling Units	458	Unit	70%	30%	204	88	292
<b>TOTAL TRIPS GENERATED</b>						<b>204</b>	<b>88</b>	<b>292</b>

### 6.4 External Road Upgrades

The following upgrades are proposed for the developer:

#### Rehabilitation of Intaba Street:

Intaba Street's condition past the site's frontage has significantly deteriorated over the years and it would only degrade further with the added development traffic, latent rights traffic and future growth in the background traffic. Given these poor existing road conditions, it is proposed that the developer rehabilitate this road back to a standard Class 4b road past the site's frontage.

**NOTE:** The rehabilitation of Intaba Street also forms part of SANRAL's planned upgrades in the area and as a result, the rehabilitation of this road should only be the responsibility of the developer if this development occurs before the implementation of the SANRAL upgrades.

#### Site Access

The developer would be responsible to construct the recommended butterfly-type access to the subject township. To implement this access configuration, a short right turning lane on the northern approach and a short acceleration lane on the receiving end of the southern approach is to be constructed. The access (western) approach is to comprise of two inbound lanes with two outbound lanes and a minimum stacking distance of at least 20m. This will be constructed under Derdepoortpark X52.

#### Sefako Makgatho Drive (R513) / Intaba Street / Kameeldrift Road:

It is proposed that the developer implement a left turning slip-way at the southern approach of the intersection. Along with this geometric upgrade, updated road markings and timing plans would also be required.

**NOTE:** The planned SANRAL upgrades at this intersection would comprise of the implementation of additional through lanes in each direction on Sefako Makgatho Drive. In total, there would be four through lanes traveling per direction on Sefako Makgatho Drive. If, however, the subject development occurs before the SANRAL upgrades, then the left turning slip-way would have to be implemented before the SANRAL upgrades as well. This could also imply that when the SANRAL road upgrades are implemented, then this left turning slip-way would have to be reconstructed by SANRAL, if Sefako Makgatho Drive is widened in a southern direction to accommodate the additional through lanes instead of widening in a northern direction by reducing the width of the median island.

Baviaanspoort Road (M15) / Intaba Street:

At the eastern approach of this intersection, road widening would be required to implement a short right turning lane with a dedicated continuous left turning slip-lane. In addition to the geometric upgrades, it is further proposed that this intersection should become signalized by the developer.

## **6.5 Upgrades by SANRAL**

The timelines for the upgrades below have not final at this stage and are subject to change. The following upgrades are planned in the vicinity of the nodal development.

Rehabilitation & Extension of Intaba Street: The planned road rehabilitation & extension of Intaba Street forms part of the first phase of the SANRAL-upgrades and is expected to commence mid-2023. As per Section 6.1, the portion of Intaba Street traveling past the site was also recommended to be rehabilitated by the developer. If there are no delays with regards to the implementation of this upgrade then it is likely that this road rehabilitation will be completed before the required upgrades for the developer commences. In the event that this occurs then the 480m length of Intaba Street to be the rehabilitated by the developer would not be required anymore as this would have already been done by SANRAL.

Apart from the rehabilitation of the road as discussed above, this road is also set to be extended in a southbound direction from the south-eastern corner of the site. Approximately 600m south of the site's south-eastern corner, this road's alignment is set to curve in a western direction until it eventually intersects with Baviaanspoort Road (M15) and the new north-south K139 road. At this planned new intersection, the intention is to construct a whole new southern leg which will also intersect with Stormvoël Road (M8) further to the south (see below). This southern approach forms part of the planned alignment of the K139 road.

Baviaanspoort Road (M15) Upgrade (the implementation of the K139): This road upgrade forms part of the first phase of the SANRAL-upgrades and is planned to commence mid-2023. Past the western boundary of the site, this road is a single carriageway undivided road (one lane per direction, this road would be upgraded to K-route standards (i.e., the K139 road) with three lanes traveling per direction that is separated by a median island (dual carriageway road). As mentioned above, Baviaanspoort Road (M15) / the K139 road is set to intersect with the Intaba Street extension with the addition of a new southern leg of the K139 that would follow a new road alignment. This new north-south road alignment is planned to intersect with Stormvoël Road (M8) further to the south.

Northern Approach (K139): Three through lanes with two short right turning lanes and one short left turning lane;

Southern Approach (K139): Three through lanes with one short right turning lane and one short left turning lane;

Eastern Approach (Intaba Street): One through lane with one short right turning lane and one short left turning lane; and

Western Approach (Baviaanspoort Road): One through lane with a short right turning lane and two short left turning lanes.

The above-mentioned upgrades make up the first phase of the SANRAL-upgrades and once these upgrades conclude, the T-intersection between Intaba Street and Baviaanspoort Road at the south-western corner of the subject site will be closed off. The intention is for the existing traffic traveling through this T-intersection to redistribute to the newly planned intersection between Baviaanspoort Road (M15) / K139 / Intaba Street, which would have ample capacity to accommodate the expected traffic demand.

Sefako Makgatho Drive (R513) Upgrades: This road is set to form a grade separated interchange with Baviaanspoort Road / Moloto Road at the position of the existing intersection between these roads. Construction of this upgrade is currently planned to commence end-2024. This specific intersection between Sefako Makgatho Drive / Baviaanspoort Road / Moloto Road was not included as one of the key intersections for the scope of the study as the planned interchange will supersede any minor upgrade that is proposed for the developer at this intersection.

As part of the planned road upgrades on Sefako Makgatho Drive, additional through lanes will also be constructed in each direction. At the intersection between Sefako Makgatho Drive / Intaba Street / Kameeldrift Road, there are currently two through lanes traveling in each direction (east-west) on Sefako

Makgatho Drive. However, initial drawing received indicates that two additional through lanes will be implemented in each direction, which adds up to four lanes traveling per direction. It is to note that at the eastern approach of the intersection, one of the two existing right turning lanes would be utilized as a through lane instead. We are in support of this proposal as the traffic demand on this right turning movement is actually not of such a higher order that it warrants a double right turning lane. By implication of removing the double right turning lane, this would also allow for the signal timing plans of the intersection to not include a protected right turning phase for this movement, resulting in a more efficient overall operation of the intersection.

It is evident that some of the SANRAL-upgrades would supersede some of the development's required upgrades if the construction of the SANRAL-upgrades occurs according to schedule which in turn could complicate the development's services agreement with council. It is therefore suggested that at the time of compiling the services agreement of Derdepoortpark X52, discussions should be held with council to determine/confirm what upgrades the developer should be responsible for.

Furthermore, at the time of compiling the services agreement, more information regarding the final schedule/ phasing of the SANRAL-upgrades are likely to become known which would simplify the undertaking of this services agreement.

## 6.6 Internal Road Network

The internal road servicing will consist of approximately of 6 m wide roads.

Internal roads within a 13m road reserve shall be 5.5m wide with a camber. The internal road shall be designed and constructed in accordance with municipal standards.

## 7 STORMWATER IMPACT ASSESSMENT AND PROPOSED INFRASTRUCTURE

### 7.1 Description of Existing Stormwater

There are no existing municipal stormwater systems in the vicinity of the development.

### 7.2 Stormwater Runoff

The development falls within the original Kameeldrift SMP conducted by Messrs. Civil Concepts for the City of Tshwane.

#### 7.2.1 Pre-Development

The following parameters were used in the calculation of the pre-development runoff values:

Parameter	Portion 426		Portion 679	
Contributing Area	37 410 m <sup>2</sup>		4 1940 m <sup>2</sup>	
Mean Annual Precipitation (MAP)	695 mm		695 mm	
Time of Concentration (T <sub>c</sub> )	27 minutes		25 minutes	
Formula	Rational Method		Rational Method	
Type of flow	Overland flow		Overland flow	
<b>Return period</b>	<b>1:2 year</b>	<b>1:20 year</b>	<b>1:2 year</b>	<b>1:20 year</b>
Run-off coefficient	0.21	0.27	0.21	0.27
<b>Peak Flow (ℓ/s)</b>	<b>89</b>	<b>239</b>	<b>110</b>	<b>296</b>

#### 7.2.2 Existing Development

The current zoning is farmland and is therefore equal to the values in Sub-Clause 4.2.1.

### 7.2.3 Post-Development

Parameter	Portion 426		Portion 679	
Contributing Area	37 410 m <sup>2</sup>		4 1940 m <sup>2</sup>	
Mean Annual Precipitation (MAP)	692 mm		692 mm	
Time of Concentration (T <sub>c</sub> )	15 minutes		15 minutes	
Formula	Rational Method		Rational Method	
Type of flow	Overland flow		Overland flow	
<b>Return period</b>	<b>1:2 year</b>	<b>1:20 year</b>	<b>1:2 year</b>	<b>1:20 year</b>
Run-off coefficient	0.72	0.72	0.72	0.72
<b>Peak Flow (ℓ/s)</b>	<b>536</b>	<b>1042</b>	<b>601</b>	<b>1168</b>

### 7.3 **Details of Proposed New and Upgrades to Stormwater Infrastructure**

The new township will require a formal stormwater system to be installed in accordance with municipal standards.

#### 7.3.1 External upstream of Development – Constructed under Derdepoortpark X52

The runoff generated from upstream catchments will be cut off by a boundary service located in Intaba Street. The 20 year return period will generate a runoff value of approximately 6.3 m<sup>3</sup>/s. The cost of a 450 mm ø will be classified as a boundary service, for the length of the township boundary, and the difference to a 1500 mm ø is an external cost. The remainder of the pipe network is an external cost offsettable against Development Charges.

#### 7.3.2 Stormwater Infrastructure By Derdepoortpark X52

Derdepoortpark X52 will construct a 450 mm ø diameter stormwater pipe up to the northwestern corner of Derdepoortpark X53, from there a 675 mm ø pipeline must be constructed to connect to the existing culvert under the Baviaanspoort Road.

#### 7.3.3 Stormwater Infrastructure By Derdepoortpark X53

Derdepoortpark X53 will connect to the 675 mm ø pipe constructed by Derdepoortpark X52, it will also construct a 450 mm ø stormwater pipe to provide stormwater drainage for Derdepoortpark X51 along its western boundary.

**If Derdepoortpark X53 precedes Derdepoortpark X52 it will be required to install all the stormwater infrastructure currently allocated to Derdepoortpark X52 as well.**

### 7.4 **Floodline Information**

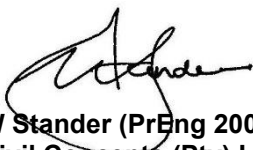
The development is not affected by a floodline.

### 7.5 **Stormwater Master Plan**

A stormwater masterplan for all 3 townships in the node will be compiled and submitted for approval.

We trust you'll find the contents of the above to be in order.

Compiled by:



**W Stander (PrEng 20060017)**  
**Civil Concepts (Pty) Ltd**

**CENTRAL DEVELOPMENTS  
BUILDING F  
HERTFORD OFFICE PARK  
90 BEKKER STREET  
MIDRAND  
1685**

**P.O. Box 604  
Fourways  
2055  
Gauteng**

**Telephone : (011) 469 0854  
Email: intrac@mweb.co.za**

**ATTENTION: JOHANDRI RAS**

Your reference

Our reference  
**IR1833PR**

Date  
**10<sup>th</sup> SEPTEMBER 2023**

---

## **DERDEPOORT PORTIONS 426 AND 679: MULTI-STOREY APARTMENT BLOCKS: DESIGN STAGE FOOTPRINT GEOTECHNICAL INVESTIGATIONS**

---

### **SUMMARY**

This report presents and comments on the results and observations of design stage footprint geotechnical investigations for multi-story apartment blocks Portions 426 and 679 of the farm Derdepoort.

Derdepoort Portions 426 and 679 is located south of the R513 and east of Baviaanspoort Road. These geotechnical investigations involved field inspections, a review of available data, excavation of test pits, sampling, logging, analysis and reporting. Augerholes drilled during a 2008 investigation by J.P. Lourens have been utilised. The current investigations show that the site is underlain with relatively thick layers of colluvium and transported materials overlaying diabase.

Observations together with analyses of laboratory test results from samples of the soil units uncovered in a number of the auger holes and test pits across this site are utilised to be characterise the geotechnical conditions on site.

The site is mantled by a potentially collapsible colluvium layer of about 1.5 to 2.0 m thick. CP test result values indicate '*moderate trouble*' according to the Jennings and Knight classification system. The collapse potential of the surface layer of colluvium soils are thus considered a potential geotechnical constraint for structural foundations, roads, and founding of surface beds.

The surface layer of colluvium soils is underlain to some depth (according to the JP Lourens report, very soft rock diabase is about 15.6 m deep with a groundwater level at about 12.7 m deep) by fine-grained, highly plastic medium to highly active, mostly clayey silt soil with a low shear strength. The upper transported colluvium soils are in some cases separated from the deeper residual soils by a pebble marker layer or a transported soil layer.

Although potentially at least medium to highly active, the residual diabase soils are 'restrained' to some degree by the weight of the overlying colluvium soils. In addition, these soils are probably at a relatively high soil moisture content with a limited 'window' for additional expansion. As mentioned in the JP Lourens report, the largest movement in the soil below buildings is thus likely to be induced by the drying out of soils, suggesting that the residual diabase soils should be disturbed as little as possible from a soil moisture change perspective.

# DERDEPOORT PORTIONS 426 AND 679: MULTI-STOREY APARTMENT BLOCKS: DESIGN STAGE FOOTPRINT GEOTECHNICAL INVESTIGATIONS

---

**SUMMARY** Preface

**CONTENTS** PAGE

1.	INTRODUCTION	1
2.	TERMS OF REFERENCE	1
3.	AVAILABLE INFORMATION	1
4.	GENERAL LOCATION AND DESCRIPTION OF THE SITE	1
5.	PROCEDURES USED IN THIS STUDY	2
6.	REGIONAL GEOLOGY	2
7.	NEAR SURFACE SOILS EVALUATION	3
8.	CONCLUSIONS	12
9.	RECOMMENDATIONS	13
10.	GENERAL RECOMMENDATIONS	17

**TABLES:**

SUMMARISED RELEVANT EXCAVATOR/AUGER  
REFUSAL AND GROUNDWATER INFORMATION TABLE 1

SUMMARISED OF LABORATORY RESULTS AND POTENTIAL  
SWELL % OF SOIL UNITS FROM TEST PITS TABLE 2

SUMMARISED OF LABORATORY RESULTS AND POTENTIAL  
SWELL % OF SOIL UNITS FROM AUGER HOLES TABLE 3

**FIGURES:**

LOCALITY PLAN FIGURE 1

REGIONAL GEOLOGY FIGURE 2

**DRAWINGS:**

SDP: DERDEPOORT PORTIONS 426 AND 679: DRAWING  
IR1833/1

SDP: DERDEPOORT PORTIONS 426 AND 679: SOILS MAP  
(SINGLE STOREY BUILDINGS)

DRAWING  
IR1833/2

**APPENDICES:**

TEST PIT PROFILES

APPENDIX 1

LABORATORY TEST RESULTS

APPENDIX 2

## 1. INTRODUCTION

This report presents and comments on the results and observations of the design stage footprint geotechnical investigation for multi-story apartment blocks carried out on the site proposed for development as Derdepoort Portions 426 and 679. This report documents the terms of reference, available data used in the study, investigation procedures, geology, geohydrology, soil testing and recommendations.

## 2. TERMS OF REFERENCE AND SCOPE OF WORK

The terms of reference and scope of the work to be undertaken were discussed with Johandri Ras of Central Developments. Proposals were outlined in Intraconsult letter reference IR1833p, dated 10 May 2023. IntraSolutions was instructed to proceed with the investigations on the 10<sup>th</sup> July 2023.

## 3. AVAILABLE INFORMATION

Information sources include:

### 3.1 Geological information

Geological Map, 1: 250 000 Scale Series: issued by the Geological Survey of South Africa (Council for Geoscience):

Sheet Name	Reference
Pretoria	2528

### 3.2 Industry Standards and Publications

- ❑ Generic Specification GFSH-2, National Department of Housing Specification, "Geotechnical site investigations for housing development"
- ❑ South African National Standards: The Application of the National Building Code: SANS 10400, Part A: General principles and requirements and Part B: Structural Design, (2004).

### 3.3 Geotechnical reports and other information

- ❑ Loubscher Engineers Africa report W733/vgl, dated 04<sup>th</sup> November 2008, titled: Proposed Manovani development on Portions 426, 429 and 561 of Derdepoort 326-JR: Geotechnical Investigation."
- ❑ SGE notes and recommendations dated 8 September 2023.

## 4. GENERAL LOCATION AND DESCRIPTION OF THE SITE

Derdepoort Portions 426 and 679 are approximately 8.2 hectares in extent. The site is located (Figure 1):

- South of R513,
- East of Baviaanspoort Road.

The site slopes gently in a northerly direction.

## 5. PROCEDURES USED IN THESE INVESTIGATIONS

These investigations have involved the following:

### 5.1 Gathering of existing data

During the early stages of this investigation available information pertaining to the area and immediate environs was gathered and studied to obtain a preliminary perspective of the urbanisation potential.

This information includes existing geological, geotechnical, topographical, orthophotographic and geotechnical reports of surrounding developments, etc.

### 5.2 Coordinate System

The Central Meridian (longitude of origin or Lo) for this site is **29°E**, with the site as a whole located **west of the Central Meridian**.

### 5.3 Test Pits

Where access was possible, test pits were opened across the site using a 20 Ton Excavator. Each test pit was entered and inspected by an engineering geologist who also described the soil profiles using the visual and tactile procedures advocated by Jennings et al (1973). Detailed descriptions of the test pit profiles from this investigation are given in Appendix 1 and their positions shown on Drawing IR1833/1.

### 5.4 Existing Auger Holes

Seven 760 mm diameter auger holes were drilled with a Williams LLDH 120 of Gauteng Piling (Pty) Ltd during the 2008 investigation. Detailed descriptions of the auger profiles from the JP Lourens report are given in Appendix 1, and their positions are shown on Drawing IR1833/1.

### 5.5 Soil Sampling and Testing

For accurate classification and identification purposes, particle size distributions and Atterberg Limit tests have been carried out on samples recovered from the various soil unit horizons uncovered during these investigations. Selected soil unit samples were also tested for soil chemistry, collapse, shear box and CBR tests were also undertaken (Appendix 2).

## 6. REGIONAL GEOLOGY

The current investigations show that the site is underlain with relatively thick layers of colluvium and transported materials overlaying diabase.

The various lithological units are as follows:

LITHOSTRATIGRAPHIC UNIT	LITHOLOGY
-	Diabase dykes and sills (from Vaalian to post Mogolian age)

The study area is mantled in many places by unconsolidated material deemed to be recent deposits (most likely 24 Ma [Miocene epoch] and younger). The material varies in thickness, sedimentological- and geotechnical properties:

POST-GONDWANA DEPOSITS	
Colluvium and alluvium	Soils of clayey, sandy, silty composition
Pedocretes (cemented soils)	Ferricrete

## 7. NEAR SURFACE SOILS EVALUATION

This geotechnical evaluation of the near surface soil horizons in the area is based on the interpretation of field scouting observations, the ground contour information, geology, the soil profiles and laboratory test results.

### 7.1 Geotechnical and materials characteristics

The typical soil profile on this site is as follows:

Depth (m)	Description
0 - 1.0 to 2.2	Colluvium consisting of loose to medium dense silty SAND.
1.0 to 2.2 – 1.9 to >4.6	Transported material consisting of medium dense to dense clayey silty SAND with varying subrounded gravel and nodular ferricrete.
1.4 to 3.0 – >4.8	Residual diabase consisting of firm to stiff sandy CLAY.

- **Evaluation of the Collapse Potential of soils**

The visual and tactile soil profiling procedures adopted in the open test holes together with the laboratory oedometer tests carried out on undisturbed samples of the soil units uncovered across this site confirm the presence of potentially problematic soil conditions.

Consolidometer tests carried out on samples of these materials indicate 'moderate trouble' collapse potential when these soils are wetted up and loaded (Appendix 2).

- **Evaluation of the activity (swell/shrink) of soils**

Colloidal substances in soils possess a large surface area and are known to expand on absorption of water and to contract on drying out.

Webb (1959) shows that it is the surface area of colloids that causes swell/shrink of soils (and not necessarily only) their expanding – lattice clay minerals.

The following classification systems are used to get a general indication of soil activity of site. A percentage volume change of each soil unit is calculated by using these different classification systems:

**Weston (1980)**

Weston (1980) utilized weighted Liquid Limit tests to provide an empirical equation to index potential soil behaviour.

$$SP = 0.000411(LL_w)^{+4.17} \times q^{-0.386} \times W_o^{-2.33}$$

The weighted liquid ( $LL_w$ ) equals the Liquid limit of the whole sample multiplied by the percentage passing through at the 425 microns sieve,  $q$  value is the overburden pressure (10kPa adopted for this report) and  $W_o$  is the initial moisture content.

**Adapted Weston (1980) [Using seasonal variation values form CSIR]**

Seasonal variations in the moisture condition of any colloidal size particles in soils can induce volume changes which may translate into vertical 'movement' under the foundations of structures placed on these particular soil profiles. In an attempt to quantify these movements for this report, our experience with similar soils, together with Weston's empirical swell equation, has been adapted to provide an indication of the swell difference between the projected 'driest' and 'wettest' moisture conditions anticipated in the field.

Values from CSIR research experience:

- Red soils: The 'driest' field moisture condition has been taken as  $0.4(LL_w)$ , and 'wettest' field moisture condition as  $0.8(LL_w)$ .
- Dark grey soils and black soils 'driest' and 'wettest' conditions have been taken at  $0.2(LL_w)$  and  $0.7(LL_w)$  respectively.

**Van Der Merwe (1964)**

The Van Der Merwe method for prediction of heave uses Atterberg Limits and clay fractions to classify different potential soil expansiveness of Low, Medium, High and Very High on a plasticity chart that is correlated to a unit heave using Jennings and Kerrich (1962). A depth factor is then introduced by which the potential expansiveness is reduced to take account of the in-situ stress.

***Snethen et al., 1977 [summarized O' Neill and Poormoayed (1980)].***

This classification system was developed using the liquid limit and plasticity index to calculate an estimated potential swell percentage.

<b>Expansive Soil Classification System<sup>a</sup></b>			
<b>Liquid limit</b>	<b>Plasticity index</b>	<b>Potential swell (%)</b>	<b>Potential swell classification</b>
<50	<25	<0.5	Low
50-60	25-35	0.5-1.5	Marginal
>60	>35	>1.5	High

Potential swell = vertical swell under pressure equal to overburden pressure

<sup>a</sup>Based on data from O'Neill and Poormoayed (1980)

Analyses carried out on the laboratory test results from samples of the soil units uncovered in a number of the trial holes across this site confirm the presence of potential swell/shrink soil behavior.

**Table 2 and Table 3 at the end of this report, provide a summary of the laboratory results and the potential swell percentage of each classification system.**

Based on the laboratory test results and classification systems the following is noted:

- Colluvium has a low to medium swell potential.
- Transported material has a low to medium swell potential.
- Residual diabase has medium to very high swell potential.

- **Evaluation of the potentially compressible soils.**

The visual and tactile soil profiling procedures adopted in the open test holes indicate the presence of a low potential for these problematic soil conditions.

- **Evaluation of surficial materials for roads construction:**

Disturbed samples of the different soil layers encountered in the opened test pits across this site were subjected to particle size and Atterberg Limit tests. These test results are summarised in the tables at the end of this report (Appendix 2). Evaluation of these natural in-situ materials for potential use in pavement sub-grade design is provided as follows:-

<b>Soil Unit</b>	<b>Group Classification</b>	<b>General Rating as a road Sub-Grade</b>	<b>Grading Modulus (Range)</b>	<b>Workability Rating</b>
Colluvium	A-2-4 to A-7-6	Good to poor	0.50 to 0.99	Very poor to Fair
Transported Material	A-2-6	Good	1.49 to 1.76	Good to Excellent
Residual Diabase	A-2-6 to A-7-6	Good to poor	0.19 to 1.76	Very poor to Excellent

- **Evaluation of surficial materials for possible use for pipe bedding: (SABS 1200 DB & LB)**
  - (i) Select Granular Bedding – Naturally occurring non-cohesive singularly graded gravel-soils between 0.6mm and 19.0mm are not available on this site and will need to be imported.
  - (ii) Select Fill – The laboratory tests results confirm that natural soils with a PI less than 6% and/or a stones content of <30mm are not available on this site and will need to be imported.
  - (iii) General fill: Materials recovered from trench excavation works may be considered for General Fill purposes after removal or reduction of all the larger cobble and boulder size fractions.
- **Evaluation of potential aggressiveness of inter-particulate groundwater.**

Disturbed samples of the different soil layers encountered in the opened test pits across this site were subjected to chemical tests. The tests are summarized in the tables at the end of this report. Assessment of these values is as follows:-

Soil Unit	pH	Comment	Resistivity Ohm.m	Potential Corrosivity*
Colluvium	6.0 to 6.1	Slightly acidic	67 to 90	Extremely Corrosive
Transported Material	6.2	Slightly acidic	67	Extremely Corrosive
Residual Diabase	5.9 to 6.0	Moderate acidic to Slightly acidic	13 to 52	Mildly to Extremely Corrosive

These results indicate the potential aggressiveness of inter-particulate ground water on this site and the need to utilize non-ferrous metals for underground services.

- **Dumping of refuse:** Dumping of general waste and refuse is noted across the site.
- **Evaluation of potential erosion and piping (dispersive soils) when soils types are subjected to a hydraulic gradient:**

Sodium-based clay minerals are susceptible to erosion or piping in the insitu soil profile. The electrical conductivity of the soil paste provides an indicator of the salinity and potential dispersive behaviour. The conductivity results are provided at the end of this report (Appendix 2).

Our assessment of these values is as follows:

Soil Unit	Conductivity S.m.	Dispersive characteristic <sup>1</sup>
Colluvium	0.011 to 0.015	Non-associated
Transported Material	0.015	Non-associated
Residual Diabase	0.019 to 0.079	Non-associated
<sup>1</sup> Note: Conductivities in excess of 0.5 S.m. may be associated with dispersive characteristics in these near surface soil units.		

- **California Bearing Ratio results and use of materials for Construction Purposes**

During these site investigations, samples of material horizons were selected for California Bearing Ratio (CBR) testing. Those materials selected were adjudged to have the best potential for use as construction materials based on field observation and experience.

No materials indicated any good potential for construction material purposes. However, a test was conducted on ferruginous colluvium that indicated the best potential for confirmation.

California Bearing Ratio results for the pedogenic materials are contained in Appendix 2 at the end of the report, summary of results shown below.

Test Pit No.	Sample Depth	Soil Unit	MDD	OMC	HRB (AASHTO)	COLTO Classification	TRH14 Classification
TP10	1.0-1.6	Colluvium	1836	14.4	A-6	None	G10

Laboratory results indicates that the colluvium classified as a non-classified quality material on the COLTO classification and a G10 on the THR14 classification.

- **Evaluation of shear strength of soils**

Shear box test conducted on the residual diabase soils indicate low shear strength with friction angles of 26, 27 and 29 degrees. These results are fully reported in Appendix 2.

## 7.2 Slope Stability and Erosion

In general it is not anticipated that slope stability will present a general hazard for structures placed on this area. However, where seepage groundwater 'daylights', particularly during very wet periods, particularly in cuttings, sub-surface and surface drainage measures may be required.

The fine nature of many, if not most of the soil units encountered during investigations is such that after removal of natural cover, they present a potential erosion problem during periods of heavy rain and also dust removal by high winds of the dry season. **Proper storm water management systems with erosion control measures will be required.**

### 7.3 Earthworks classifications for service trenches

All the excavated test pits uncovered soft excavation conditions below natural ground level across this site. The 'refusal depths' and types of materials are summarized in the tables at the end of this report, i.e. GFSH-2 'Class A' materials occurs from natural ground surface to depths greater than 4.8m. Shoring may be required in trenches deeper than 1.5m. All regulatory requirements and OHS measures are to be applied at requisite depths of excavation.

### 7.4 Perched Groundwater

Groundwater seepage was not encountered in any of the excavated test pits. However, seepage was reported in the auger holes between 11.1m to 14.8m within the residual diabase. Seasonal variations in the perched groundwater conditions should be anticipated.

### 7.5 Permeability

The shallow soils uncovered across the site have been subjected to weathering, erosion, pedogenic and other processes in the recent geological past.

The shallow (soil) portion of the profile consists of layers of transported materials, unweathered and completely weathered insitu material, and poorly to well developed pedogenic soils.

This range of materials with a variety of physical properties can significantly impact on permeability values. The following table is provided for the purposes of estimating the potential saturated hydraulic conductivities of the USCS soil groups profiled (and tested) in the investigations.

USCS Soil Groups	Hydraulic conductivity m/s after Badenhorst, 1998
GC	$10^{-10} - 10^{-7}$
SM	$10^{-9} - 10^{-5}$
SC	$10^{-10} - 10^{-6}$
ML	$10^{-10} - 10^{-6}$
MH	$10^{-11} - 10^{-9}$
CL	$10^{-10} - 10^{-8}$
CH	$10^{-13} - 10^{-6}$

Note: Although laboratory tests are more objective as a means of obtaining geotechnical data, estimated hydraulic conductivities from systematically described soil profiles may be more accurate, because of the large variations in hydrogeological properties within the many of the USCS soils groups.

## 7.6 Impact of geotechnical characteristics on single storey structures

The procedures utilized in this report for the *broad* geotechnical zonation of the site are derived from the modification and integration of various classification systems and follow the SAIEG's "Guidelines for Urban Geological Investigations" with appropriate adaptations. Based on the geological, geohydrological, hydrological, geomorphological and soils information gathered during geotechnical investigations, sites may be divided into three primary Geotechnical Sub-Areas. These Sub-Areas broadly reflect the development potential of sites and delineate Sub-Areas of similar characteristics such as wet areas and terrain (see also Table 3 in the Generic Specification GFSH-2).

Geotechnical Sub-Area	Definition
1 "Most favourable"	The geotechnical conditions are such that urban development can take place without any special precautionary/remedial measures for geotechnical conditions.
2 "Intermediate" (prefix "2" on the NHBRC Soil Map)	Geotechnical conditions are such that the area may be developed for urban use but appropriate remedial and/or precautionary measures are required in the context of the geotechnical constraints.
3 "Least favourable" (prefix "3" on the NHBRC Soil Map)	Geotechnical conditions are such that urban development is not recommended.

Based on our evaluation of the available geotechnical data, the site area has been delineated into these Primary Geotechnical Sub-Areas.

These primary Sub-Areas are shown on Drawing IR1833/2.

## 7.7 Seismic Hazard

In accordance with SANS 10160 (2012) structures in seismic zones shall, as a minimum, be designed and constructed to resist the effects of seismic ground motions. This standard provides strategies and rules for the design of buildings subject to earthquake actions primarily to safeguard against major catastrophic structural failures and loss of life, not to prevent damage or to maintain function.

Figure 1 of SANS 10160-4 presents the seismic zones of South Africa. Two zones are identified, namely:

- a) Zone I: Natural seismic activity and
- b) Zone II: Regions of mining-induced and natural seismic activity.

SANS 10160-4, Table 3 presents classes of buildings relevant to seismic hazard:

Importance Class	Buildings	Importance Factor ( $\gamma_i$ )
I	Buildings of minor importance for public safety, e.g. agricultural buildings etc.	0.8
II	Ordinary buildings, not belonging to the other categories	1.0
III	Buildings for which seismic resistance is of	1.2

Importance Class	Buildings	Importance Factor ( $\gamma_i$ )
	importance in view of the consequences associated with collapse, e.g. schools, assembly halls, cultural institutions etc.	
IV	Buildings for which integrity during earthquakes is of vital importance for protection e.g. hospitals, fire stations, power plants etc.	1.4
Note: <ul style="list-style-type: none"> <li>• The numbering of importance classes differ from those in the Eurocode where from the definitions were taken.</li> <li>• Buildings of Importance Class I, II and III in Zone II need only comply with clause 5 and with the minimum requirements for structural and non-structural components and with the requirements for ties, continuity and anchorage, all as detailed in clause 9.</li> <li>• Buildings of Importance Class IV in Zone II shall be treated as buildings located in Zone 1.</li> </ul>		

The site is situated in Zone I.

## 7.8 Drainage

A complete storm water design plan that provides drainage for the convenience of the community as well as the provision of drainage to control runoff from major stormwater events and seepage will need to be maintained on this site.

It is generally accepted good practice to avoid any accumulation of surface waters near to the buildings by appropriate surface drainage design.

This should also include the (minimum) 150mm freeboard, i.e. top of floor slab to top of ground level and proper attention to 'damp course' provisions, as required in the NHBRC Guidelines.

## 7.9 NHBRC Site Classification for single storey masonry structures if and where applicable

It should be noted that these NHBRC Soil Site Classes and the related Soil Map (Drawing IR1833/2) apply to single storey masonry structures, where and if relevant in this development of mixed typologies.

In terms of several 'geotechnical category designations' in terms of the Code of Practice as defined below:-

GEOTECHNICAL CATEGORY AND SITE CLASS DESIGNATION	GEOTECHNICAL CHARACTERISTICS
Inundated areas w	Wet area, drainage line, seepage zone.
Active soils (swell/shrink)	Expected range of total movements at surface:
H	< 7.5 mm
H1	7.5 – 15 mm
H2	15 – 30 mm
H3	> 30 mm
Collapsible soils	Expected range of total movement at surface:
C	< 5 mm
C1	5 – 10 mm
C2	> 10 mm
Compressible soils	Expected range of total movement at surface:
S	< 10 mm

S1	10 – 20 mm
S2	> 20 mm
Excavation E	Abandoned borrow areas, dump rock, waste sites, exploration pits or adits, and uncontrolled fill, erosion gully.
P	Dolomite area
R	Rock :
R1	Outcrop
R2	Scattered outcrop
R3	Sub-outcrop (i.e. in 0.0 – 1.5 m profile)

The designations above describe the generalised geotechnical conditions that lead to a particular characterisation. For example 2(H2/C1-C2/S) describes Sub-Areas of the site suitable for residential development, precautions are to be taken and where (variable) thickness of potentially active 'H2' and collapsible soils 'C1-C2' should be anticipated in the soil profile.

*Note: The 'H', 'C' and 'S' designations in the NHBRC Guidelines imply that a quantitative approach is required when analysing each open trial hole profile and before allocating it to a selected soil site class Sub-Area. A broad overview of the assumptions made and the analytical processes adopted regarding potential in-service soil behaviour beneath shallow foundations is presented below. Most importantly, potential soil behaviour in the Trial Holes has been evaluated and characterised when abstractly subjected to loading and moisture conditions beneath a structure where bearing pressures do not exceed 50 kPa and rest on 0.5m wide strip footings (see NHBRC Guidelines). In practical terms and for stress related behaviour (the 'C' and 'S' Flags) only the top 1 metre of profiled materials has been considered, while for the moisture-related behaviour (the 'H' Flag) only the top 3 metres.*

**(i) Soils uncovered that can change in volume with changes in moisture conditions – potentially active soils (i.e., NHBRC Site Class H/H1/H2/H3).**

The laboratory results from previous investigations indicate that the colluvium and transported materials on site have a low swell potential (H) to medium swell potential (H1) and the residual diabase has a medium to very high swell potential (H1-H3).

**Table 2 and table 3 at the end of this report, provides a summary of the laboratory results and the potential swell percentage of each classification system.**

**(ii) Soils uncovered that could rapidly reduce in volume when loaded and wetted – potential 'collapsible' soils (i.e. NHBRC Site Classes C/C1/C2).**

Loose to medium dense open-textured colluvial materials have been uncovered in Test Pit profiles across this site and is indicative potential collapse. Consolidometer tests carried out on samples of these materials indicate 'moderate trouble' collapse potential (C-C1) when these soils are wetted up and loaded.

**(iii) Fine grained soils uncovered that could (slowly) reduce in volume when loaded and saturated – potentially collapsible soils (i.e. NHBRC Site Classes S/S1/S2).**

Sections of the site are occupied by varying thicknesses of partially saturated fine grained soils which are potentially compressible when saturated and loaded.

A Soils Map (Drawing IR1833/2) has been compiled reflecting this total conceptual and Preliminary Site Class Sub-Area characterisation for single storey masonry structures if and where applicable on site.

These investigations have confirmed that potentially problematic soils mantle the bedrock over large sections of the site area. The occurrence of these soils and their anticipated in-service behaviour has been analysed and broad preliminary zonation provided on the Soil Map, Drawing IR1833/2 with the zones defined below:

SUB-AREA DESIGNATIONS SHOWN ON THE SOIL MAP	PRELIMINARY COMMENTARY
2[H1/C-C1/S]	Anticipate 7.5mm to 15mm total heave (H1), <5mm to 10mm collapse settlement (C-C1) and less than 10mm settlement (S).
2[H1-H3/C-C1/S]	Anticipate 7.5mm to >30mm total heave (H1-H3), <5mm to 10mm collapse settlement (C-C1) and less than 10mm settlement (S).

The individual erf 'Sub-Area' designations will need to be confirmed during the GFSSH-2, Phase 2 Implementation Stage Investigations, before foundation designs are finalised as required by the NHBRC.

## 8. CONCLUSIONS

### 8.1 General

These design stage investigations show that Derdepoort Portions 426 and 679 is located on diabase covered by colluvium.

### 8.2 Surficial Soils

Analyses of laboratory test results from samples of the soil units uncovered in a number of the trial holes across this site confirm the presence of potential swell/shrink soil behavior. The colluvium and transported material have a low to medium swell potential and the residual diabase materials have a medium to very high swell potential.

Laboratory consolidometer test have been carried out the in-situ colluvium, these results indicate indicate 'moderate trouble' collapse potential when these soils are wetted up and loaded.

Chemical tests indicate the potential aggressiveness of inter-particulate ground water on this site and the need to utilize non-ferrous metals for underground services. Ferruginous colluvium material classifies as a non-classified material on the COLTO and a G10 on the TRH14 classification.

## 9. RECOMMENDATIONS

### 9.1 Potential earth tremor events

The Structural Engineer entrusted with foundation and superstructure design should note that Derdepoort Portions 426 and 679 lies within areas that could be impacted by ex-mining induced earth tremors. Figures obtained from the Council for Geoscience indicate the expected PGA (10% probability with 50 years) for the site is approximately of the order of 50-100cm/s<sup>2</sup>.

The design of proposed structures in Derdepoort Portions 426 and 679 should follow the 'design rules' required in order to comply with SANS 10160-4 (2009) and (2017) – “Seismic Actions and General Requirements for buildings” and successors in title.

### 9.2 Foundation design considerations for all multi-storey structures (SGE)

The site is mantled by a potentially collapsible colluvium layer of about 1.5 to 2.0 m thick. An average Collapse Potential (CP) value of 2.7 % is mentioned in the JP Lourens report. The latter investigation measured CP values of 4.0 %, 3,1 % and 1,1 %. These values indicate '*moderate trouble*' according to the Jennings and Knight classification system.

The collapse potential of the surface layer of colluvium soils are thus considered a potential geotechnical constraint for structural foundations, roads, and founding of surface beds.

The surface layer of colluvium soils is underlain to some depth (according to the JP Lourens report, very soft rock diabase is about 15.6 m deep with a groundwater level at about 12.7 m deep) by fine-grained, highly plastic (typical PI values range from 24 to 37), medium to highly active, mostly clayey silt soil with a low shear strength (friction angle values of 26, 27 and 29 degrees). The upper transported colluvium soils are in some cases separated from the deeper residual soils by a pebble marker layer or a transported soil layer. Although potentially at least medium to highly active, the residual diabase soils are 'restrained' to some degree by the weight of the overlying colluvium soils. In addition, these soils are probably at a relatively high soil moisture content with a limited 'window' for additional expansion. As mentioned in the JP Lourens report, the largest movement in the soil below buildings is thus likely to be induced by the drying out of soils, suggesting that the residual diabase soils must be disturbed as little as possible from a soil moisture change perspective.

The following is presented for consideration:

**Engineered soil raft type foundation:**

The construction of a deep or thick soil raft type foundation or mattress will require bulk excavations to some depth, approaching the top level of the highly moisture reactive residual diabase soils. This construction step may result in a drastic change in soil moisture content of these residual soils with an accompanying change in volume (heave and shrinkage), and damage to top structures. As such this type of foundation is **not recommended**.

**Stiffened concrete raft type foundation:**

A stiffened concrete raft type foundation, supported by a relatively thin, compacted soil raft will not require deep bulk excavations approaching the deeper residual diabase soils (and hence will not disturb these highly sensitive soils). As such, the base of the 'thin' soil raft must be founded on top or within the potentially collapsible colluvium soils which will require some form of remedial measures. However, considering 4-storey structures, column loads will probably be too high to be supported on a stiffened concrete raft on a foundation of collapsible soils underlain by clayey soils with a low shear strength.

Also, due to the large plan dimension of the concrete raft foundation which will act as a very big 'pad' footing, the depth of influence of this foundation will extend very deep into the residual diabase soils with the risk of long-term consolidation settlements. As such this type of foundation is not recommended.

**Proposed foundation system for consideration:**

Due to the unique geological succession underlying the site (collapsible soils underlain by moisture sensitive, clayey soils possible prone to consolidation settlements), and expected large column and strip loads associated with a 4-storey building, a piled foundation system is recommended as the preferred foundation system for all structures. Near-surface transported, and residual soils are expected to contribute only minimally to the load bearing capacity of the piles and hence it will be required to socket the bottom ends of the piles into at least a very soft to soft rock diabase material located about 15 m below current ground levels. As the groundwater level is located above the rockhead and within the overlying, potentially unstable soils, there is a risk of auger hole instability. Consequently, Continuous Flight Auger (CFA) piles are provisionally recommended. If the deeper residual diabase soils are only minimally disturbed or exposed during the piling operation, the effect of heaving soils on the pile shaft is expected to be negligible. The piles should be designed by a competent Engineer who understands the particular geological setting of this site.

**9.3 Foundations designs considerations for single storey structures if and where relevant**

The following recommendations are provided in the event that single storey masonry structures are also to be constructed within the development.

### 9.3.1 Sub-areas with designation 2[H1/C-C1/S]

Preliminary recommendations are provided below and are based on the variable sub-surface conditions encountered. The subsurface profile on this site is typical of a thick layer of loose to medium dense colluvium, overlying medium dense to dense transported material and pebble marker up to depths of 3m:

Construction Type	Foundation design and building procedures (expected damage limited to Category 1 of expected damage)
Modified normal	<ul style="list-style-type: none"> <li>• Lightly reinforced strip footings</li> <li>• Articulation joints at all internal and external doors and openings</li> <li>• Light reinforcement in the masonry</li> <li>• Normal construction with drainage precautions</li> <li>• Founding on the medium dense colluvium, transported or pebble marker.</li> </ul>

- Ensure freeboard of at least 150mm, i.e. top of floor slab to top of natural ground level, as required in the NHBRC Guidelines.
- Site drainage and service and plumbing precautions are to apply. Avoid water ponding or water ingress into the subsurface near the building.
- Bearing pressures not to exceed 50KPa.

### 9.3.2 Sub-areas with designation 2[H1-H3/C-C1/S]

Preliminary recommendations are provided below and are based on the variable sub-surface conditions encountered. The subsurface profile varies on this site and is typical of loose to medium dense colluvium, transported material, and pebble marker overlying shallow residual diabase.

Construction Type	Foundation design and building procedures (expected damage limited to Category 1 of expected damage)
Stiffened or cellular raft	<ul style="list-style-type: none"> <li>• Stiffened or cellular raft of articulated lightly reinforced masonry.</li> <li>• Site drainage and plumbing and services precautions.</li> <li>• Founding on the medium dense colluvium, transported or pebble marker.</li> </ul>

- Ensure freeboard of at least 150mm, i.e. top of floor slab to top of natural ground level, as required in the NHBRC Guidelines.
- Site drainage and service and plumbing precautions are to apply. Avoid water ponding or water ingress into the subsurface near the building.
- Bearing pressures not to exceed 50KPa.

### 9.3.3 Roads, parking areas

Preparation works may be considered as following:

- Cut and spoil all surficial topsoil/vegetation materials
- To Engineers specification bring site to terrace/subgrade levels at least -0.75m.
- Scarify and roll using 10 tonne impact rollers.
- Place a G6 or better quality material in 150mm layers compacted to 95% Mod. ASSHTO at 0 to +-2% OMC up to proposed layer works levels.

Thereafter, the pavement design should be according to the Engineer's requirement for parking areas and roadway traffic class.

Poor compaction of open works located along or traversing roads or parking areas may permit ingress of water and result in differential settlement in the back filling itself and in the underlying collapsing soils.

### 9.4 Slope stability and erosion

Exposure of the fine grained soils in cuttings on steep slopes may lead to erosion and ravelling of the material when dry. It is essential that:

- a) Stormwater is controlled and removed efficiently and effectively to prevent erosion.
- b) Where steep or near vertical cuts are required particularly in the dolomite residuum provide retaining appropriate retaining wall support and protection.
- c) Seepage may create problems where cut is to aquitard interface.

### 9.5 Perched ground water conditions

Seasonal perched groundwater conditions should be anticipated on the deep lying diabase and portions of the subsurface profile showing ferruginisation. Where present the shallow GWL will necessitate appropriate water management measures.

Appropriate surface water and subsurface drainage measures will be required in areas of poor drainage and very shallow perched groundwater in order to:

- prevent rising damp problems in buildings.
- manage seepage in areas of cut/behind retaining walls.
- prevent pavement failure.

During construction it essential that pumping equipment is available to keep open works free of water. In addition, it is essential that sidewall stability in open works is carefully monitored in areas of significant seepage.

## **10. GENERAL RECOMMENDATIONS**

These findings are based upon our interpretation of the data recovered during these investigations. While every effort has been made to determine overall ground conditions on this site, poorer sub areas may have been missed. For this reason, it is recommended that a Competent Person undertakes inspections of open works during construction.

This report is subject to review by various third parties such as the Council for Geoscience and the NHBRC. These parties may formulate opinions on the findings of this investigation at variance with those contained in this report. This fact should be borne in mind when costs are incurred on this project prior to receipt of the comments of these parties.

**INTRASOLUTIONS  
P.O. BOX 604  
FOURWAYS  
2055  
TEL: (011) 469-0854  
E-MAIL: intrac@mweb.co.za**

**10<sup>th</sup> SEPTEMBER 2023**

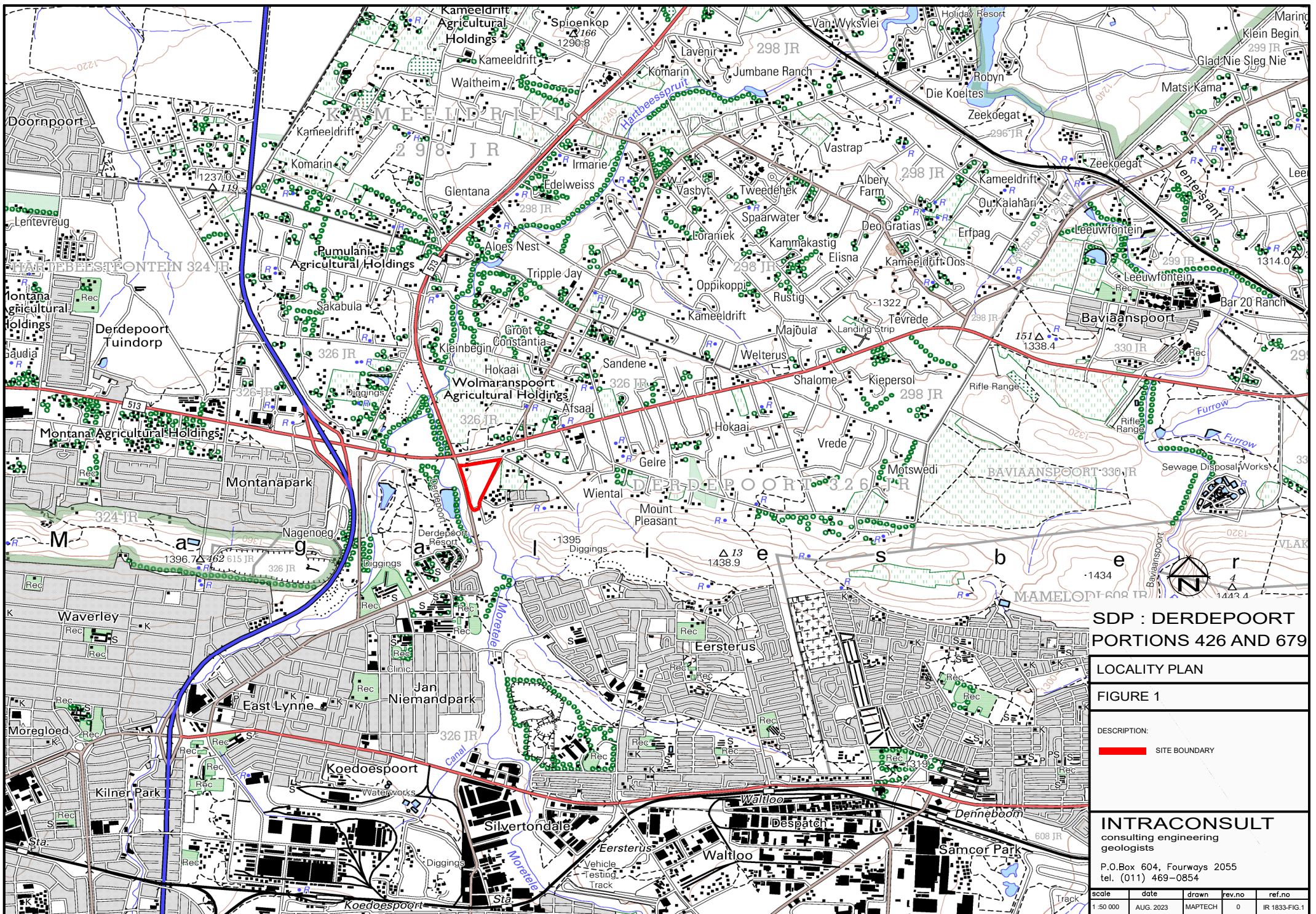
# FIGURES

LOCALITY PLAN

FIGURE 1

REGIONAL GEOLOGY AND LEGEND

FIGURE 2



**SDP : DERDEPOORT  
PORTIONS 426 AND 679**

**LOCALITY PLAN**

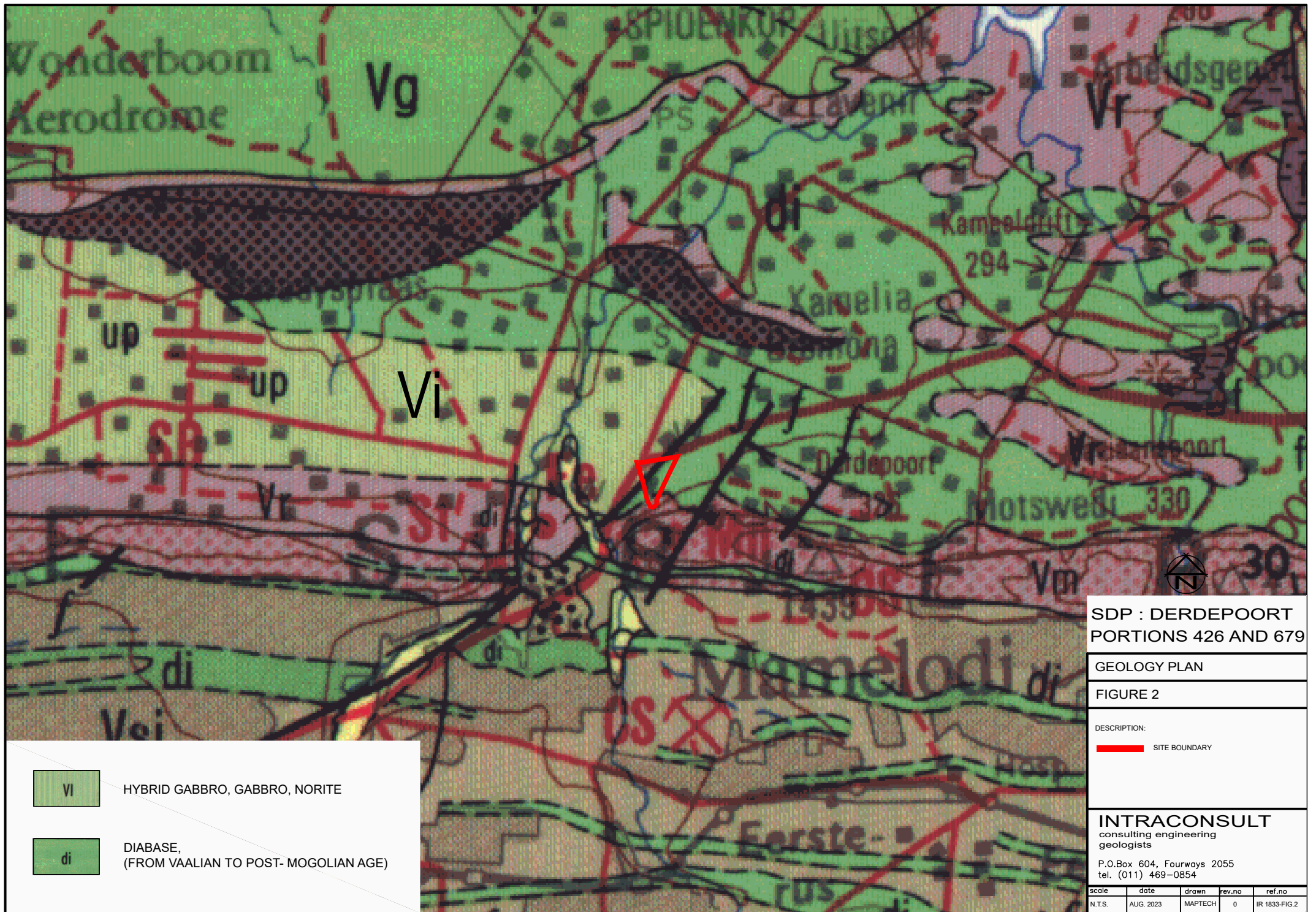
**FIGURE 1**

DESCRIPTION:  
█ SITE BOUNDARY

**INTRACONSULT**  
 consulting engineering  
 geologists

P.O.Box 604, Fourways 2055  
 tel. (011) 469-0854

scale	date	drawn	rev.no	ref.no
1:50 000	AUG. 2023	MAPTECH	0	IR 1833-FIG.1



- VI HYBRID GABBRO, GABBRO, NORITE
- di DIABASE,  
(FROM VAALIAN TO POST- MOGOLIAN AGE)

**SDP : DERDEPOORT  
PORTIONS 426 AND 679**

GEOLOGY PLAN  
FIGURE 2

DESCRIPTION:  
— SITE BOUNDARY

**INTRACONSULT**  
 consulting engineering  
 geologists  
 P.O.Box 604, Fourways 2055  
 tel. (011) 469-0854

scale	date	drawn	rev.no	ref.no
N.T.S.	AUG. 2023	MAPTECH	0	IR 1833-FIG.2

# TABLES

SUMMARISED RELEVANT EXCAVATOR/AUGER  
REFUSAL AND GROUNDWATER INFORMATION

TABLE 1

SUMMARY OF LABORATORY RESULTS AND POTENTIAL  
SWELL % OF SOIL UNITS FROM TEST PITS

TABLE 2

SUMMARY OF LABORATORY RESULTS AND POTENTIAL  
SWELL % OF SOIL UNITS FROM AUGER HOLES

TABLE 3

<b>TABLE 1: SUMMARY OF REFUSAL AND GROUNDWATER AND DETAILS FROM TRAIL HOLES AND GROUNDWATER AND DETAILS FROM AUGER HOLES</b>							
Test Pit No	Depth (m)	Depth of Groundwater Perched/Seepage (m)	Depth to the base of (m)		Hard rock Excavation from (m)	Boulder Encountered in Profile	Material at base of Test Pit
			Soft Excavation	Intermediate Excavation			
TP01	4.5	-	0-4.5	-	-	-	Residual Diabase
TP02	4.7	-	0-4.7	-	-	-	Residual Diabase
TP03	4.6	-	0-4.6	-	-	-	Residual Diabase
TP04	4.3	-	0-4.3	-	-	-	Transported Material
TP05	4.8	-	0-4.8	-	-	-	Residual Diabase
TP06	4.5	-	0-4.5	-	-	-	Transported Material
TP07	4.7	-	0-4.7	-	-	-	Residual Diabase
TP08	4.6	-	0-4.6	-	-	-	Residual Diabase
TP09	4.5	-	0-4.5	-	-	-	Residual Diabase
TP10	4.6	-	0-4.6	-	-	-	Residual Diabase
<b>AUGER HOLES</b>							
A1	16.2	11.1	n/a	n/a	n/a	n/a	Residual Quartzite
A2	18.2	14.8	n/a	n/a	n/a	n/a	Soft rock Diabase
A3	18.8	-	n/a	n/a	n/a	n/a	Very soft to soft rock

							Diabase
A4	19.0	-	n/a	n/a	n/a	n/a	Soft rock Diabase
A5	17.7	13.5	n/a	n/a	n/a	n/a	Soft rock Diabase
A6	18.4	12.5	n/a	n/a	n/a	n/a	Very soft rock Diabase
A7	16.8	11.5	n/a	n/a	n/a	n/a	Very soft rock Diabase

**TABLE 2:**

**PROJECT: IR1833 DERDEPOORT PORTIONS 426 AND 679 TP RESULTS**

Auger Number	Soil Unit	Depth (m)	LL	PI	LL <sub>w</sub>	Clay %	Soil moisture	Potential Swell %			
								<i>Weston (1980)</i>	<i>Adapted Weston (1980) [CSIR values]</i>	<i>Van der Merwe (1964)</i>	<i>Snethen et al (1977) [Based on O'Neill and Poormoayed (1980)]</i>
TP02	Colluvium	0,3-1,1	43,0	22,0	39,1	42,0	16,7	1,05	0,97	1,64	<0,5
TP06	Colluvium	0,4-1,9	22,0	6,0	18,3	16,0	10,1	0,14	0,24	0,00	<0,5
TP10	Colluvium	0-1,0	26,0	11,0	22,1	22,0	12,1	0,20	0,34	0,00	<0,5
TP10	Colluvium	1,0-1,6	37,0	17,0	26,3	23,0	15,8	0,23	0,47	1,20	<0,5
TP04	Transported	2,2-2,6	30,0	14,0	16,8	15,0	8,6	0,14	0,21	0,00	<0,5
TP07	Transported	2,1-2,7	26,0	11,0	12,0	9,0	8,2	0,04	0,11	0,00	<0,5
TP02	Residual Diabase	3,0-4,7	48,0	27,0	33,6	28,0	19,0	0,41	0,74	0,51	<0,5
TP03	Residual Diabase	2,6-4,6	76,0	37,0	73,7	39,0	40,6	1,85	3,13	2,37	>1,5
TP07	Residual Diabase	2,7-4,7	39,0	22,0	31,6	26,0	14,0	0,65	0,66	0,58	<0,5
TP08	Residual Diabase	3,0-4,6	48,0	24,0	45,1	28,0	23,9	0,82	1,27	0,54	<0,5

Notes: Van der Merwe [At a low swell potential the potential swell % will be 0], Weston 1980 [Moisture dependent, not tested, open trenches and severe weather conditions causing changing natural soils moisture conditions will result in N/A]

**TABLE 3:**

**PROJECT: IR1833 DERDEPOORT PORTIONS 426 AND 679 AUGER RESULTS**

Auger Number	Soil Unit	Depth (m)	LL	PI	LL <sub>w</sub>	Clay %	Soil moisture	Potential Swell %			
								<i>Weston (1980)</i>	<i>Adapted Weston (1980) [CSIR values]</i>	<i>Van der Merwe (1964)</i>	<i>Snethen et al (1977) [Based on O'Neill and Poormoayed (1980)]</i>
A1	Colluvium	0-1,6	19,0	6,0	15,0	17,4	8,5	0,09	0,17	0,00	<0,5
A3	Colluvium	0-0,8	32,0	16,0	28,2	38,9	9,5	0,99	0,53	0,00	<0,5
A4	Colluvium	0-1,8	30,0	15,0	26,7	31,3	7,9	1,22	0,48	0,00	<0,5
A2	Colluvium + Transported	0-1,4	27,0	13,0	16,2	19,7	17,2	0,02	0,19	0,00	<0,5
A3	Transported Material	0,8-2,2	27,0	13,0	23,5	13,8	11,5	0,30	0,38	0,00	<0,5
A5	Transported Material	1,6-3,0	33,0	17,0	25,1	29,1	14,8	0,22	0,43	0,91	<0,5
A7	Transported Material	1,9-2,5	29,0	14,0	15,4	25,3	10,0	0,07	0,17	0,00	<0,5
A7	Transported Material	2,5-3,0	52,0	21,0	42,1	30,9	18,7	1,09	1,12	0,80	<0,5
A2	Residual Diabase	1,4-3,0	50,0	27,0	46,5	45,1	19,1	1,57	1,34	1,90	0,5-1,5
A3	Residual Diabase	2,2-3,0	52,0	27,0	49,9	42,7	17,6	2,56	1,53	1,60	0,5-1,5

**Notes: Van der Merwe [At a low swell potential the potential swell % will be 0], Weston 1980 [ Moisture dependent, not tested, open trenches and severe weather conditions causing changing natural soils moisture conditions will result in N/A]**

# DRAWINGS

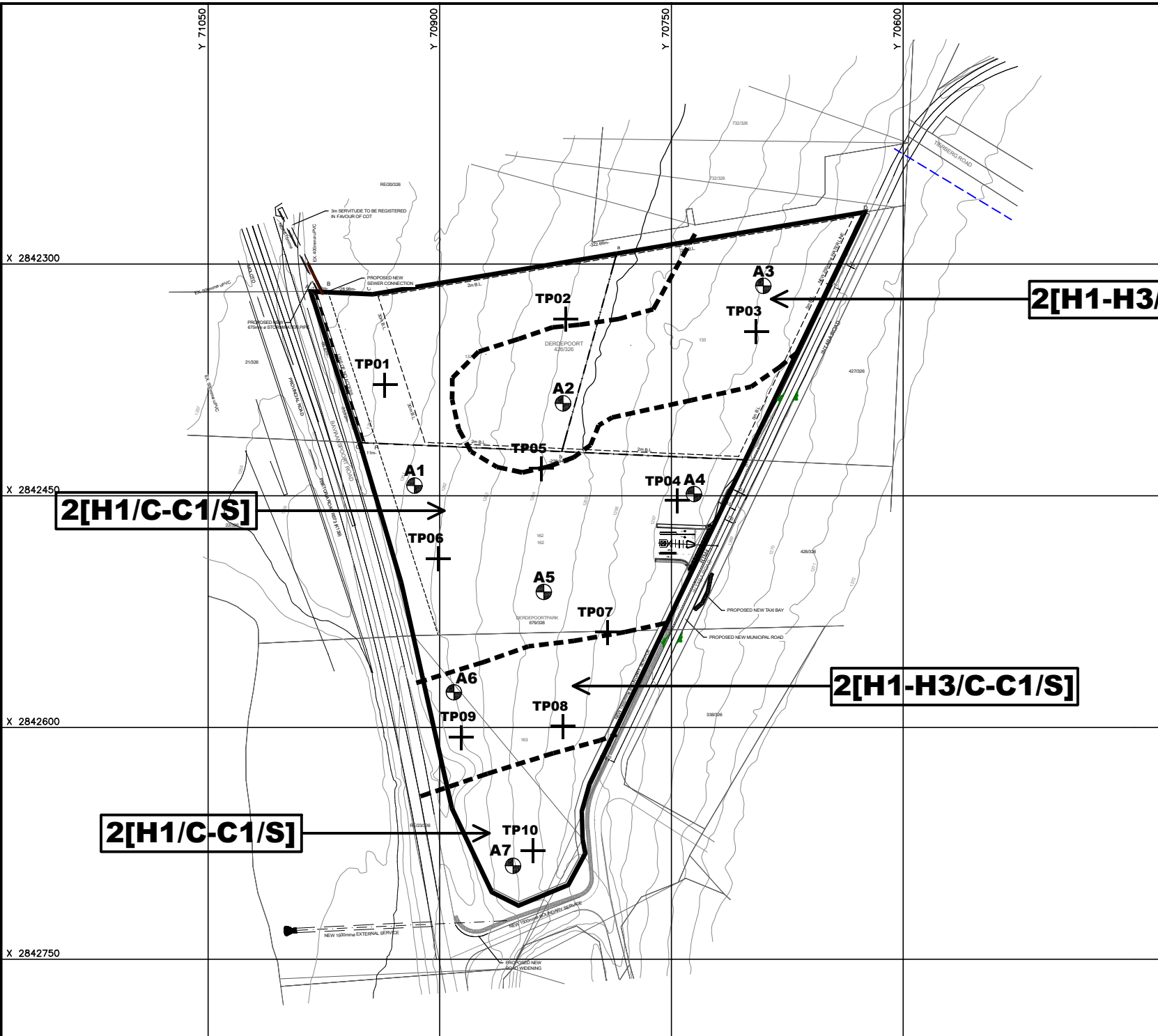
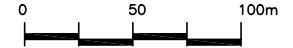
SDP: DERDEPOORT PORTIONS 426 AND 679

DRAWING  
IR1833/1

SDP: DERDEPOORT PORTIONS 426 AND 679: SOILS MAP

DRAWING  
IR1833/2





**SDP : DERDEPOORT PORTIONS 426 AND 679**  
**SOIL ZONATION FOR SINGLE STOREY MASONRY STRUCTURES**

DESCRIPTION:

	SITE BOUNDARY
	TEST PIT POSITION AND NUMBER
	AUGER POSITIONS AND NUMBER
	SOIL ZONATIONS
	GROUND CONTOURS (m)

**INTRACONSULT**  
 consulting engineering geologists  
 P.O.Box 604, Fourways 2055  
 tel. (011) 469-0854

scale	date	drawn	rev.no	ref.no
1:5 000	AUG. 2023	MAPTECH	0	IR 1833/2

# APPENDICES

TEST PIT PROFILES

APPENDIX 1

LABORATORY TEST RESULTS

APPENDIX 2

**APPENDIX 1**  
**TEST PIT PROFILES**

**INTRASOLUTIONS**

Consulting Engineers &amp; Geologists

Tel : (011) 469-0854

Fax : (011) 460-0961

**DERDEPOORT**

Hole No: TP01

Sheet 1 of 1

Job Number IR1833

Scale	0.5	0.0-0.5m: Slightly moist, grey brown, medium dense, intact, silty SAND with scattered roots; COLLUVIUM.
	1.0	0.5-1.5m: Slightly moist, orange brown, loose to medium dense, pinhole voided, silty SAND with scattered roots; COLLUVIUM.
1.5	2.0	1.5-2.7m: Slightly moist, yellow orange mottled red, medium dense to dense, intact, clayey gravely SAND with highly ferruginised ferricrete fragments; FERRUGINOUS TRANSPORTED MATERIAL.
	2.5	2.7-4.5m: Moist, light grey mottled red, medium dense to dense, intact, leached, silty medium grained SAND with blotches of sandy clay; TRANSPORTED MATERIAL
3.0	3.5	<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. No groundwater seepage</li> <li>2. Final depth 4.5m</li> <li>3. No refusal</li> <li>4. Colluvium highly collapsible at 0.5-1.5m</li> <li>5. Photographs taken</li> <li>6. Samples: 1.5-2.7m (disturbed); 2.7-4.5m (disturbed)</li> </ol>
4.0		

Contractor:

Machine: JCB3CX

Drilled by:

Profiled by: A Rambally

Type set by

Setup file:

Date:

Elevation:

X-COORD: 2842373

Y-COORD: 70938

Hole No. TP01

**INTRASOLUTIONS**

Consulting Engineers &amp; Geologists

Tel : (011) 469-0854

Fax : (011) 460-0961

**DERDEPOORT**

Hole No: TP02

Sheet 1 of 1

Job Number IR1833

Scale	       	0.0-0.3m: Slightly moist, grey brown, medium dense, intact, silty SAND with scattered roots; COLLUVIUM.
0.5	///:/ ///:/ ///:/ ///:/ ///:/ ///:/ ///:/	0.3-1.1m: Slightly moist, orange brown, loose to medium dense, pinhole voided, silty clayey SAND with scattered fine roots; COLLUVIUM.
1.0	///:/ ///:/ ///:/ ///:/ ///:/ ///:/ ///:/	1.1-2.3m: Slightly moist, yellow orange brown, medium dense, intact, silty clayey SAND; TRANSPORTED MATERIAL.
1.5	///:/ ///:/ ///:/ ///:/ ///:/ ///:/ ///:/	2.3-3.0m: Slightly moist, yellow orange brown, medium dense, intact, silty sandy clayey GRAVEL. Gravel consists of moderately weathering quartzite pebbles; TRANSPORTED MATERIAL.
2.0	///:/ ///:/ ///:/ ///:/ ///:/ ///:/ ///:/	
2.5	///:/ ///:/ ///:/ ///:/ ///:/ ///:/ ///:/	
3.0	///:/ ///:/ ///:/ ///:/ ///:/ ///:/ ///:/	3.0-4.7m: Moist, red orange mottled yellow and light grey, firm to stiff, intact, silty sandy CLAY with highly ferruginised Nodules; RESIDUAL DIABASE.
3.5	///:/ ///:/ ///:/ ///:/ ///:/ ///:/ ///:/	<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. No groundwater seepage</li> <li>2. Final depth 4.7m</li> <li>3. No refusal</li> <li>4. Photograph taken</li> <li>5. Samples: 0.8m (undisturbed); 0.3-1.1m (disturbed); 4.0m (undisturbed); 3.0-4.7m (disturbed)</li> </ol>
4.0	///:/ ///:/ ///:/ ///:/ ///:/ ///:/ ///:/	

Contractor:

Machine: JCB3CX

Drilled by:

Profiled by: A Rambally

Type set by

Setup file:

Date:

Elevation:

X-COORD: 2842331

Y-COORD: 70818

Hole No. TP02

**INTRASOLUTIONS**

Consulting Engineers &amp; Geologists

Tel : (011) 469-0854

Fax : (011) 460-0961

**DERDEPOORT**

Hole No: TP03

Sheet 1 of 1

Job Number IR1833

Scale	///:/	0.0-1.0m: Slightly moist, red orange brown, dense, intact, clayey silty SAND with scattered roots; COLLUVIUM.
0.5	///:/	
	///:/	
	///:/	
	///:/	
	///:/	
	///:/	
1.0	///:/	
	///:/	1.0-1.9m: Moist, red brown mottled yellow orange, dense, intact, clayey silty sandy GRAVEL. Gravel consists of +-2-15mm nodular ferricrete and +-50-200mm quartzite gravel and cobbles; TRANSPORTED MATERIAL.
1.5	///:/	
	///:/	
	///:/	
	///:/	
	///:/	
	///:/	
2.0	///:/	
	///:/	1.9-2.6m: Moist, red orange brown mottled yellow, stiff, intact, silty sandy CLAY; RESIDUAL DIABASE.
2.5	///:/	
	///:/	
	///:/	
	///:/	
	///:/	
	///:/	
3.0	///:/	
	///:/	2.6-4.6m: Moist, red orange mottled yellow, firm to stiff, intact, silty CLAY; RESIDUAL DIABASE.
	///:/	
	///:/	
	///:/	
	///:/	
	///:/	
	///:/	
3.5	///:/	
	///:/	<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. No groundwater seepage</li> <li>2. Final depth 4.6m</li> <li>3. No refusal</li> <li>4. Photograph taken</li> <li>5. Samples: 3.3m (undisturbed); 2.6-4.6m (disturbed)</li> </ol>
	///:/	
	///:/	
	///:/	
	///:/	
	///:/	
	///:/	
4.0	///:/	

Contractor:

Machine: JCB3CX

Drilled by:

Profiled by: A Rambally

Type set by

Setup file:

Date:

Elevation:

X-COORD: 2842339

Y-COORD: 70693

Hole No. TP03



**INTRASOLUTIONS**

Consulting Engineers &amp; Geologists

Tel : (011) 469-0854

Fax : (011) 460-0961

**DERDEPOORT**

Hole No: TP05

Sheet 1 of 1

Job Number IR1833

Scale	\\/:/	0.0-1.4m: Slightly moist, red brown, medium dense to dense, pinhole voided, silty clayey SAND with scattered fine roots; COLLUVIUM.
0.5	\\/:/	
	\\/:/	
	\\/:/	
	\\/:/	
	\\/:/	
1.0	\\/:/	
	\\/:/	
1.5	\\/:/	1.4-2.6m: Slightly moist, yellow brown mottled light grey, medium dense, intact, silty clayey SAND with scattered Nodular ferricrete; RESIDUAL DIABASE.
	\\/:/	
	\\/:/	
	\\/:/	
2.0	\\/:/	
	\\/:/	
	\\/:/	
2.5	\\/:/	
	\\/:/	2.6-4.8m: Slightly moist, red brown mottled orange, firm, intact, slightly sandy silty CLAY; RESIDUAL DIABASE.
3.0	\\/:/	
	\\/:/	
	\\/:/	
	\\/:/	
	\\/:/	
3.5	\\/:/	
	\\/:/	
4.0	\\/:/	<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. No groundwater seepage</li> <li>2. Final depth 4.8m</li> <li>3. No refusal</li> <li>4. Photograph taken</li> </ol>
	\\/:/	
	\\/:/	
	\\/:/	
	\\/:/	
	\\/:/	
	\\/:/	
	\\/:/	

Contractor:

Machine: JCB3CX

Drilled by:

Profiled by: A Rambally

Type set by:

Setup file:

Date:

Elevation:

X-COORD: 2842428

Y-COORD: 70834

Hole No. TP05



**INTRASOLUTIONS**

Consulting Engineers &amp; Geologists

Tel : (011) 469-0854

Fax : (011) 460-0961

**DERDEPOORT**

Hole No: TP07

Sheet 1 of 1

Job Number IR1833

Scale	0.0-0.7m: Slightly moist, dark grey mottled orange, medium dense, intact, gravely silty SAND with old plastic bottle pieces; FILL
0.5	
1.0	0.7-2.1m: Slightly moist, red orange brown, dense, intact, silty fine grained SAND with scattered roots; COLLUVIUM
1.5	
2.0	
2.5	2.1-2.7m: Moist, red brown mottled yellow orange, very dense, intact, silty sandy GRAVEL. Gravel consists of +-2-15mm ferruginised sub-rounded various fragments and +-50-200mm quartzite and sandstone pebbles and cobbles; TRANSPORTED MATERIAL.
3.0	2.7-4.7m: Moist, yellow orange mottled red, dense to very dense, intact, clayey silty SAND with occasional nodular Ferricrete; RESIDUAL DIABASE.
3.5	<b>Notes:</b> 1. No groundwater seepage 2. Final depth 4.7m 3. No refusal 4. Photograph taken 5. Samples: 2.1-2.7m (disturbed); 2.7-4.7m: (disturbed);
4.0	

Contractor:

Machine: JCB3CX

Drilled by:

Profiled by: A Rambally

Type set by

Setup file:

Date:

Elevation:

X-COORD: 2842535

Y-COORD: 70789

Hole No. TP07

**INTRASOLUTIONS**

Consulting Engineers &amp; Geologists

Tel : (011) 469-0854

Fax : (011) 460-0961

**DERDEPOORT**

Hole No: TP08

Sheet 1 of 1

Job Number IR1833

Scale	///:/	0.0-1.6m: Slightly moist, orange brown, medium dense, intact, clayey silty SAND with scattered roots; COLLUVIUM.
0.5	///:/	
	///:/	
	///:/	
	///:/	
	///:/	
	///:/	
1.0	///:/	
	///:/	
	///:/	
	///:/	
1.5	///:/	
	///:/	
2.0	///:/	1.6-2.4m: Moist, red brown mottled yellow orange, very dense, intact, clayey silty sandy GRAVEL. Gravel consists of +-2-15mm ferruginised sub-rounded various fragments and +-50-200mm quartzite and sandstone pebbles and cobbles; TRANSPORTED MATERIAL.
2.5	///:/	2.4-3.0m: Moist, yellow orange mottled red, dense to very dense, intact, clayey silty SAND with occasional nodular ferricrete; RESIDUAL DIABASE.
	///:/	
	///:/	
3.0	///:/	3.0-4.6m: Slightly moist, red brown, firm, intact, silty CLAY; RESIDUAL DIABASE.
	///:/	
3.5	///:/	<b>Notes:</b>  1. No groundwater seepage 2. Final depth 4.6m 3. No refusal 4. Photograph taken 5. Samples: 3.0-4.6m (disturbed); 3.5m: (undisturbed);
	///:/	
	///:/	
	///:/	
	///:/	
4.0	///:/	
	///:/	

Contractor:

Machine: JCB3CX

Drilled by:

Profiled by: A Rambally

Type set by:

Setup file:

Date:

Elevation:

X-COORD: 2842597

Y-COORD: 70818

Hole No. TP08

**INTRASOLUTIONS**

Consulting Engineers &amp; Geologists

Tel : (011) 469-0854

Fax : (011) 460-0961

**DERDEPOORT**

Hole No: TP09

Sheet 1 of 1

Job Number IR1833

Scale	///:/	0.0-1.9m: Slightly moist, light orange brown, medium dense, Pinhole voided, clayey silty SAND with scattered nodular ferricrete; COLLUVIUM.
0.5	///:/	
	///:/	
	///:/	
	///:/	
	///:/	
1.0	///:/	
	///:/	
	///:/	
	///:/	
1.5	///:/	
	///:/	
	///:/	
2.0	///:/	1.9-2.8m: Slightly moist, red orange mottled yellow, dense, silty clayey SAND; RESIDUAL DIABASE.
	///:/	
	///:/	
2.5	///:/	
	///:/	
	///:/	2.8-4.5m: Slightly moist, yellow orange mottled light grey, dense, intact, gravely silty clayey SAND with blotches of silty sandy CLAY; RESIDUAL DIABASE.
3.0	///:/	
	///:/	
	///:/	
3.5	///:/	
	///:/	<b>Notes:</b> 1. No groundwater seepage 2. Final depth 4.5m 3. No refusal 4. Photograph taken 5. Samples: 2.8-4.5m (disturbed)
4.0	///:/	
	///:/	
	///:/	
	///:/	

Contractor:

Machine: JCB3CX

Drilled by:

Profiled by: A Rambally

Type set by

Setup file:

Date:

Elevation:

X-COORD: 2842605

Y-COORD: 70886

Hole No. TP09

**INTRASOLUTIONS**

Consulting Engineers &amp; Geologists

Tel : (011) 469-0854

Fax : (011) 460-0961

**DERDEPOORT**

Hole No: TP10

Sheet 1 of 1

Job Number IR1833

Scale	0.5	0.0-1.0m: Slightly moist, red brown, medium dense, intact, clayey silty SAND with scattered fine to medium size roots; COLLUVIUM.
	1.0	1.0-1.6m: Slightly moist, red brown, medium dense, intact, clayey silty SAND with scattered nodular ferricrete; FERRUGINOUS COLLUVIUM.
2.0	2.5	1.6-4.6m: Slightly moist, red brown, medium dense, intact, silty gravely clayey SAND with scattered ferruginised fragments; TRANSPORTED MATERIAL.
	4.0	<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. No groundwater seepage</li> <li>2. Final depth 4.6m</li> <li>3. No refusal</li> <li>4. Photograph taken</li> <li>5. Samples: 1.0-1.6m (BULK X2); 0.7m (undisturbed); 0.0-0.1m (disturbed); 1.6-4.6m (disturbed)</li> </ol>

Contractor:

Machine: JCB3CX

Drilled by:

Profiled by: A Rambally

Type set by

Setup file:

Date:

Elevation:

X-COORD: 2842678

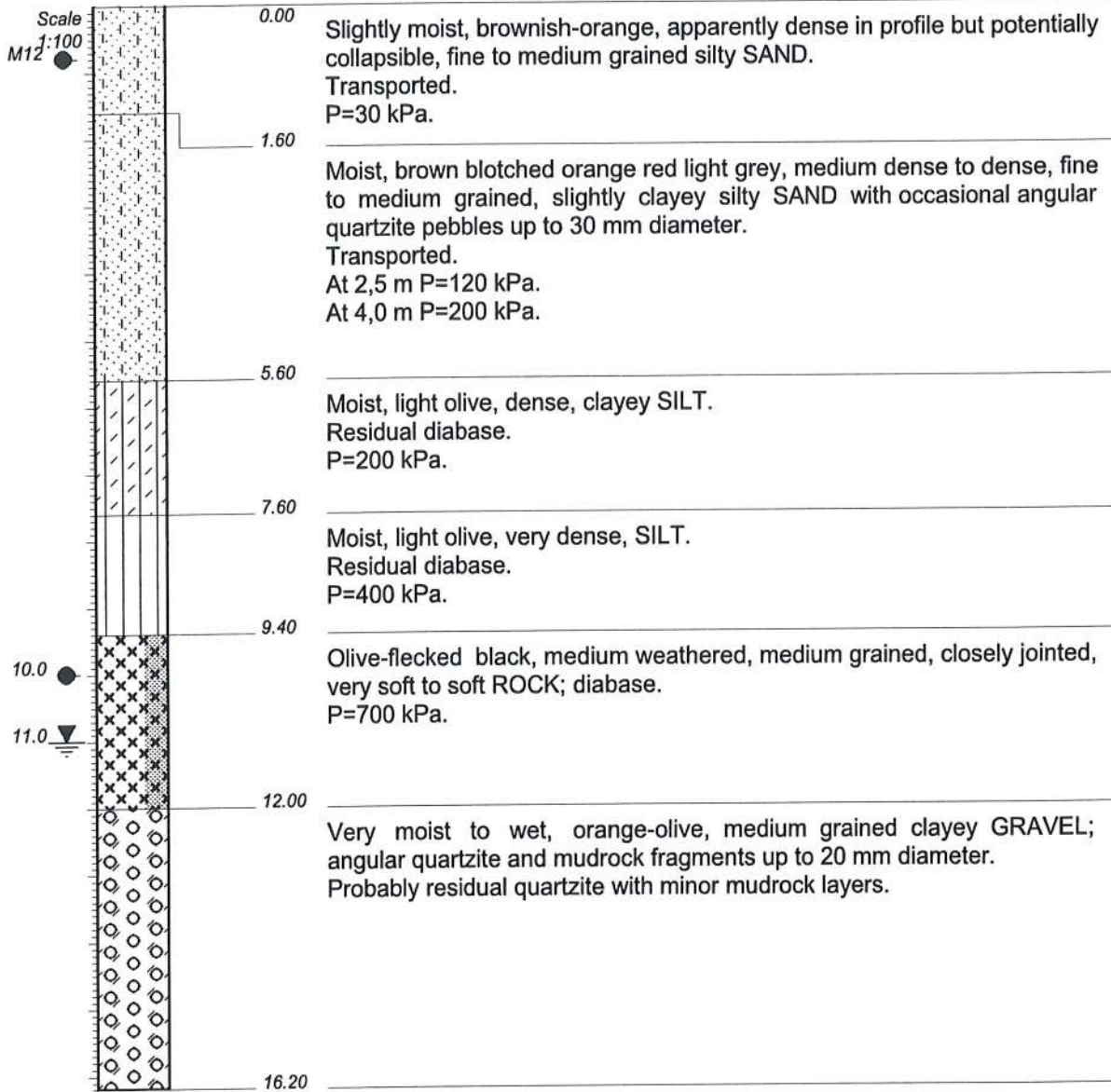
Y-COORD: 70838

Hole No. TP10

MANOVANI DEVELOPMENT

HOLE No: A1  
Sheet 1 of 1

JOB NUMBER: 6056-JD



NOTES

- 1) Groundwater table at 11,0 m; steady seepage.
- 2) Auger drill refusal at 16,2 m depth, probably on soft to medium hard rock (probably quartzite).
- 3) Could not profile in auger trial hole beneath 10,0 m depth due to level of water in trial hole; the profile beneath this depth has been inferred from the auger flight samples, and the depths have been inferred.
- 4) Disturbed sample taken; M12 at 0,8 m.

CONTRACTOR : GAUTENG PILING  
MACHINE : WILLIAMS LLDH 120  
DRILLED BY :  
PROFILED BY : D G PURNELL  
TYPE SET BY : K STEWART  
SETUP FILE : STANDARD.SET

INCLINATION :  
DIAM : 760 mm  
DATE : 2008-10-15+16  
DATE : 2007-10-15+16  
DATE : 21/10/08 13:35  
TEXT : ..MONAVO~2AUGERH~1.TXT

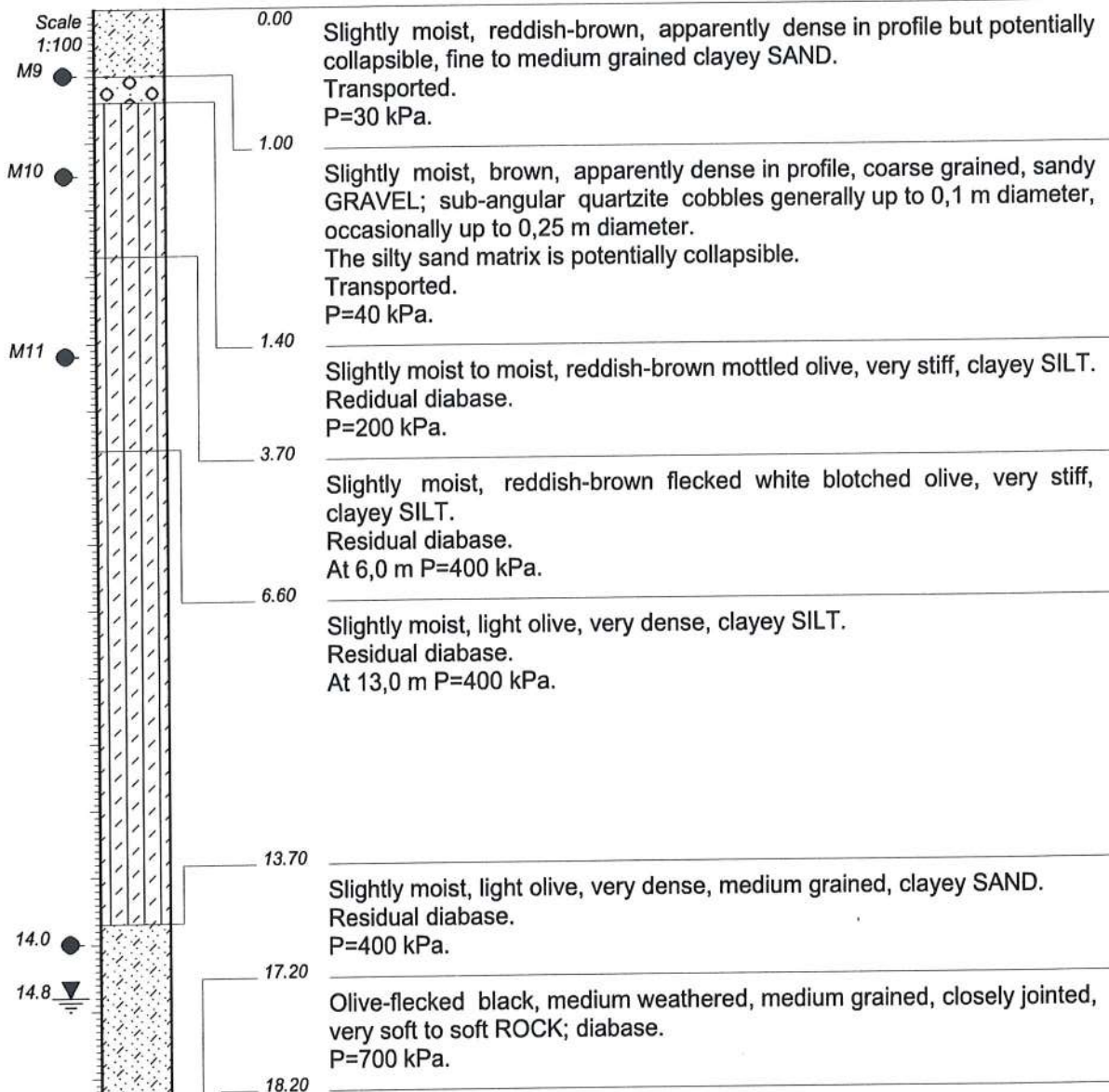
ELEVATION :  
X-COORD :  
Y-COORD :

HOLE No: A1

MANOVANI DEVELOPMENT

HOLE No: A2  
Sheet 1 of 1

JOB NUMBER: 6056-JD



NOTES

- 1) Groundwater table at 14,8 m depth, steady seepage.
- 2) Auger drill refusal on soft to medium hard diabase rock at 18,2 m.
- 3) Disturbed samples taken; M9 at 1,0 m (mixture of upper two layers), M10 at 2,5 m and M11 at 5,2 m.
- 4) Could not profile within auger trial hole beneath 14,0 m depth due to level of water in trial hole; the profile beneath this depth have been inferred from the auger flight samples, and the depths have been inferred.

CONTRACTOR : GAUTENG PILING  
MACHINE : WILLIAMS LLDH 120  
DRILLED BY :  
PROFILED BY : D G PURNELL  
TYPE SET BY : K STEWART  
SETUP FILE : STANDARD.SET

INCLINATION :  
DIAM : 760 mm  
DATE : 2008-10-15+16  
DATE : 2007-10-15+16  
DATE : 21/10/08 13:35  
TEXT : ..MONAVO-2\AUGERH-1.TXT

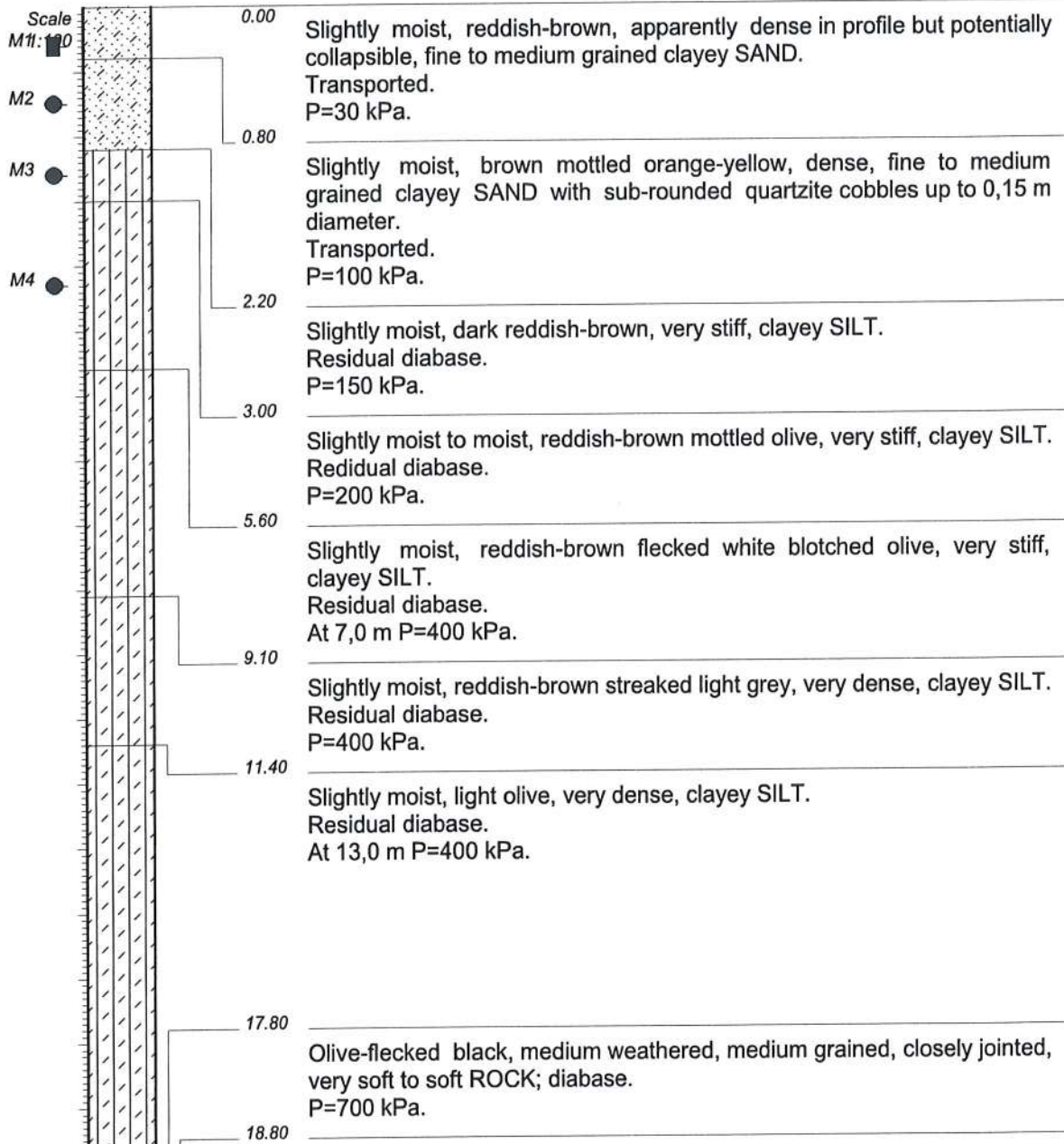
ELEVATION :  
X-COORD :  
Y-COORD :

HOLE No: A2

MANOVANI DEVELOPMENT

HOLE No: A3  
Sheet 1 of 1

JOB NUMBER: 6056-JD



NOTES

- 1) No groundwater seepage.
- 2) Instructed auger to stop drilling at 18,8 m.
- 3) Undisturbed sample taken; M1 at 0,6 m.
- 4) Disturbed samples taken; M2 at 1,5 m, M3 at 2,6 m and M4 at 4,3 m.

CONTRACTOR : GAUTENG PILING  
MACHINE : WILLIAMS LLDH 120  
DRILLED BY :  
PROFILED BY : D G PURNELL  
TYPE SET BY : K STEWART  
SETUP FILE : STANDARD.SET

INCLINATION :  
DIAM : 760 mm  
DATE : 2008-10-15+16  
DATE : 2007-10-15+16  
DATE : 21/10/08 13:35  
TEXT : ..MONAVO-2\AUGERH-1.TXT

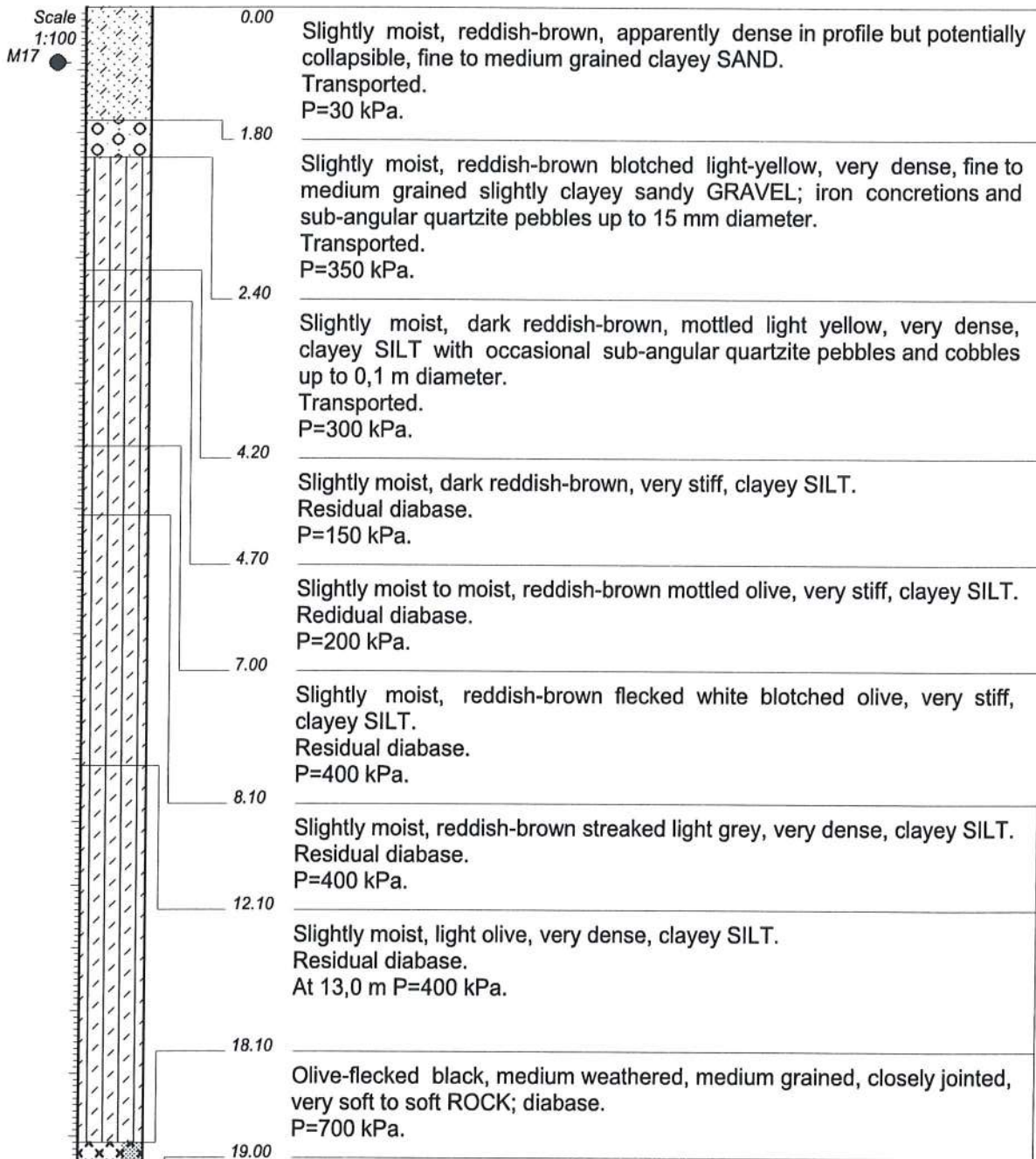
ELEVATION :  
X-COORD :  
Y-COORD :

HOLE No: A3

MANOVANI DEVELOPMENT

HOLE No: A4  
Sheet 1 of 1

JOB NUMBER: 6056-JD



NOTES

- 1) No groundwater seepage.
- 2) Auger drill refusal on soft diabase rock at 19,0 m.
- 3) Disturbed sample taken; M17 at 0,9 m.

CONTRACTOR : GAUTENG PILING  
MACHINE : WILLIAMS LLDH 120  
DRILLED BY :  
PROFILED BY : D G PURNELL  
TYPE SET BY : K STEWART  
SETUP FILE : STANDARD.SET

INCLINATION :  
DIAM : 760 mm  
DATE : 2008-10-15+16  
DATE : 2007-10-15+16  
DATE : 21/10/08 13:35  
TEXT : ..MONAVO-2\AUGERH-1.TXT

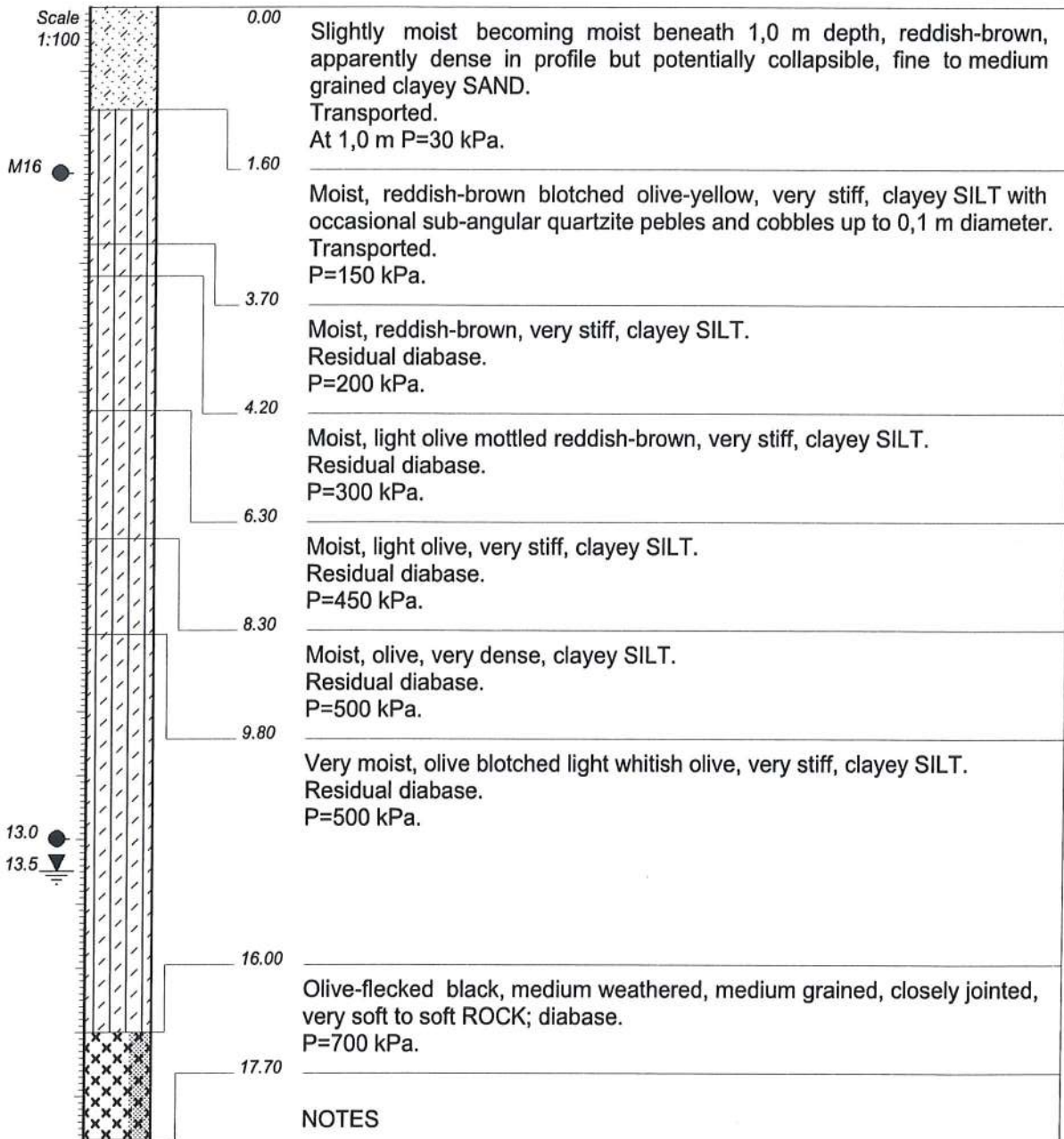
ELEVATION :  
X-COORD :  
Y-COORD :

HOLE No: A4

MANOVANI DEVELOPMENT

HOLE No: A5  
Sheet 1 of 1

JOB NUMBER: 6056-JD



NOTES

- 1) Groundwater table at 13,5 m; steady seepage.
- 2) Auger drill refusal on soft diabase rock at 17,7 m.
- 3) Did not profile in auger trial hole beneath 13,0 m depth due to level of water in trial hole; the profile beneath this depth has been inferred from the auger flight samples, and the depths have been inferred.
- 4) Disturbed sample taken; M16 at 2,6 m.

CONTRACTOR : GAUTENG PILING  
MACHINE : WILLIAMS LLDH 120  
DRILLED BY :  
PROFIED BY : D G PURNELL  
TYPE SET BY : K STEWART  
SETUP FILE : STANDARD.SET

INCLINATION :  
DIAM : 760 mm  
DATE : 2008-10-15+16  
DATE : 2007-10-15+16  
DATE : 21/10/08 13:35  
TEXT : ..MONAVO-2\AUGERH-1.TXT

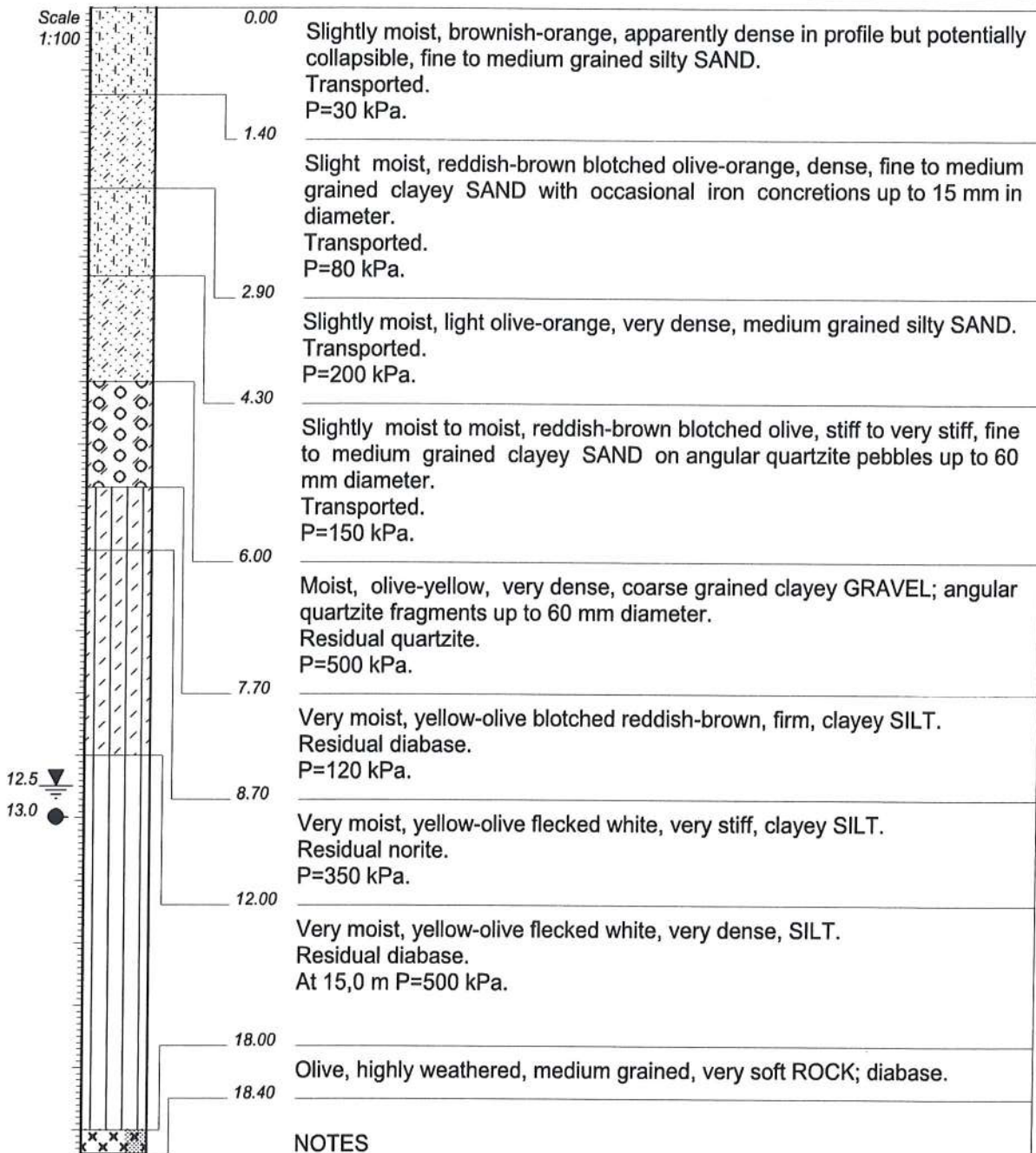
ELEVATION :  
X-COORD :  
Y-COORD :

HOLE No: A5

MANOVANI DEVELOPMENT

HOLE No: A6  
Sheet 1 of 1

JOB NUMBER: 6056-JD



NOTES

- 1) Groundwater table at 12,5 m, steady seepage.
- 2) Auger stopped drilling at 18,4 m due to sides collapsing.
- 3) Did not profile in auger trial hole beneath 13,0 m depth due to level of water in trial hole; the profile beneath this depth has been inferred from the auger flight samples, and the depths have been inferred.

CONTRACTOR : GAUTENG PILING  
MACHINE : WILLIAMS LLDH 120  
DRILLED BY :  
PROFILED BY : D G PURNELL  
TYPE SET BY : K STEWART  
SETUP FILE : STANDARD.SET

INCLINATION :  
DIAM : 760 mm  
DATE : 2008-10-15+16  
DATE : 2007-10-15+16  
DATE : 21/10/08 13:35  
TEXT : ..MONAVO~2\AUGERH-1.TXT

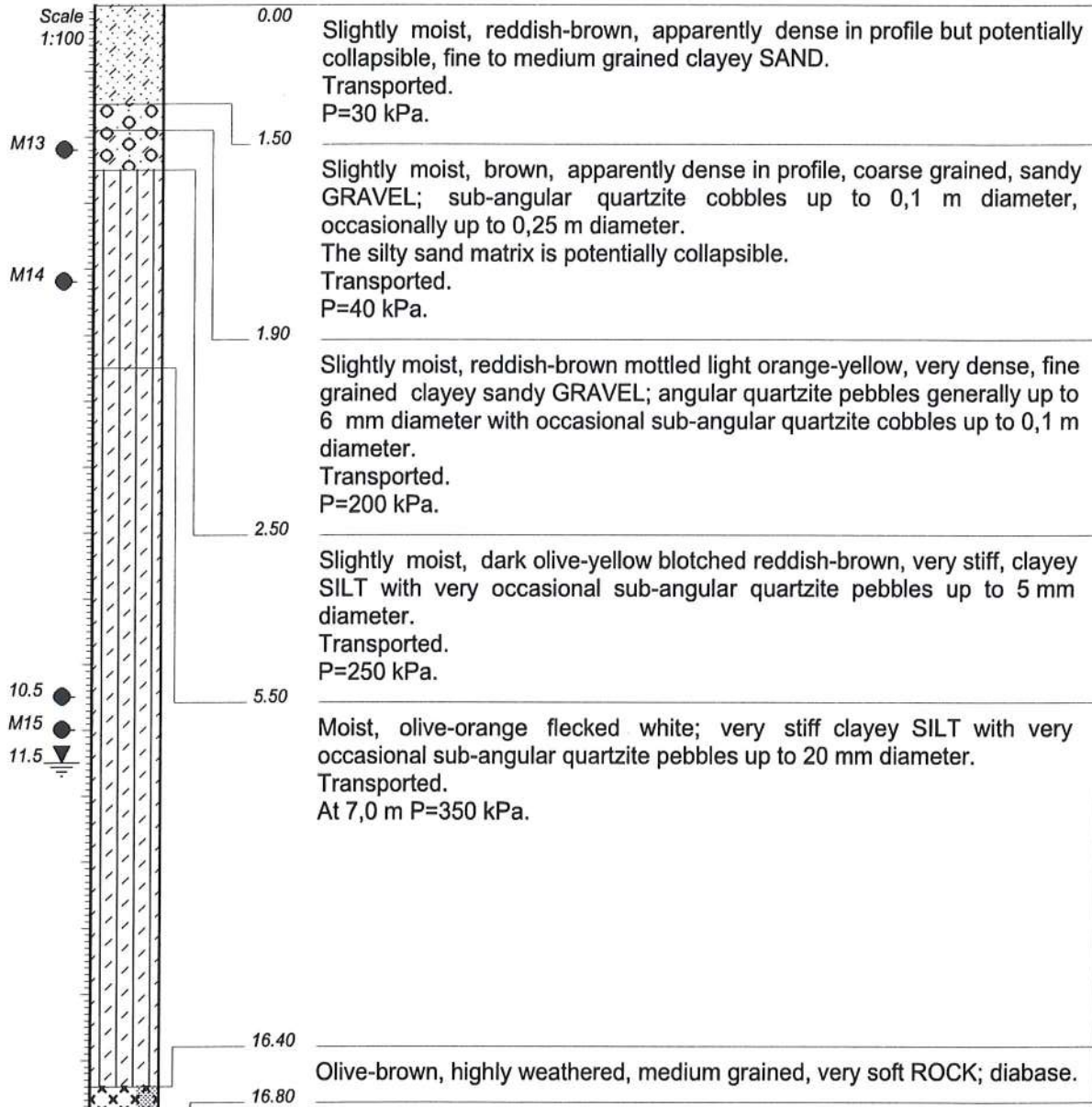
ELEVATION :  
X-COORD :  
Y-COORD :

HOLE No: A6

MANOVANI DEVELOPMENT

HOLE No: A7  
Sheet 1 of 1

JOB NUMBER: 6056-JD



NOTES

- 1) Groundwater table at 11,5 m; steady seepage.
- 2) Auger stopped drilling at 16,8 m depth due to sides collapsing.
- 3) Did not profile within auger trial hole deeper than 10,5 m due to level of water in trial hole; the profile beneath this depth has been inferred from the auger flight samples, and the depths have been inferred.
- 4) Disturbed samples taken; M13 at 2,2 m, M14 at 4,2 m and M15 at 11,0 m.

CONTRACTOR : GAUTENG PILING  
MACHINE : WILLIAMS LLDH 120  
DRILLED BY :  
PROFIED BY : D G PURNELL  
TYPE SET BY : K STEWART  
SETUP FILE : STANDARD.SET

INCLINATION :  
DIAM : 760 mm  
DATE : 2008-10-15+16  
DATE : 2007-10-15+16  
DATE : 21/10/08 13:35  
TEXT : ..MONAVO-2AUGERH-1.TXT

ELEVATION :  
X-COORD :  
Y-COORD :

HOLE No: A7

**APPENDIX 2**  
**LABORATORY TEST RESULTS**



Unit 1, 13 Bloubokkie Street, Koedoespoort 0186

Roelof | 072 674 6343 | roelof@stlab.co.za

Gerrie | 082 309 4448 | gerrie@stlab.co.za

www.stlab.co.za

*Quality | Excellence | On Time*

**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Job Number:** ITC-14  
**Date:** 31-Aug-23  
**Method:** SANS 3001 GR1, GR3, GR10, GR12 GR20, GR30, GR31, GR40, GR50, GR53, GR54 & BS 1377 (where applicable)

<b>SUMMARY OF TEST DATA</b>	<b>Sheet Reference:</b> R-STL-038 Rev01
-----------------------------	--

Grading & Hydrometer Analysis (% Passing)								
Sample	TP02	TP02	TP03	TP04	TP06	TP07	TP07	TP08
Depth (m)	0.3 - 1.1	3.0 - 4.7	2.6 - 4.6	2.2 - 2.6	0.4 - 1.9	2.1 - 2.7	2.7 - 4.7	3.0 - 4.6
Lab No	ITC-14-113	ITC-14-115	ITC-14-117	ITC-14-120	ITC-14-122	ITC-14-124	ITC-14-125	ITC-14-127
53.0	100	100	100	100	100	92	100	100
37.5	100	100	100	100	100	92	100	100
26.5	100	100	100	98	100	88	100	100
19.0	100	98	100	90	100	83	98	100
13.2	100	96	100	85	100	77	96	100
9.5	100	95	100	80	100	73	94	100
6.7	100	92	100	74	99	67	93	100
4.75	100	88	100	70	98	61	91	100
2.0	100	80	100	64	95	54	88	99
1.0	100	78	99	63	94	52	87	98
0.425	91	70	97	56	83	46	81	94
0.250	80	59	93	47	62	37	68	86
0.150	68	53	89	39	46	31	59	78
0.075	59	48	84	31	34	24	50	69
0.060	55	44	82	28	29	21	47	65
0.050	53	42	81	27	27	20	45	62
0.035	51	40	78	24	24	18	42	57
0.020	49	37	72	21	22	15	38	51
0.006	45	32	58	17	19	11	32	38
0.002	42	28	39	15	16	9	26	28
GM	0.50	1.02	0.19	1.49	0.88	1.76	0.81	0.38

Atterberg Limits								
LL (%)	43	48	76	30	22	26	39	48
PI (%)	22	27	37	14	6	11	22	24
LS (%)	10.5	13.5	27.0	7.0	3.5	5.5	10.5	12.0

pH & Conductivity								
pH	6.0		6.0	6.2			5.9	
EC (S/m)	0.011		0.079	0.015			0.019	

MDD / OMC								
MDD (kg/m <sup>3</sup> )								
OMC (%)								

CBR								
100%								
98%								
97%								
95%								
93%								
90%								
Swell (%)								

UCS (MPa)								
100%								
97%								
90%								

COLTO Classification								

Remarks: \_\_\_\_\_

Although everything possible is done to ensure testing is performed accurately, neither Specialised Testing Laboratory (Pty) Ltd nor any of its directors, managers, employees or contractors can be held liable for any damages whatsoever arising from any error made in performing any tests, nor from any conclusions drawn therefrom. Test results are to be published in full. Samples will be kept for 1 month after the submission of test results due to limited storage space, unless other arrangements are in place. Confidentiality statement: Unless the release of information is required by law or covered by confidentiality agreements all information obtained or created during the performance of laboratory activities will be kept confidential.



*Quality | Excellence | On Time*

**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Job Number:** ITC-14  
**Date:** 31-Aug-23  
**Method:** SANS 3001 GR1, GR3, GR10, GR12 GR20, GR30, GR31, GR40, GR50, GR53, GR54 & BS 1377 (where applicable)

**SUMMARY OF TEST DATA**

**Sheet Reference:**  
R-STL-038 Rev01

**Grading & Hydrometer Analysis (% Passing)**

Sample	TP10	TP10					
Depth (m)	0.0 - 1.0	1.0 - 1.6					
Lab No	ITC-14-130	ITC-14-131					
53.0	100	100					
37.5	100	100					
26.5	100	100					
19.0	100	100					
13.2	100	99					
9.5	100	98					
6.7	100	95					
4.75	100	93					
2.0	100	85					
1.0	99	80					
0.425	85	71					
0.250	66	60					
0.150	50	53					
0.075	41	45					
0.060	37	41					
0.050	35	40					
0.035	32	37					
0.020	30	34					
0.006	26	28					
0.002	22	23					
GM	0.74	0.99					

**Atterberg Limits**

LL (%)	26	37					
PI (%)	11	17					
LS (%)	5.5	8.5					

**pH & Conductivity**

pH		6.1					
EC (S/m)		0.015					

**MDD / OMC**

MDD (kg/m <sup>3</sup> )		1836					
OMC (%)		14.4					

**CBR**

100%		20					
98%		16					
97%		14					
95%		11					
93%		9					
90%		6					
Swell (%)		0.8					

**UCS (MPa)**

100%							
97%							
90%							

**COLTO Classification**

		*					
--	--	---	--	--	--	--	--

Remarks: \*= Not Classifiable



**Specialised  
Testing  
Laboratory** (Pty) Ltd  
Asphalt | Aggregate | Bitumen | Geotechnical

Unit 1, 13 Bloubokkie Street, Koedoespoort 0186

Roelof | 072 674 6343 | roelof@stlab.co.za

Gerrie | 082 309 4448 | gerrie@stlab.co.za

www.stlab.co.za

*Quality | Excellence | On Time*

**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Job Number:** ITC-14  
**Date:** 2023-08-31  
**Method:** SANS 3001 GR1, GR3, GR10 GR12 & BS 1377 (where applicable)

FOUNDATION INDICATOR							Sheet Reference: R-STL-011 Rev02	
Grading & Hydrometer Analysis (Particle Size (mm) & % Passing)				Atterberg Limits & Classification				
Sample	TP02	TP02	TP03	Sample	TP02	TP02	TP03	
Depth (m)	0.3 - 1.1	3.0 - 4.7	2.6 - 4.6	Depth (m)	0.3 - 1.1	3.0 - 4.7	2.6 - 4.6	
Lab No	ITC-14-113	ITC-14-115	ITC-14-117	Lab No	ITC-14-113	ITC-14-115	ITC-14-117	
53.0	100	100	100	Liquid Limit (%)	43	48	76	
37.5	100	100	100	Plastic Limit (%)	21	21	39	
26.5	100	100	100	Plasticity Index (%)	22	27	37	
19.0	100	98	100	Linear Shrinkage (%)	10.5	13.5	27.0	
13.2	100	96	100	PI of whole sample	20	19	36	
9.5	100	95	100					
6.7	100	92	100	% Gravel	0	20	0	
4.75	100	88	100	% Sand	45	36	18	
2.00	100	80	100	% Silt	13	16	43	
1.00	100	78	99	% Clay	42	28	39	
0.425	91	70	97	Activity	0.5	1.0	1.0	
0.250	80	59	93					
0.150	68	53	89	% Soil Mortar	100	80	100	
0.075	59	48	84					
0.060	55	44	82	Grading Modulus	0.50	1.02	0.19	
0.050	53	42	81	Moisture Content (%)	16.7	19.0	40.6	
0.035	51	40	78	Relative Density (SG)*	2.65	2.65	2.65	
0.020	49	37	72					
0.006	45	32	58	Unified (ASTM D2487)	CL	SC	MH	
0.002	42	28	39	AASHTO (M145-91)	A - 7 - 6	A - 7 - 6	A - 7 - 5	
Remarks: *: Assumed								
N / T: Not Tested								

Although everything possible is done to ensure testing is performed accurately, neither Specialised Testing Laboratory (Pty) Ltd nor any of its directors, managers, employees or contractors can be held liable for any damages whatsoever arising from any error made in performing any tests, nor from any conclusions drawn therefrom. Test results are to be published in full. Samples will be kept for 1 month after the submission of test results due to limited storage space, unless other arrangements are in place. Confidentiality statement: Unless the release of information is required by law or covered by confidentiality agreements all information obtained or created during the performance of laboratory activities will be kept confidential.



**Specialised Testing Laboratory** (Pty) Ltd  
Asphalt | Aggregate | Bitumen | Geotechnical

Unit 1, 13 Bloubokkie Street, Koedoespoort 0186

Roelof | 072 674 6343 | roelof@stlab.co.za

Gerrie | 082 309 4448 | gerrie@stlab.co.za

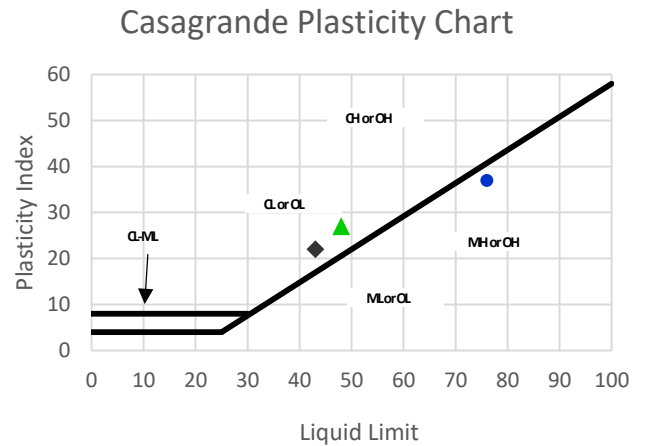
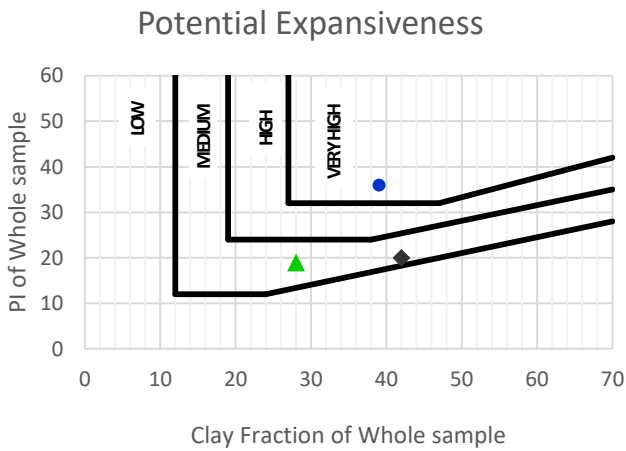
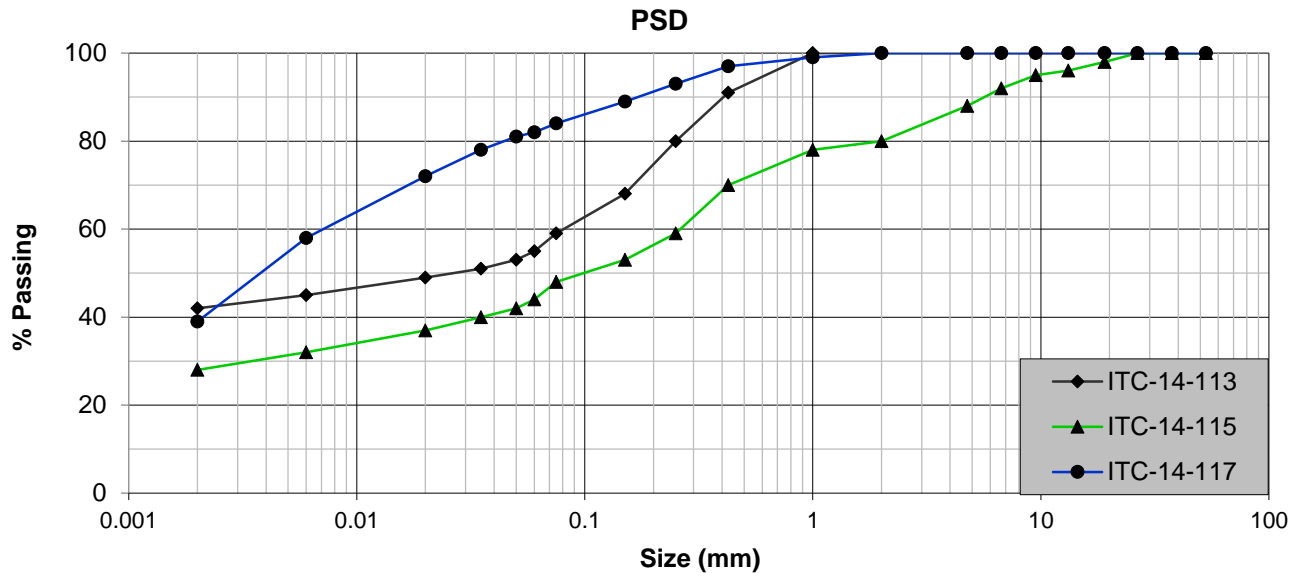
www.stlab.co.za

*Quality | Excellence | On Time*

**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Job Number:** ITC-14  
**Date:** 2023-08-31  
**Method:** SANS 3001 GR1, GR3, GR10 GR12 & BS 1377 (where applicable)

## FOUNDATION INDICATOR

**Sheet Reference:**  
R-STL-011 Rev02



Although everything possible is done to ensure testing is performed accurately, neither Specialised Testing Laboratory (Pty) Ltd nor any of its directors, managers, employees or contractors can be held liable for any damages whatsoever arising from any error made in performing any tests, nor from any conclusions drawn therefrom. Test results are to be published in full. Samples will be kept for 1 month after the submission of test results due to limited storage space, unless other arrangements are in place. Confidentiality statement: Unless the release of information is required by law or covered by confidentiality agreements all information obtained or created during the performance of laboratory activities will be kept confidential.



**Specialised  
Testing  
Laboratory** (Pty) Ltd  
Asphalt | Aggregate | Bitumen | Geotechnical

Unit 1, 13 Bloubokkie Street, Koedoespoort 0186

Roelof | 072 674 6343 | roelof@stlab.co.za

Gerrie | 082 309 4448 | gerrie@stlab.co.za

www.stlab.co.za

*Quality | Excellence | On Time*

**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Job Number:** ITC-14  
**Date:** 2023-08-31  
**Method:** SANS 3001 GR1, GR3, GR10 GR12 & BS 1377 (where applicable)

FOUNDATION INDICATOR							Sheet Reference: R-STL-011 Rev02	
Grading & Hydrometer Analysis (Particle Size (mm) & % Passing)				Atterberg Limits & Classification				
Sample	TP04	TP06	TP07	Sample	TP04	TP06	TP07	
Depth (m)	2.2 - 2.6	0.4 - 1.9	2.1 - 2.7	Depth (m)	2.2 - 2.6	0.4 - 1.9	2.1 - 2.7	
Lab No	ITC-14-120	ITC-14-122	ITC-14-124	Lab No	ITC-14-120	ITC-14-122	ITC-14-124	
53.0	100	100	92	Liquid Limit (%)	30	22	26	
37.5	100	100	92	Plastic Limit (%)	16	16	15	
26.5	98	100	88	Plasticity Index (%)	14	6	11	
19.0	90	100	83	Linear Shrinkage (%)	7.0	3.5	5.5	
13.2	85	100	77	PI of whole sample	8	5	5	
9.5	80	100	73					
6.7	74	99	67	% Gravel	36	5	46	
4.75	70	98	61	% Sand	36	66	33	
2.00	64	95	54	% Silt	13	13	12	
1.00	63	94	52	% Clay	15	16	9	
0.425	56	83	46	Activity	0.9	0.4	1.2	
0.250	47	62	37					
0.150	39	46	31	% Soil Mortar	64	95	54	
0.075	31	34	24					
0.060	28	29	21	Grading Modulus	1.49	0.88	1.76	
0.050	27	27	20	Moisture Content (%)	8.6	10.1	8.2	
0.035	24	24	18	Relative Density (SG)*	2.65	2.65	2.65	
0.020	21	22	15					
0.006	17	19	11	Unified (ASTM D2487)	SC	SC-SM	GC	
0.002	15	16	9	AASHTO (M145-91)	A - 2 - 6	A - 2 - 4	A - 2 - 6	
Remarks: *: Assumed								
N / T: Not Tested								

Although everything possible is done to ensure testing is performed accurately, neither Specialised Testing Laboratory (Pty) Ltd nor any of its directors, managers, employees or contractors can be held liable for any damages whatsoever arising from any error made in performing any tests, nor from any conclusions drawn therefrom. Test results are to be published in full. Samples will be kept for 1 month after the submission of test results due to limited storage space, unless other arrangements are in place. Confidentiality statement: Unless the release of information is required by law or covered by confidentiality agreements all information obtained or created during the performance of laboratory activities will be kept confidential.



**Specialised Testing Laboratory** (Pty) Ltd  
Asphalt | Aggregate | Bitumen | Geotechnical

Unit 1, 13 Bloubokkie Street, Koedoespoort 0186

Roelof | 072 674 6343 | roelof@stlab.co.za

Gerrie | 082 309 4448 | gerrie@stlab.co.za

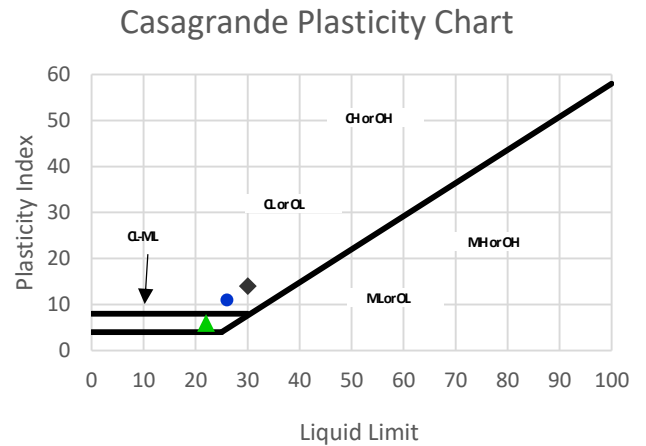
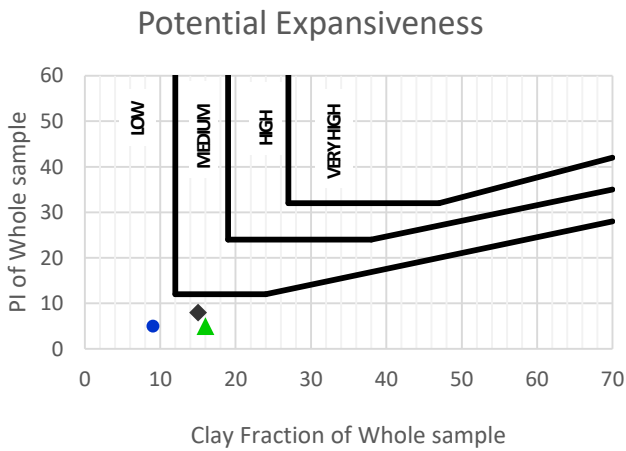
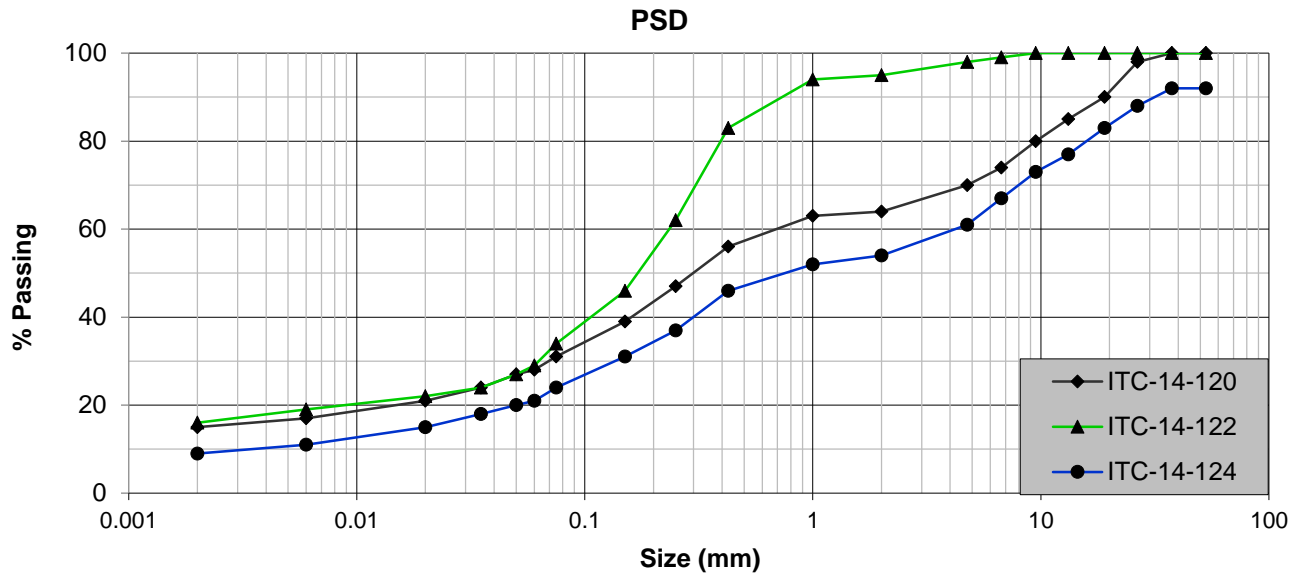
www.stlab.co.za

*Quality | Excellence | On Time*

**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Job Number:** ITC-14  
**Date:** 2023-08-31  
**Method:** SANS 3001 GR1, GR3, GR10 GR12 & BS 1377 (where applicable)

## FOUNDATION INDICATOR

**Sheet Reference:**  
R-STL-011 Rev02



*Quality | Excellence | On Time*

**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Job Number:** ITC-14  
**Date:** 2023-08-31  
**Method:** SANS 3001 GR1, GR3, GR10 GR12 & BS 1377 (where applicable)

<b>FOUNDATION INDICATOR</b>							<b>Sheet Reference: R-STL-011 Rev02</b>	
<b>Grading &amp; Hydrometer Analysis (Particle Size (mm) &amp; % Passing)</b>				<b>Atterberg Limits &amp; Classification</b>				
Sample	TP07	TP08	TP10	Sample	TP07	TP08	TP10	
Depth (m)	2.7 - 4.7	3.0 - 4.6	0.0 - 1.0	Depth (m)	2.7 - 4.7	3.0 - 4.6	0.0 - 1.0	
Lab No	ITC-14-125	ITC-14-127	ITC-14-130	Lab No	ITC-14-125	ITC-14-127	ITC-14-130	
53.0	<b>100</b>	<b>100</b>	<b>100</b>	Liquid Limit (%)	<b>39</b>	<b>48</b>	<b>26</b>	
37.5	<b>100</b>	<b>100</b>	<b>100</b>	Plastic Limit (%)	<b>17</b>	<b>24</b>	<b>15</b>	
26.5	<b>100</b>	<b>100</b>	<b>100</b>	Plasticity Index (%)	<b>22</b>	<b>24</b>	<b>11</b>	
19.0	<b>98</b>	<b>100</b>	<b>100</b>	Linear Shrinkage (%)	<b>10.5</b>	<b>12.0</b>	<b>5.5</b>	
13.2	<b>96</b>	<b>100</b>	<b>100</b>	PI of whole sample	<b>18</b>	<b>23</b>	<b>9</b>	
9.5	<b>94</b>	<b>100</b>	<b>100</b>					
6.7	<b>93</b>	<b>100</b>	<b>100</b>	% Gravel	<b>12</b>	<b>1</b>	<b>0</b>	
4.75	<b>91</b>	<b>100</b>	<b>100</b>	% Sand	<b>41</b>	<b>34</b>	<b>63</b>	
2.00	<b>88</b>	<b>99</b>	<b>100</b>	% Silt	<b>21</b>	<b>37</b>	<b>15</b>	
1.00	<b>87</b>	<b>98</b>	<b>99</b>	% Clay	<b>26</b>	<b>28</b>	<b>22</b>	
0.425	<b>81</b>	<b>94</b>	<b>85</b>	Activity	<b>0.9</b>	<b>0.9</b>	<b>0.5</b>	
0.250	<b>68</b>	<b>86</b>	<b>66</b>					
0.150	<b>59</b>	<b>78</b>	<b>50</b>	% Soil Mortar	<b>88</b>	<b>99</b>	<b>100</b>	
0.075	<b>50</b>	<b>69</b>	<b>41</b>					
0.060	<b>47</b>	<b>65</b>	<b>37</b>	Grading Modulus	<b>0.81</b>	<b>0.38</b>	<b>0.74</b>	
0.050	<b>45</b>	<b>62</b>	<b>35</b>	Moisture Content (%)	<b>14.0</b>	<b>23.9</b>	<b>12.1</b>	
0.035	<b>42</b>	<b>57</b>	<b>32</b>	Relative Density (SG)*	<b>2.65</b>	<b>2.65</b>	<b>2.65</b>	
0.020	<b>38</b>	<b>51</b>	<b>30</b>					
0.006	<b>32</b>	<b>38</b>	<b>26</b>	Unified (ASTM D2487)	<b>CL</b>	<b>CL</b>	<b>SC</b>	
0.002	<b>26</b>	<b>28</b>	<b>22</b>	AASHTO (M145-91)	<b>A - 6</b>	<b>A - 7 - 6</b>	<b>A - 6</b>	
Remarks: *: Assumed								
N / T: Not Tested								



**Specialised Testing Laboratory** (Pty) Ltd  
Asphalt | Aggregate | Bitumen | Geotechnical

Unit 1, 13 Bloubokkie Street, Koedoespoort 0186

Roelof | 072 674 6343 | roelof@stlab.co.za

Gerrie | 082 309 4448 | gerrie@stlab.co.za

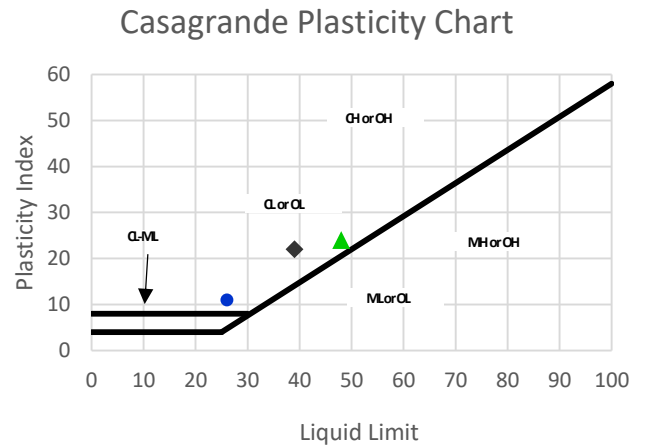
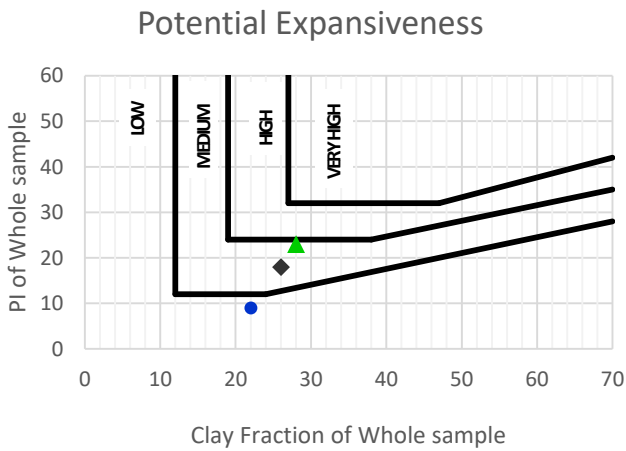
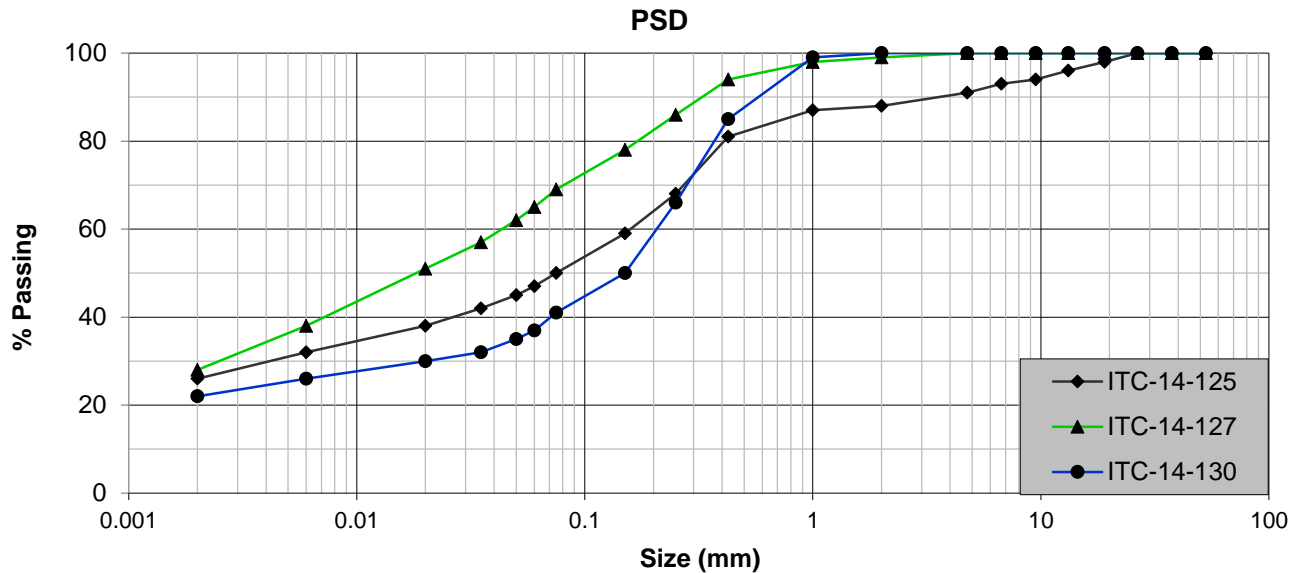
www.stlab.co.za

*Quality | Excellence | On Time*

**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Job Number:** ITC-14  
**Date:** 2023-08-31  
**Method:** SANS 3001 GR1, GR3, GR10 GR12 & BS 1377 (where applicable)

## FOUNDATION INDICATOR

**Sheet Reference:**  
R-STL-011 Rev02



Although everything possible is done to ensure testing is performed accurately, neither Specialised Testing Laboratory (Pty) Ltd nor any of its directors, managers, employees or contractors can be held liable for any damages whatsoever arising from any error made in performing any tests, nor from any conclusions drawn therefrom. Test results are to be published in full. Samples will be kept for 1 month after the submission of test results due to limited storage space, unless other arrangements are in place. Confidentiality statement: Unless the release of information is required by law or covered by confidentiality agreements all information obtained or created during the performance of laboratory activities will be kept confidential.



**Specialised  
Testing  
Laboratory** (Pty) Ltd  
Asphalt | Aggregate | Bitumen | Geotechnical

Unit 1, 13 Bloubokkie Street, Koedoespoort 0186

Roelof | 072 674 6343 | roelof@stlab.co.za

Gerrie | 082 309 4448 | gerrie@stlab.co.za

www.stlab.co.za

*Quality | Excellence | On Time*

**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Job Number:** ITC-14  
**Date:** 2023-08-31  
**Method:** SANS 3001 GR1, GR3, GR10 GR12 & BS 1377 (where applicable)

<b>FOUNDATION INDICATOR</b>						<b>Sheet Reference: R-STL-011 Rev02</b>	
<b>Grading &amp; Hydrometer Analysis (Particle Size (mm) &amp; % Passing)</b>				<b>Atterberg Limits &amp; Classification</b>			
Sample	TP10			Sample	TP10		
Depth (m)	1.0 - 1.6			Depth (m)	1.0 - 1.6		
Lab No	ITC-14-131			Lab No	ITC-14-131		
53.0	<b>100</b>			Liquid Limit (%)	<b>37</b>		
37.5	<b>100</b>			Plastic Limit (%)	<b>20</b>		
26.5	<b>100</b>			Plasticity Index (%)	<b>17</b>		
19.0	<b>100</b>			Linear Shrinkage (%)	<b>8.5</b>		
13.2	<b>99</b>			PI of whole sample	<b>12</b>		
9.5	<b>98</b>						
6.7	<b>95</b>			% Gravel	<b>15</b>		
4.75	<b>93</b>			% Sand	<b>44</b>		
2.00	<b>85</b>			% Silt	<b>18</b>		
1.00	<b>80</b>			% Clay	<b>23</b>		
0.425	<b>71</b>			Activity	<b>0.7</b>		
0.250	<b>60</b>						
0.150	<b>53</b>			% Soil Mortar	<b>85</b>		
0.075	<b>45</b>						
0.060	<b>41</b>			Grading Modulus	<b>0.99</b>		
0.050	<b>40</b>			Moisture Content (%)	<b>15.8</b>		
0.035	<b>37</b>			Relative Density (SG)*	<b>2.65</b>		
0.020	<b>34</b>						
0.006	<b>28</b>			Unified (ASTM D2487)	<b>SC</b>		
0.002	<b>23</b>			AASHTO (M145-91)	<b>A - 6</b>		
Remarks: *: Assumed							
N / T: Not Tested							

Although everything possible is done to ensure testing is performed accurately, neither Specialised Testing Laboratory (Pty) Ltd nor any of its directors, managers, employees or contractors can be held liable for any damages whatsoever arising from any error made in performing any tests, nor from any conclusions drawn therefrom. Test results are to be published in full. Samples will be kept for 1 month after the submission of test results due to limited storage space, unless other arrangements are in place. Confidentiality statement: Unless the release of information is required by law or covered by confidentiality agreements all information obtained or created during the performance of laboratory activities will be kept confidential.



**Specialised Testing Laboratory** (Pty) Ltd  
Asphalt | Aggregate | Bitumen | Geotechnical

Unit 1, 13 Bloubokkie Street, Koedoespoort 0186

Roelof | 072 674 6343 | roelof@stlab.co.za

Gerrie | 082 309 4448 | gerrie@stlab.co.za

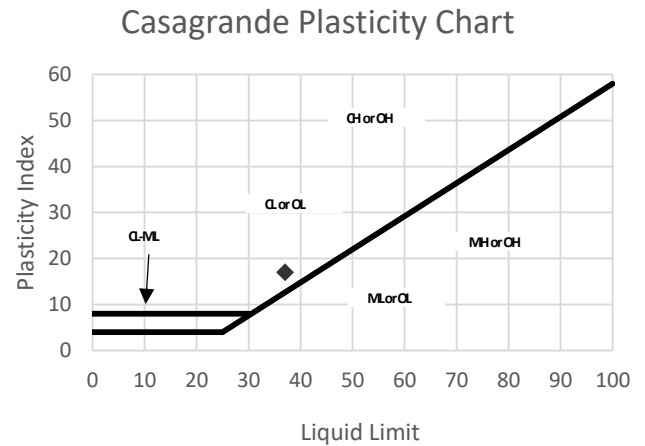
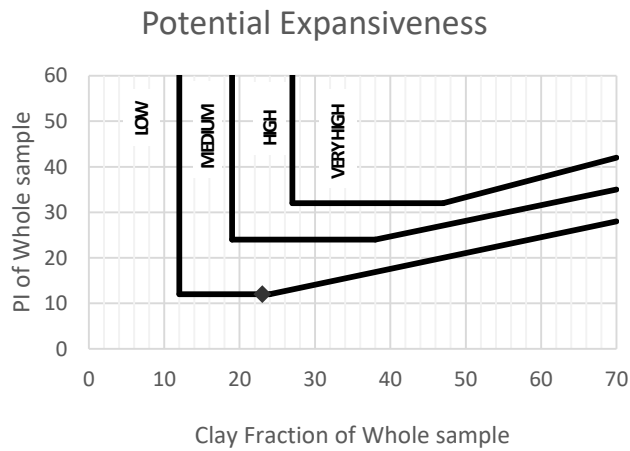
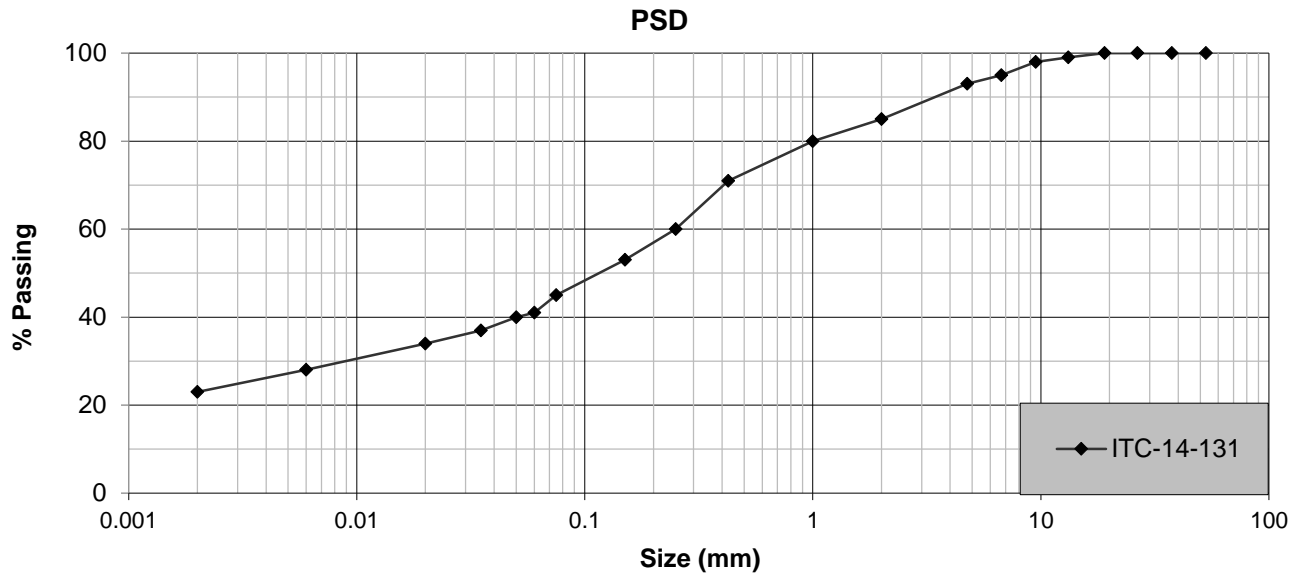
www.stlab.co.za

*Quality | Excellence | On Time*

**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Job Number:** ITC-14  
**Date:** 2023-08-31  
**Method:** SANS 3001 GR1, GR3, GR10 GR12 & BS 1377 (where applicable)

## FOUNDATION INDICATOR

**Sheet Reference:**  
**R-STL-011 Rev02**





Unit 1, 13 Bloubokke Street, Koedoespoort 0186  
 Roelof | 072 674 6343 | roelof@stlab.co.za  
 Gerrie | 082 309 4448 | gerrie@stlab.co.za  
 www.stlab.co.za

*Quality | Excellence | On Time*

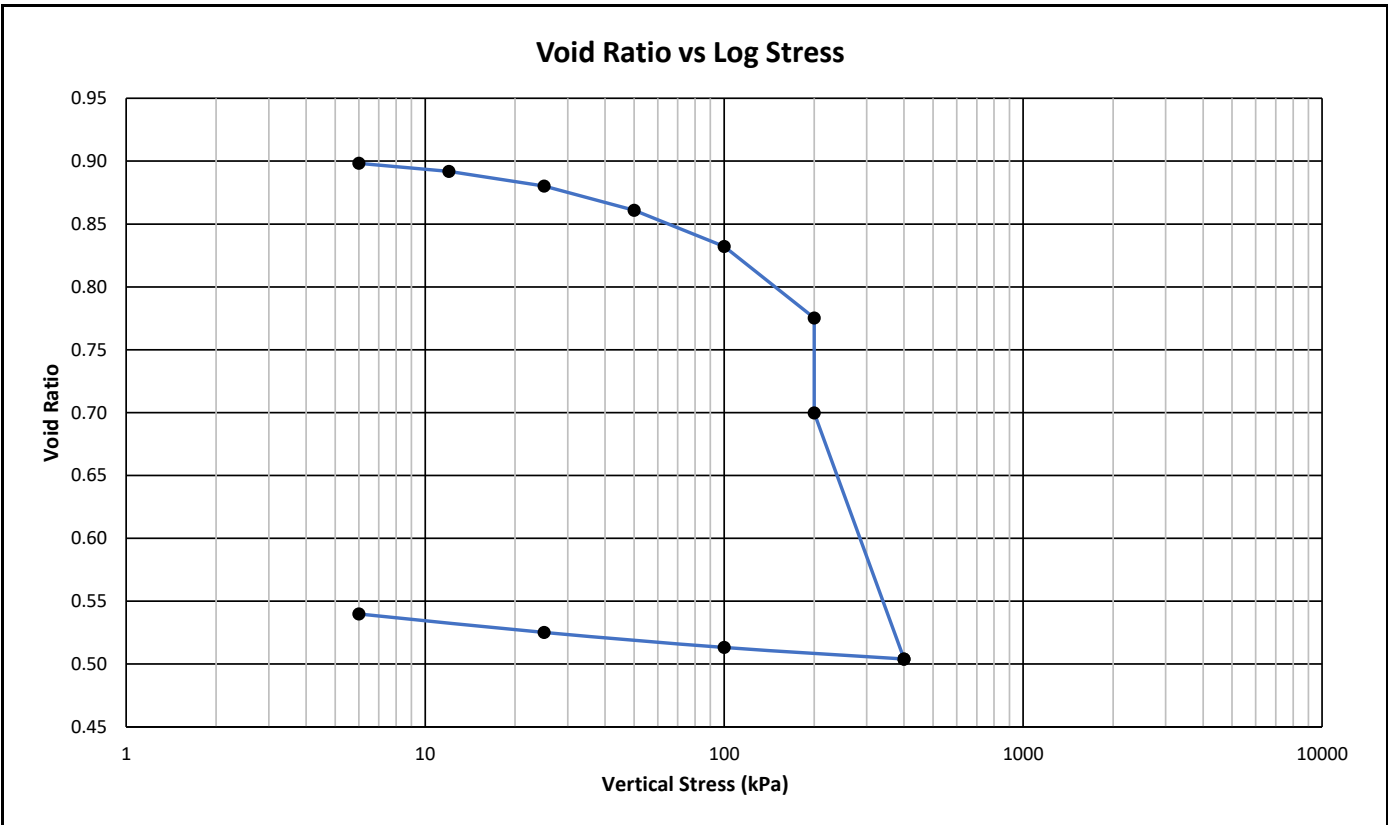
**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Sample:** TP02  
**Depth: (m)** 0.8

**Job Number:** ITC-14  
**Lab Number:** ITC-14-112  
**Method:** BS 1377 Part 5  
**Date:** 31-Aug-23

**ONE DIMENSIONAL COLLAPSE POTENTIAL TEST**

Sample Info		Unit	Initial	Test Remarks:
Test Specimen Height		mm	25.4	Undisturbed <b>Collapse Potential:</b> 3.98 %
Moisture Content	Initial	%	18.4	
	Final	%	21.7	
Dry Density		kg/m <sup>3</sup>	1395	
Void Ratio		-	0.900	
Degree of Saturation		%	54.3	
Relative Density (SG)		-	2.650	Assumed

Vertical Stress Applied:	kPa	6	12	25	50	100	200	200	400	100	25	6		
Load applied for:	Hrs	1	1	1	1	1	1	16	1	1	1	1		
Height after increment	mm	25.38	25.29	25.14	24.88	24.49	23.73	22.72	20.11	20.23	20.39	20.59		
Total Strain	%	0.08	0.42	1.03	2.05	3.56	6.56	10.54	20.84	20.35	19.72	18.95		
Void Ratio	-	0.898	0.892	0.880	0.861	0.832	0.775	0.700	0.504	0.513	0.525	0.540		
Mv (1/Mpa)	-	-	0.562	0.473	0.412	0.308	0.311	-	0.576	0.020	0.105	0.507		



Although everything possible is done to ensure testing is performed accurately, neither Specialised Testing Laboratory (Pty) Ltd nor any of its directors, managers, employees or contractors can be held liable for any damages whatsoever arising from any error made in performing any tests, nor from any conclusions drawn therefrom. Test results are to be published in full. Samples will be kept for 1 month after the submission of test results due to limited storage space, unless other arrangements are in place.



*Quality | Excellence | On Time*

**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Sample:** TP02  
**Depth: (m)** 4.0

**Job Number:** ITC-14  
**Lab Number:** ITC-14-114  
**Date:** 31/08/2023

## SHEARBOX TEST

### General Test Data

Type of Test:	Slow Drained, saturated
Type of Sample:	Undisturbed
Normal Stresses (kPa):	50, 100, 200
Rate of Shear (mm/min):	0.011
Comments:	-

### Initial Specimen Details

		Specimen 1	Specimen 2	Specimen 3
Moisture Content	%	22.4	21.2	21.3
Dry Density	g/cm <sup>3</sup>	1.525	1.509	1.559
Void Ratio	-	0.868	0.887	0.828
Degree of Saturation	%	73.4	67.9	73.3
Particle Density (SG)	-	2.849 - Determined		

### Final Specimen Details

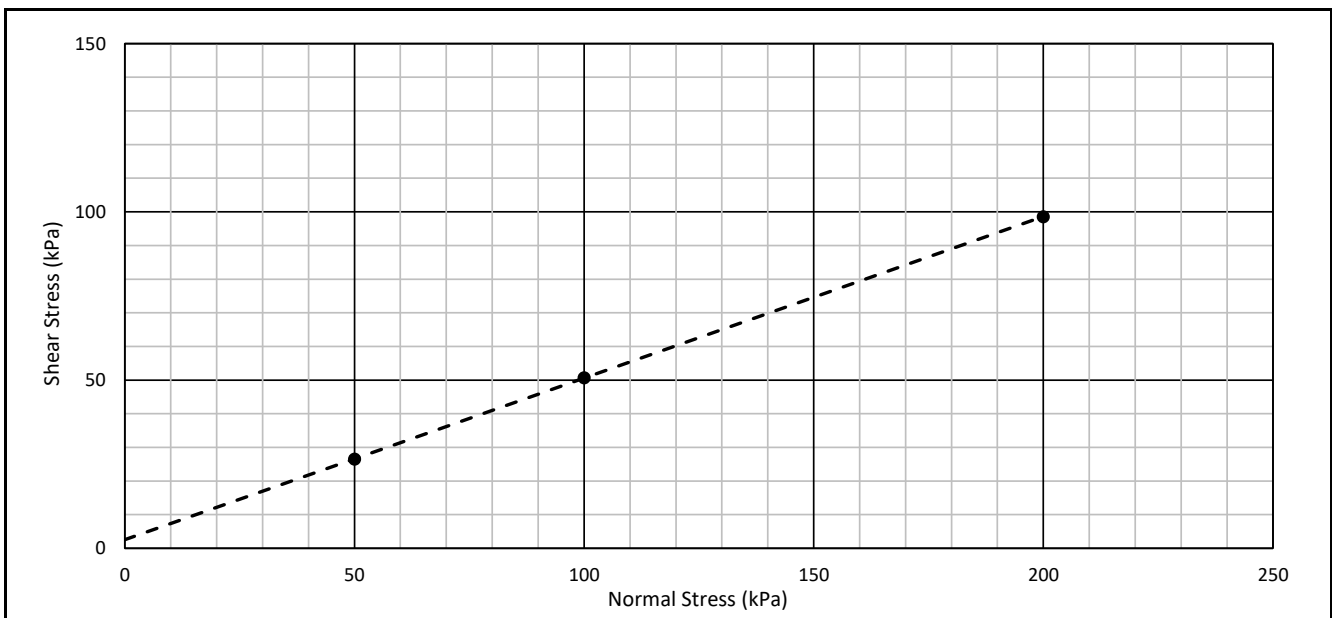
Moisture Content	%	28.9	27.8	34.3
------------------	---	------	------	------

### Shear Details

Maximum Shear Stress:	kPa	26.5	50.7	98.6
Strain at Maximum Shear Stress:	mm	5.91	4.84	4.84

### Shear Results

$\phi'$	Deg.	26
$c'$	kPa	3



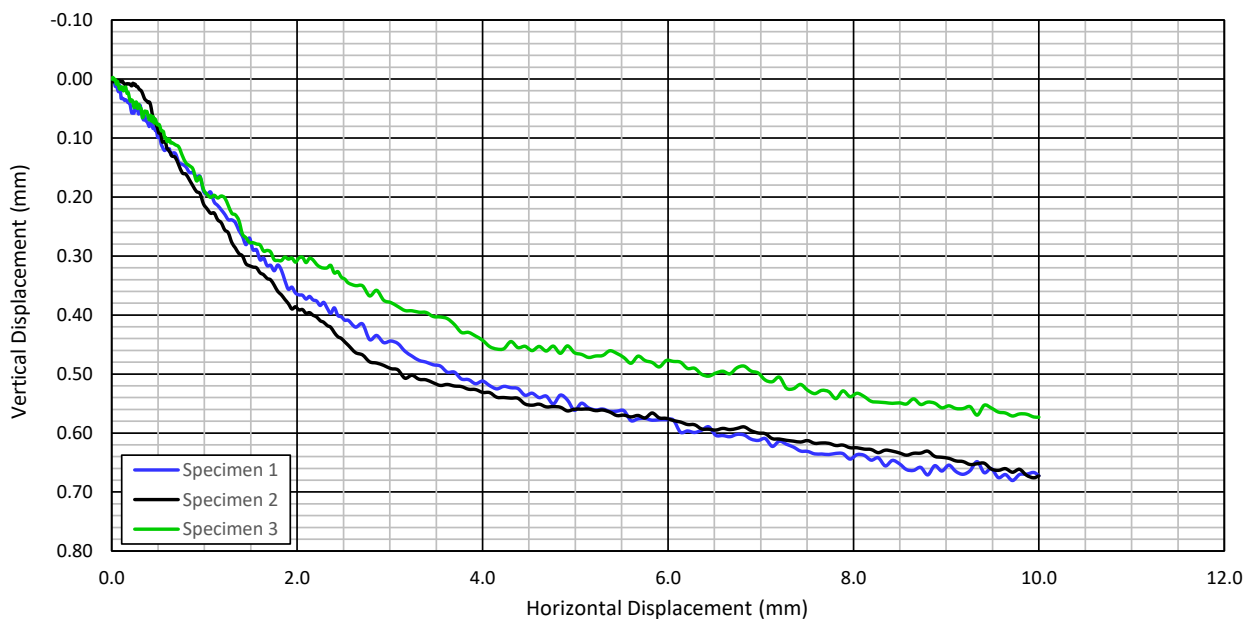
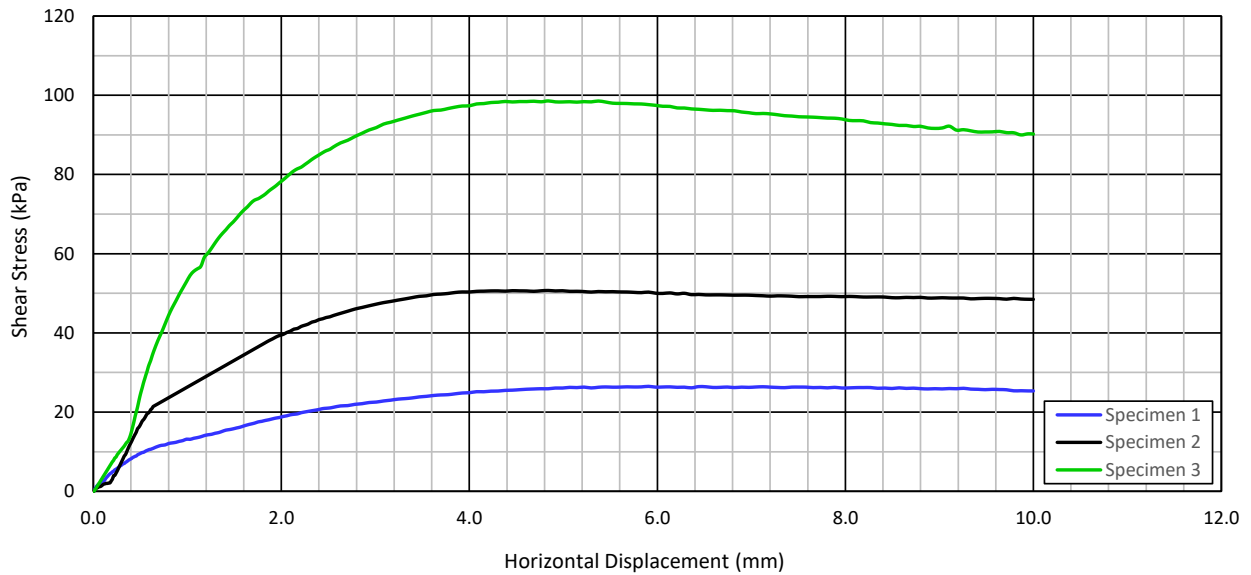


*Quality | Excellence | On Time*

**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Sample:** TP02  
**Depth: (m)** 4.0

**Job Number:** ITC-14  
**Lab Number:** ITC-14-114  
**Date:** 31/08/2023

## SHEARBOX TEST





*Quality | Excellence | On Time*

**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Sample:** TP03  
**Depth: (m)** 3.3

**Job Number:** ITC-14  
**Lab Number:** ITC-14-116  
**Date:** 31/08/2023

## SHEARBOX TEST

### General Test Data

Type of Test:	Slow Drained, saturated
Type of Sample:	Undisturbed
Normal Stresses (kPa):	50, 100, 200
Rate of Shear (mm/min):	0.025
Comments:	-

### Initial Specimen Details

		Specimen 1	Specimen 2	Specimen 3
Moisture Content	%	33.5	33.5	29.5
Dry Density	g/cm <sup>3</sup>	1.088	1.165	1.230
Void Ratio	-	1.660	1.484	1.353
Degree of Saturation	%	58.4	65.4	63.1
Particle Density (SG)	-	2.893 - Determined		

### Final Specimen Details

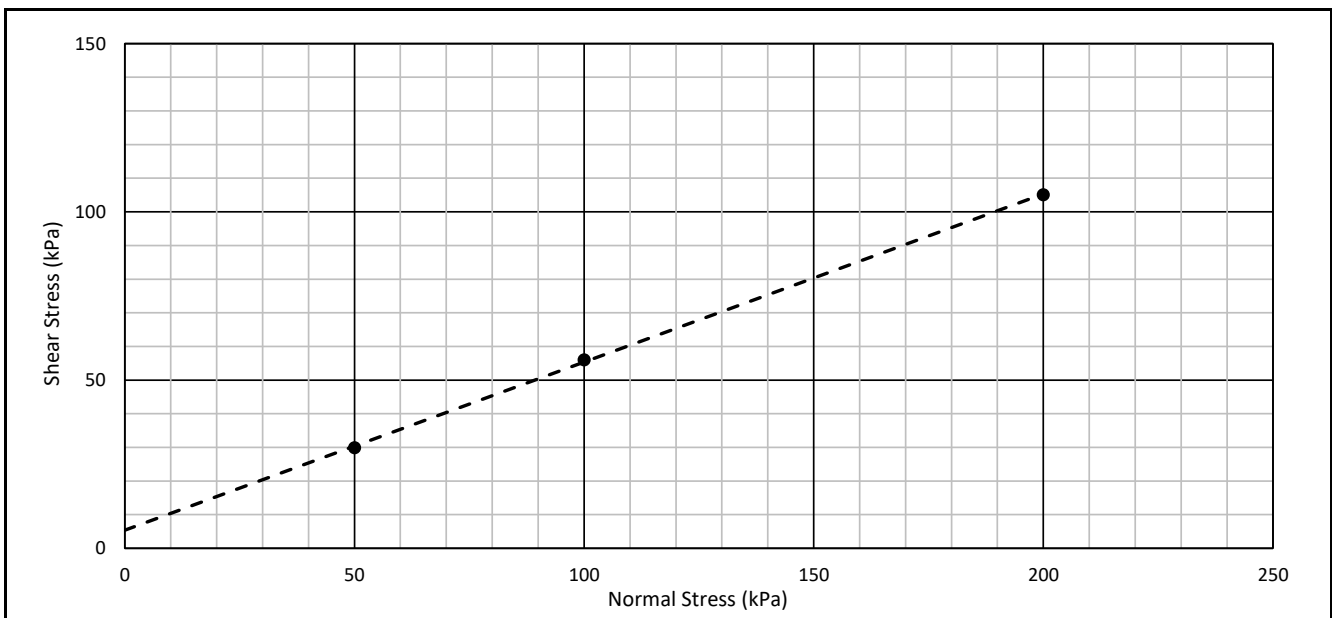
Moisture Content	%	61.0	51.1	37.5
------------------	---	------	------	------

### Shear Details

Maximum Shear Stress:	kPa	29.9	56.0	105.1
Strain at Maximum Shear Stress:	mm	4.23	4.69	5.38

### Shear Results

$\phi'$	Deg.	27
$c'$	kPa	5



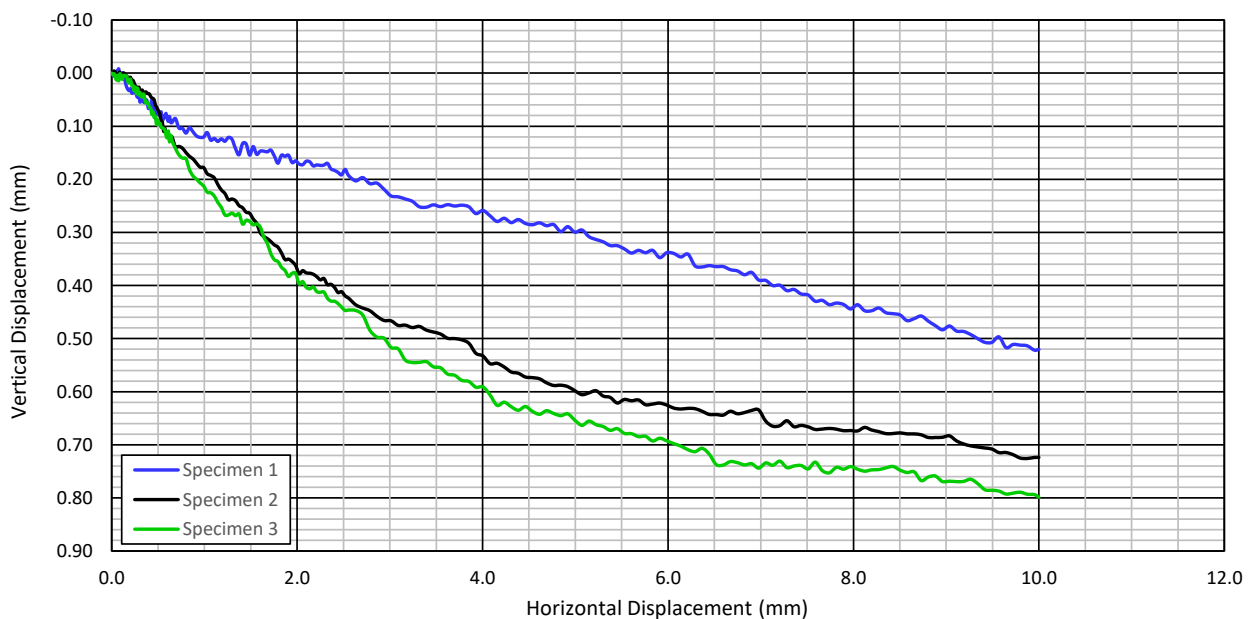
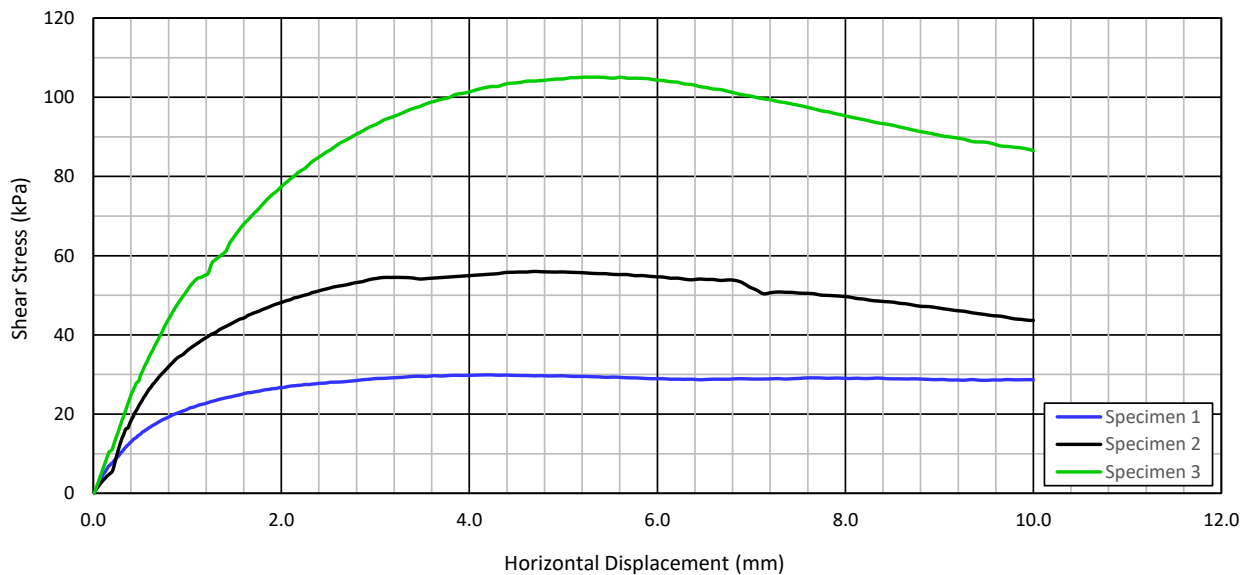


*Quality | Excellence | On Time*

**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Sample:** TP03  
**Depth: (m)** 3.3

**Job Number:** ITC-14  
**Lab Number:** ITC-14-116  
**Date:** 31/08/2023

## SHEARBOX TEST





*Quality | Excellence | On Time*

**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Sample:** TP06  
**Depth: (m)** 1.0

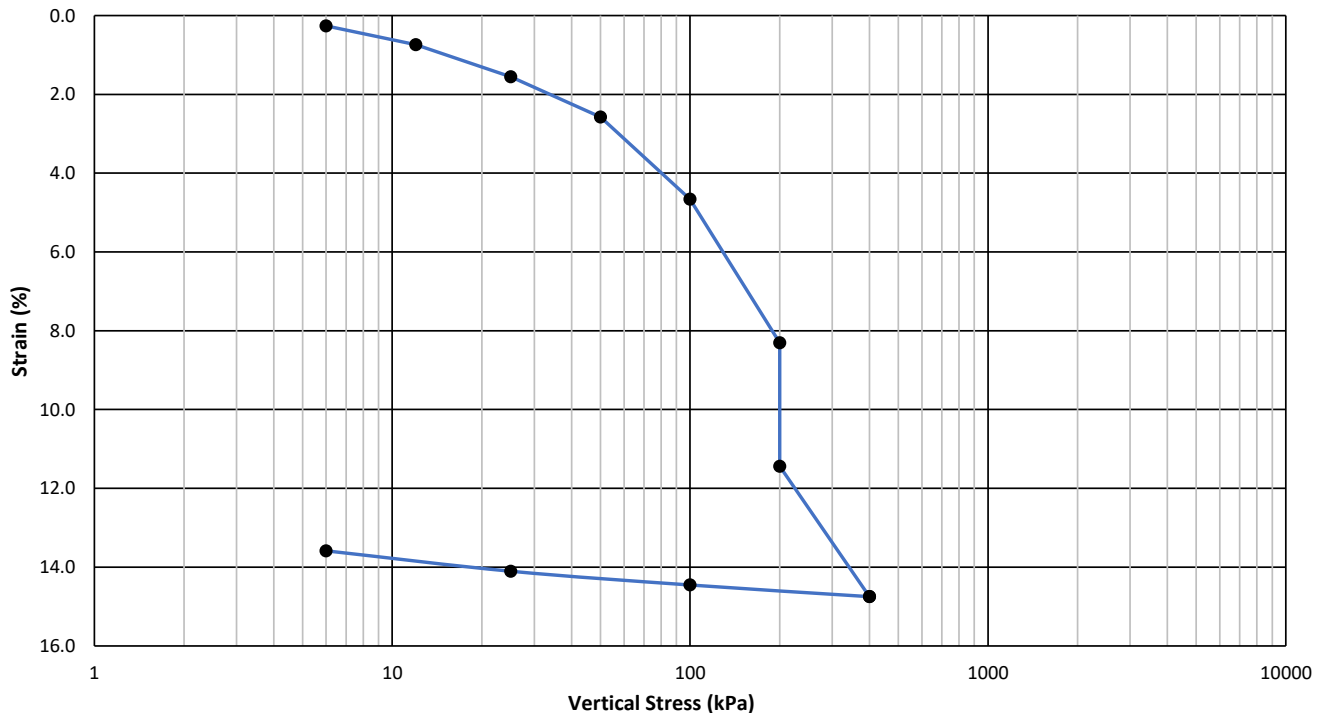
**Job Number:** ITC-14  
**Lab Number:** ITC-14-121  
**Method:** BS 1377 Part 5  
**Date:** 31-Aug-23

### ONE DIMENSIONAL COLLAPSE POTENTIAL TEST

Sample Info		Unit	Initial	Test Remarks:
Test Specimen Height		mm	25.4	Undisturbed <b>Collapse Potential:</b> 3.14 %
Moisture Content	Initial	%	7.6	
	Final	%	13.7	
Dry Density		kg/m <sup>3</sup>	1683	
Void Ratio		-	0.574	
Degree of Saturation		%	35.1	
Relative Density (SG)		-	2.650	Assumed

Vertical Stress Applied:	kPa	6	12	25	50	100	200	200	400	100	25	6		
Load applied for:	Hrs	1	1	1	1	1	1	16	1	1	1	1		
Height after increment	mm	25.33	25.21	25.01	24.75	24.22	23.29	22.49	21.65	21.73	21.82	21.95		
Total Strain	%	0.26	0.74	1.55	2.58	4.66	8.31	11.44	14.75	14.45	14.10	13.59		
Void Ratio	-	0.570	0.563	0.550	0.534	0.501	0.444	0.394	0.342	0.347	0.352	0.360		
Mv (1/Mpa)	-	-	0.800	0.628	0.416	0.429	0.382	-	0.187	0.012	0.054	0.317		

**Strain vs Log Stress**





Unit 1, 13 Bloubokke Street, Koedoespoort 0186

Roelof | 072 674 6343 | roelof@stlab.co.za

Gerrie | 082 309 4448 | gerrie@stlab.co.za

www.stlab.co.za

*Quality | Excellence | On Time*

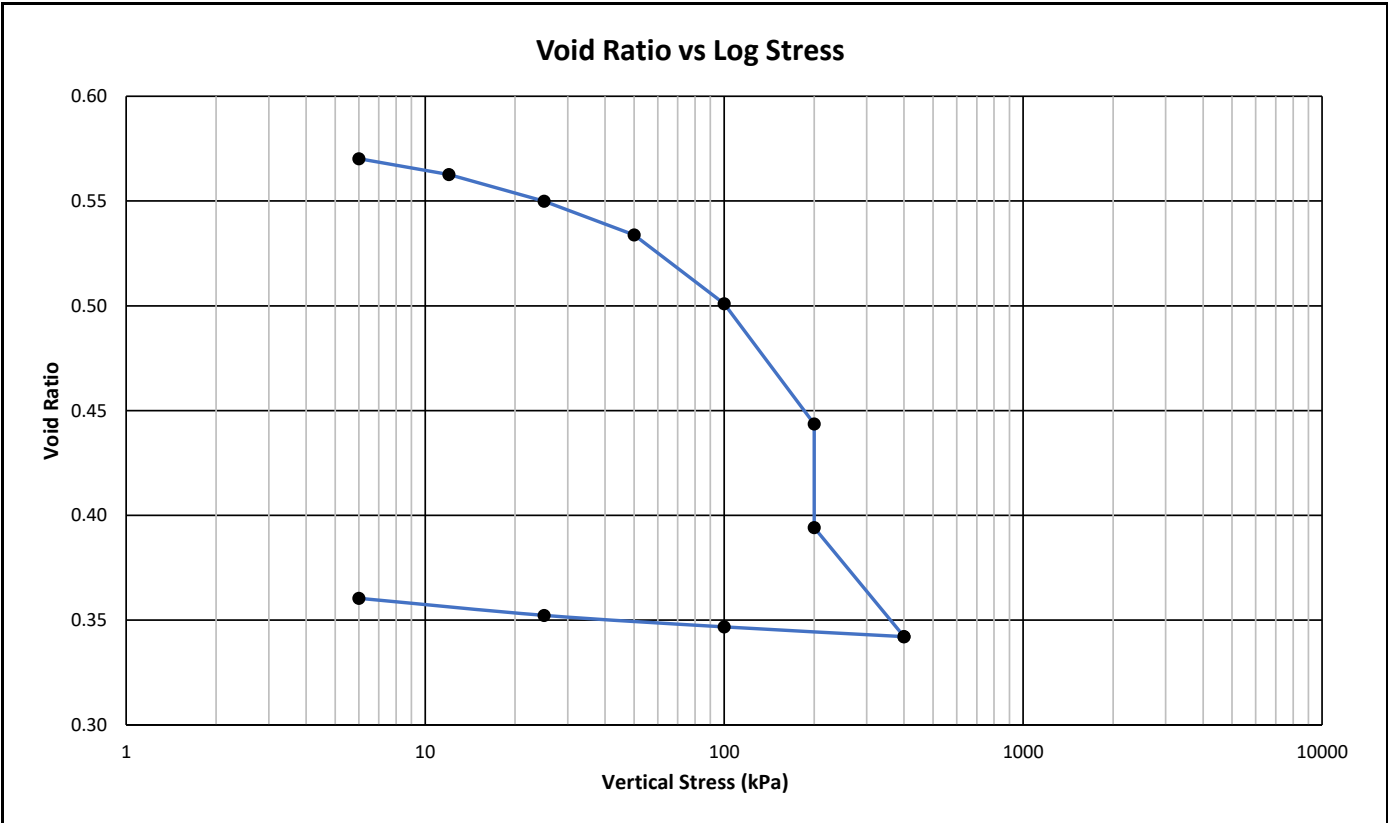
**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Sample:** TP06  
**Depth: (m)** 1.0

**Job Number:** ITC-14  
**Lab Number:** ITC-14-121  
**Method:** BS 1377 Part 5  
**Date:** 31-Aug-23

### ONE DIMENSIONAL COLLAPSE POTENTIAL TEST

Sample Info	Unit	Initial	Test Remarks:
Test Specimen Height	mm	25.4	Undisturbed <span style="float: right;"><b>Collapse Potential:</b> 3.14 %</span>
Moisture Content	Initial	7.6	
	Final	13.7	
Dry Density	kg/m <sup>3</sup>	1683	
Void Ratio	-	0.574	
Degree of Saturation	%	35.1	
Relative Density (SG)	-	2.650	Assumed

Vertical Stress Applied:	kPa	6	12	25	50	100	200	200	400	100	25	6		
Load applied for:	Hrs	1	1	1	1	1	1	16	1	1	1	1		
Height after increment	mm	25.33	25.21	25.01	24.75	24.22	23.29	22.49	21.65	21.73	21.82	21.95		
Total Strain	%	0.26	0.74	1.55	2.58	4.66	8.31	11.44	14.75	14.45	14.10	13.59		
Void Ratio	-	0.570	0.563	0.550	0.534	0.501	0.444	0.394	0.342	0.347	0.352	0.360		
Mv (1/Mpa)	-	-	0.800	0.628	0.416	0.429	0.382	-	0.187	0.012	0.054	0.317		



Although everything possible is done to ensure testing is performed accurately, neither Specialised Testing Laboratory (Pty) Ltd nor any of its directors, managers, employees or contractors can be held liable for any damages whatsoever arising from any error made in performing any tests, nor from any conclusions drawn therefrom. Test results are to be published in full. Samples will be kept for 1 month after the submission of test results due to limited storage space, unless other arrangements are in place.



*Quality | Excellence | On Time*

**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Sample:** TP08  
**Depth: (m)** 3.5

**Job Number:** ITC-14  
**Lab Number:** ITC-14-126  
**Date:** 31/08/2023

## SHEARBOX TEST

### General Test Data

Type of Test:	Slow Drained, saturated
Type of Sample:	Undisturbed
Normal Stresses (kPa):	50, 100, 200
Rate of Shear (mm/min):	0.011
Comments:	-

### Initial Specimen Details

		Specimen 1	Specimen 2	Specimen 3
Moisture Content	%	27.7	25.8	26.3
Dry Density	g/cm <sup>3</sup>	1.409	1.443	1.418
Void Ratio	-	1.045	0.997	1.031
Degree of Saturation	%	76.5	74.6	73.5
Particle Density (SG)	-	2.881 - Determined		

### Final Specimen Details

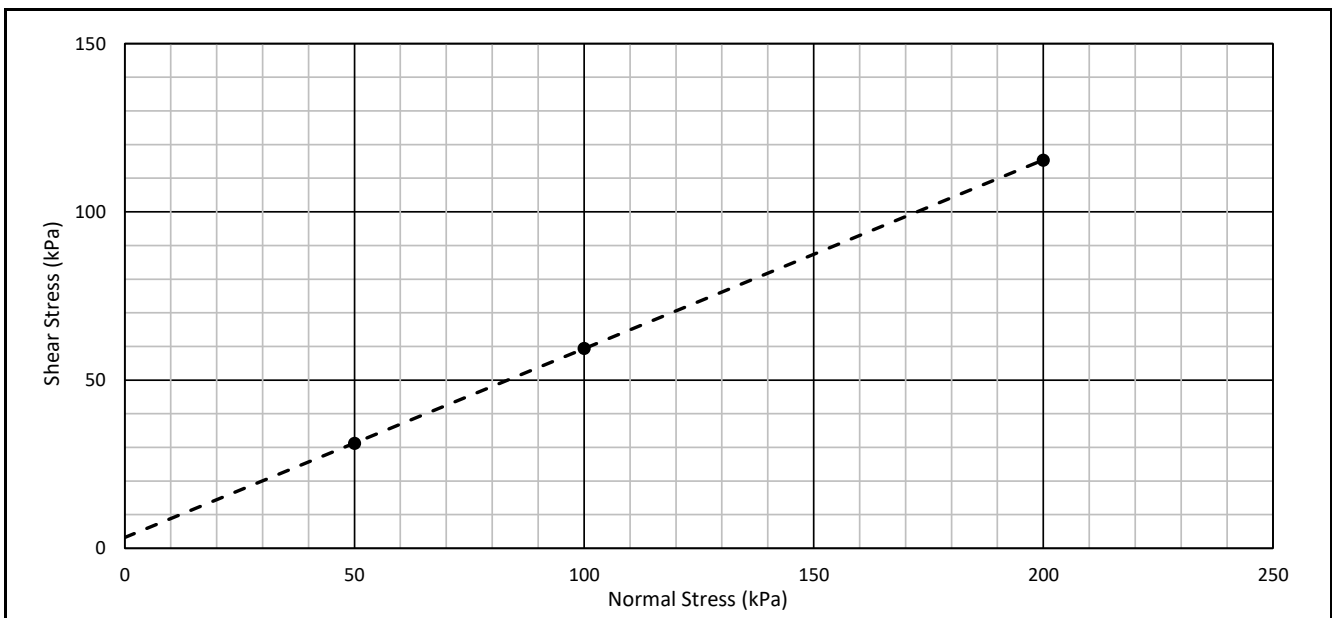
Moisture Content	%	34.1	40.4	41.8
------------------	---	------	------	------

### Shear Details

Maximum Shear Stress:	kPa	31.2	59.4	115.4
Strain at Maximum Shear Stress:	mm	8.90	6.82	6.60

### Shear Results

$\phi'$	Deg.	29
$c'$	kPa	3



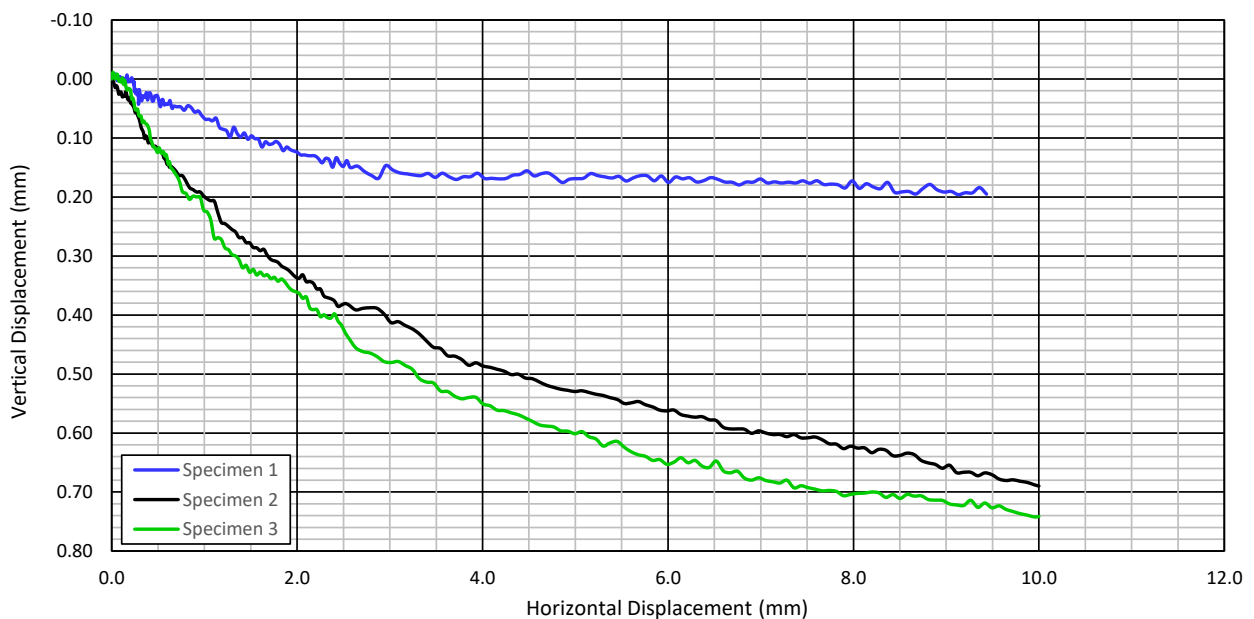
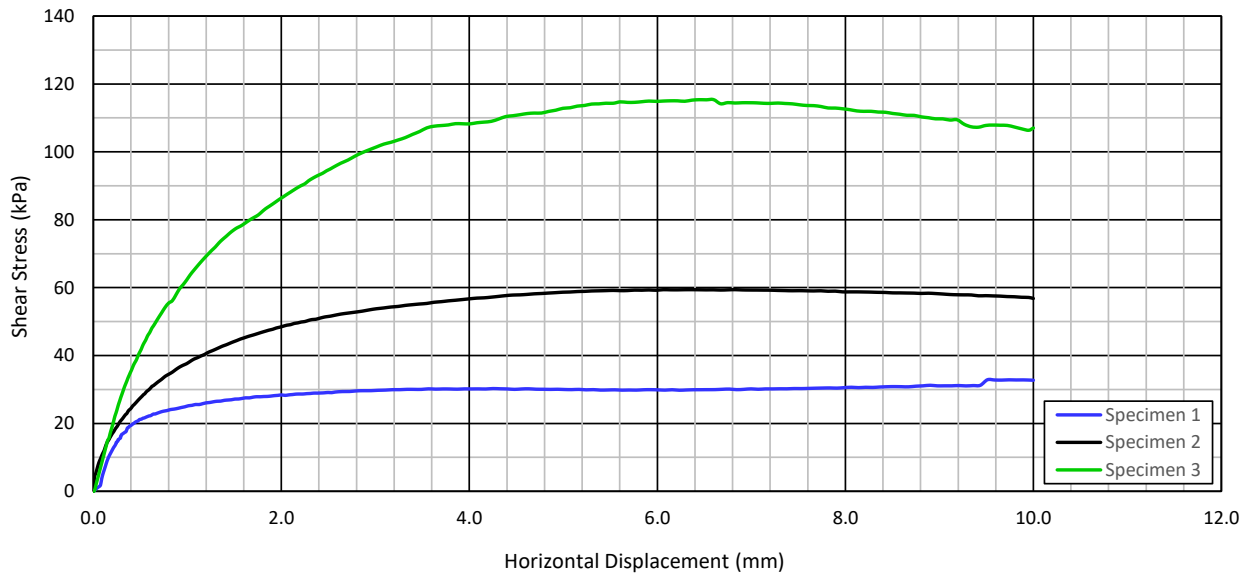


*Quality | Excellence | On Time*

**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Sample:** TP08  
**Depth: (m)** 3.5

**Job Number:** ITC-14  
**Lab Number:** ITC-14-126  
**Date:** 31/08/2023

## SHEARBOX TEST





*Quality | Excellence | On Time*

**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Sample:** TP10  
**Depth: (m)** 0.7

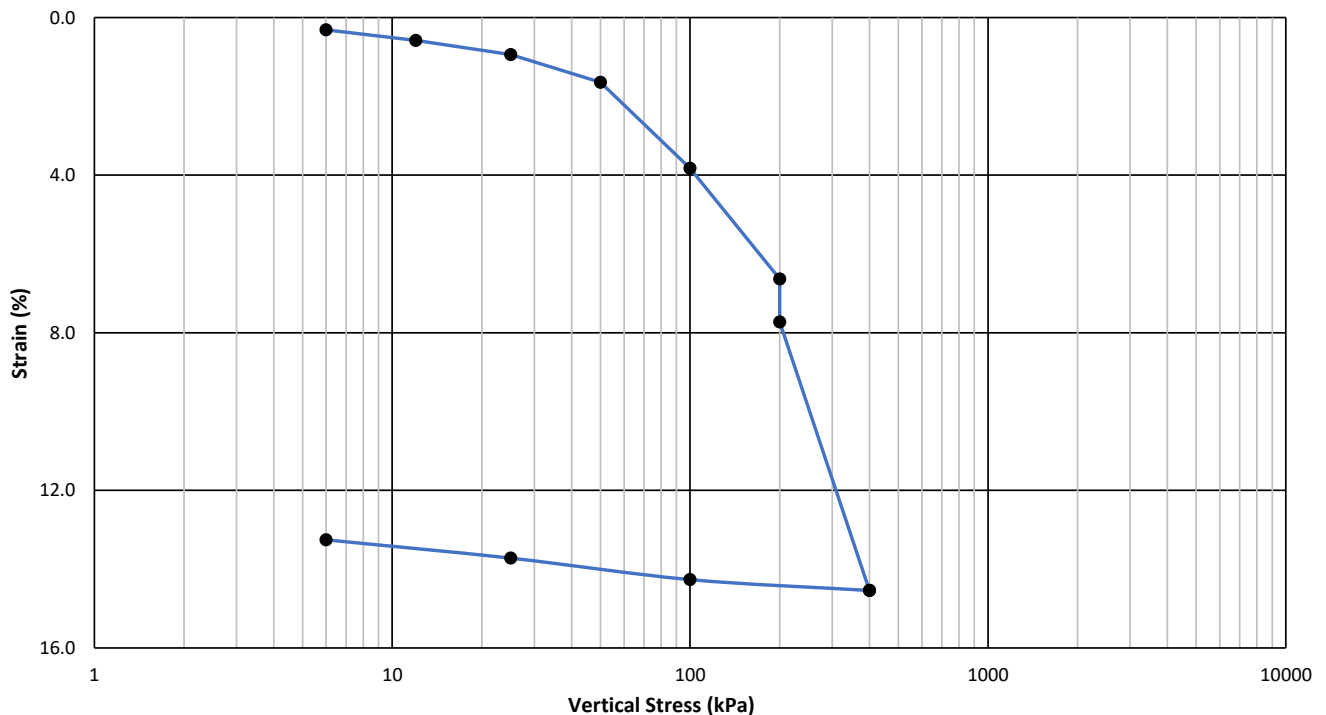
**Job Number:** ITC-14  
**Lab Number:** ITC-14-129  
**Method:** BS 1377 Part 5  
**Date:** 31-Aug-23

### ONE DIMENSIONAL COLLAPSE POTENTIAL TEST

Sample Info		Unit	Initial	Test Remarks:
Test Specimen Height		mm	25.4	Undisturbed
Moisture Content	Initial	%	13.7	<b>Collapse Potential:</b> 1.09 %
	Final	%	16.9	
Dry Density		kg/m <sup>3</sup>	1565	
Void Ratio		-	0.693	
Degree of Saturation		%	52.2	
Relative Density (SG)		-	2.650	Assumed

Vertical Stress Applied:	kPa	6	12	25	50	100	200	200	400	100	25	6		
Load applied for:	Hrs	1	1	1	1	1	1	16	1	1	1	1		
Height after increment	mm	25.32	25.25	25.16	24.98	24.43	23.71	23.44	21.71	21.78	21.92	22.03		
Total Strain	%	0.31	0.58	0.94	1.64	3.83	6.64	7.73	14.54	14.27	13.72	13.26		
Void Ratio	-	0.688	0.683	0.677	0.665	0.628	0.581	0.562	0.447	0.452	0.461	0.469		
Mv (1/Mpa)	-	-	0.451	0.277	0.284	0.444	0.292	-	0.369	0.011	0.085	0.283		

**Strain vs Log Stress**





*Quality | Excellence | On Time*

**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Sample:** TP10  
**Depth: (m)** 0.7

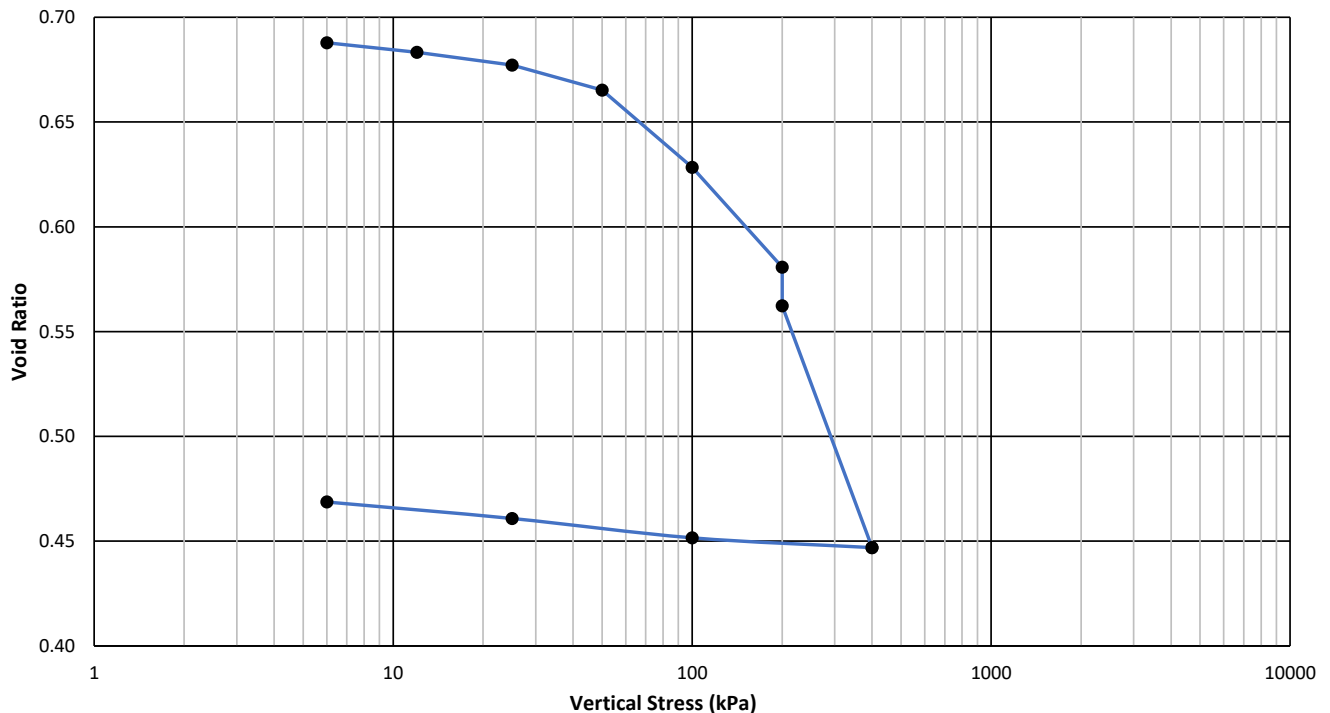
**Job Number:** ITC-14  
**Lab Number:** ITC-14-129  
**Method:** BS 1377 Part 5  
**Date:** 31-Aug-23

### ONE DIMENSIONAL COLLAPSE POTENTIAL TEST

Sample Info		Unit	Initial	Test Remarks:
Test Specimen Height		mm	25.4	Undisturbed <b>Collapse Potential:</b> 1.09 %
Moisture Content	Initial	%	13.7	
	Final	%	16.9	
Dry Density		kg/m <sup>3</sup>	1565	
Void Ratio		-	0.693	
Degree of Saturation		%	52.2	
Relative Density (SG)		-	2.650	Assumed

Vertical Stress Applied:	kPa	6	12	25	50	100	200	200	400	100	25	6		
Load applied for:	Hrs	1	1	1	1	1	1	16	1	1	1	1		
Height after increment	mm	25.32	25.25	25.16	24.98	24.43	23.71	23.44	21.71	21.78	21.92	22.03		
Total Strain	%	0.31	0.58	0.94	1.64	3.83	6.64	7.73	14.54	14.27	13.72	13.26		
Void Ratio	-	0.688	0.683	0.677	0.665	0.628	0.581	0.562	0.447	0.452	0.461	0.469		
Mv (1/Mpa)	-	-	0.451	0.277	0.284	0.444	0.292	-	0.369	0.011	0.085	0.283		

**Void Ratio vs Log Stress**





**Specialised Testing Laboratory** (Pty) Ltd  
Asphalt | Aggregate | Bitumen | Geotechnical

Unit 1, 13 Bloubokkie Street, Koedoespoort 0186  
Roelof | 072 674 6343 | roelof@stlab.co.za  
Gerrie | 082 309 4448 | gerrie@stlab.co.za  
www.stlab.co.za

*Quality | Excellence | On Time*

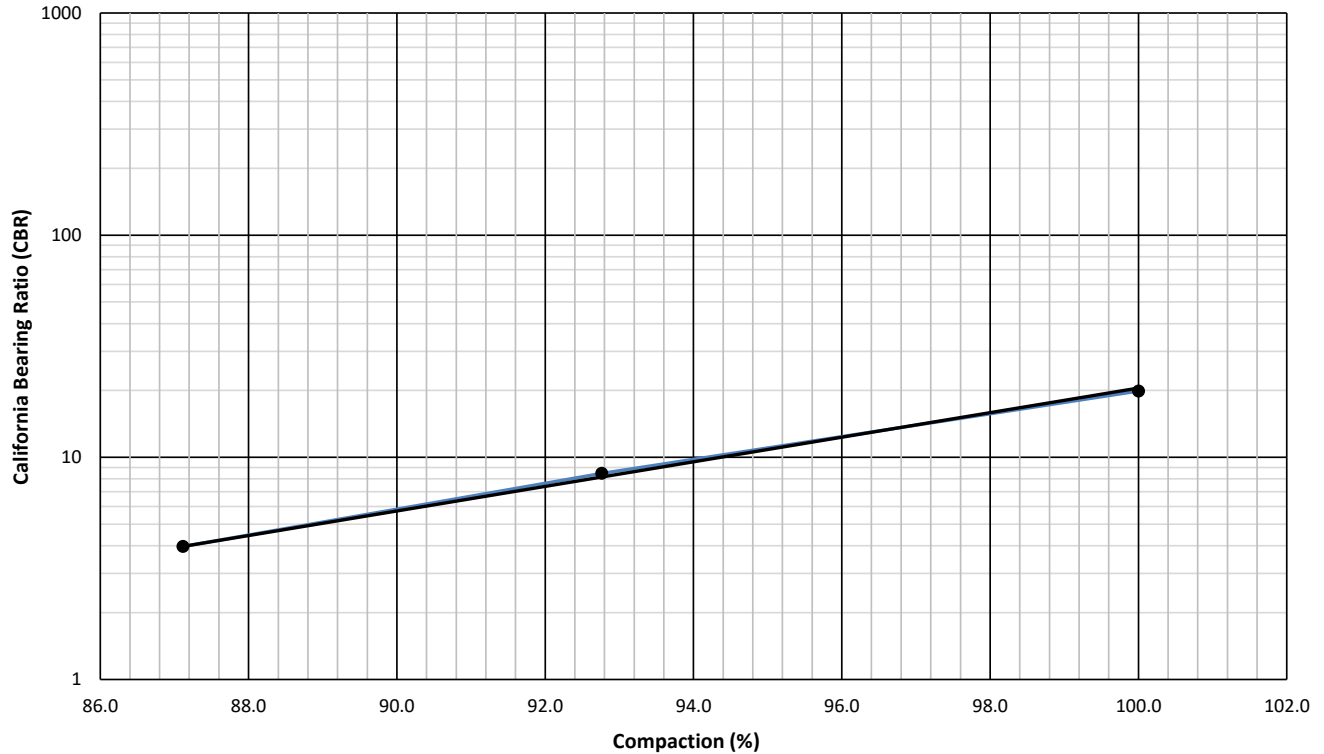
**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Sample:** TP10  
**Depth: (m)** 1.0 - 1.6

**Job Number:** ITC-14  
**Lab Number:** ITC-14-131  
**Method:** SANS 3001 GR40  
**Date:** 31-Aug-23

**CALIFORNIA BEARING RATIO**

**Sheet Reference:**  
R-STL-014 Rev01

Mod. AASHTO Values		Compaction Data: CBR			Swell (%)	CBR at (mm)			CBR Values	
MDD (kg/m <sup>3</sup> )	OMC (%)	Dry Dens. (kg/m <sup>3</sup> )	MC (%)	Comp. (%)		2.5	5.0	7.5	Compaction (%)	CBR
1836	14.4	1824	14.0	100.0	0.8	20	21	19	100	20
1836	14.4	1692	14.0	92.8	0.8	8	7	7	98	16
1836	14.4	1589	14.0	87.1	0.9	4	3	3	97	14
									95	11
									93	9
									90	6



Although everything possible is done to ensure testing is performed accurately, neither Specialised Testing Laboratory (Pty) Ltd nor any of its directors, managers, employees or contractors can be held liable for any damages whatsoever arising from any error made in performing any tests, nor from any conclusions drawn therefrom. Test results are to be published in full. Samples will be kept for 1 month after the submission of test results due to limited storage space, unless other arrangements are in place. Confidentiality statement: Unless the release of information is required by law or covered by confidentiality agreements all information obtained or created during the performance of laboratory activities will be kept confidential.



**Specialised Testing Laboratory** (Pty) Ltd  
Asphalt | Aggregate | Bitumen | Geotechnical

Unit 1, 13 Bloubokkie Street, Koedoespoort 0186

Roelof | 072 674 6343 | roelof@stlab.co.za

Gerrie | 082 309 4448 | gerrie@stlab.co.za

www.stlab.co.za

*Quality | Excellence | On Time*

**Client Name:** Intraconsult  
**Project Name:** IR1833: Pretoria East  
**Sample:** TP10  
**Depth: (m)** 1.0 - 1.6

**Job Number:** ITC-14  
**Lab Number:** ITC-14-131  
**Method:** SANS 3001 GR30  
**Date:** 31-Aug-23

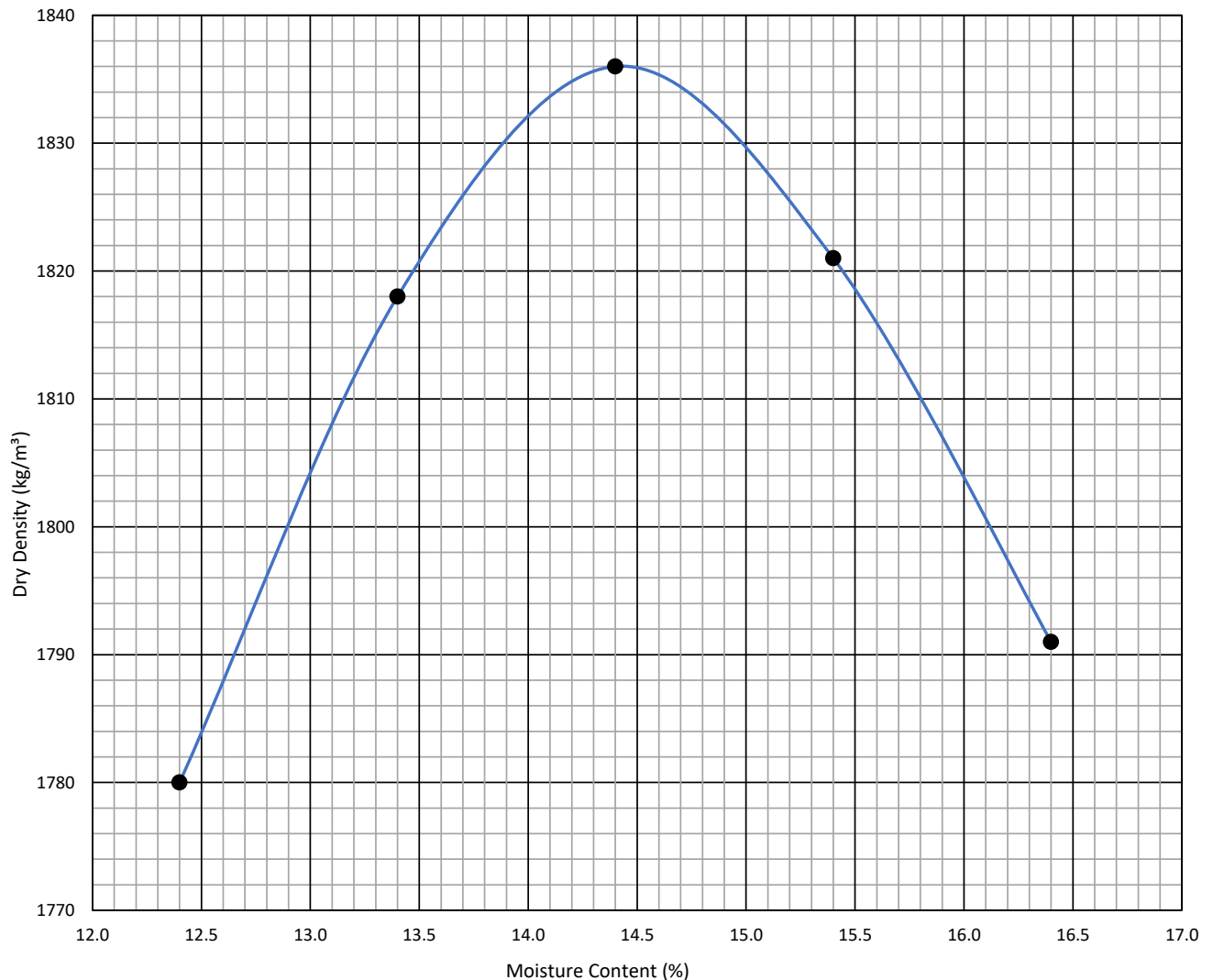
**MDD & OMC DETERMINATION (Mod. AASHTO)**

**Sheet Reference:**  
R-STL-013 Rev01

Maximum Dry Density: **1836** kg/m<sup>3</sup>

Optimum Moisture Content: **14.4** %

Moisture Content (%)	12.4	13.4	14.4	15.4	16.4		
Dry Density (kg/m <sup>3</sup> )	1780	1818	1836	1821	1791		



Although everything possible is done to ensure testing is performed accurately, neither Specialised Testing Laboratory (Pty) Ltd nor any of its directors, managers, employees or contractors can be held liable for any damages whatsoever arising from any error made in performing any tests, nor from any conclusions drawn therefrom. Test results are to be published in full. Samples will be kept for 1 month after the submission of test results due to limited storage space, unless other arrangements are in place. Confidentiality statement: Unless the release of information is required by law or covered by confidentiality agreements all information obtained or created during the performance of laboratory activities will be kept confidential.

22 April 2026

1<sup>st</sup> Floor, Block D  
 The Village Office Park  
 Cnr of Oberon Ave & Glenwood Rd  
 Faerie Glen, 0043  
 Mobile: +27 (0) 83 564 1563  
 Tel: +27 (0) 87 897 5074/5/6  
 E-mail: [admin@edlengineers.co.za](mailto:admin@edlengineers.co.za)  
 Website: [www.edlengineers.co.za](http://www.edlengineers.co.za)

**TO: The Town Planning Hub cc (TPH)**

**RE: Proposed Townships on Portions 426 and 679 Derdepoort 326-JR.**

Registered Number:  
 2016/326977/07

Dear Beverley,

EDL Engineers (Pty) Ltd was appointed to compile a revised Traffic Impact Assessment for the planned development of Portions 426 & 679 Derdepoort 326-JR, Pretoria, Gauteng Province. The study site(s) (Portion 426 & 679 Derdepoort 326-JR) is situated northeast of the Baviaanspoort Road / Intaba Road intersection and approx. 150m to the southeast of Sefako Makgatho Drive (R513) / Baviaanspoort Road intersection within region 5 of the Tshwane Metropolitan Municipality. The site is bordered by the Baviaanspoort Road to the west and Intaba Road to the east and south of the site.

**Calculated Trip Generation**

With reference to the new / revised information supplied to EDL Engineers (Pty) Ltd, we were able to calculate the revised peak hour trip generation as follows:

**Multi-level Townhouses:** According to the new information, for each of the three (3) proposed townships, a maximum density of 155 units per hectare is proposed. Based on this information, the following peak hour trips are expected to be generated by the proposed townships. Due to the site’s proximity to Sefako Makgatho Drive (a transit corridor), a 15% trip reduction factor was applied. Refer to **Table 1** below:

**Table 1: Estimated trip generation of the development**

Description	Develop. Area (Ha)	No of Units	Peak Hour	Split (%)	TRIPS		
					In	Out	Total
Derdepoort park X51	2.3261	360	Weekday AM	25 / 75	58	173	231
			Weekday PM	70 / 30	161	70	231
Derdepoort park X52	2.2374	346	Weekday AM	25 / 75	55	166	221
			Weekday PM	70 / 30	155	66	221
Derdepoort park X53	2.9609	458	Weekday AM	25 / 75	73	219	292
			Weekday PM	70 / 30	204	88	292
Total	7.5244	1164	Weekday AM Peak Hour		186	558	744
			Weekday PM Peak Hour		520	224	744

Please do not hesitate to contact us should any further detail or clarification be required.



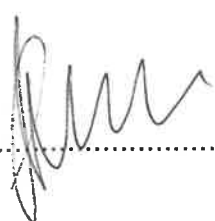
**Eben D. Kotze**, Pr. Tech Eng (Civil)  
 (ECSA Reg: 200370133)  
 Managing Director  
**EDL Engineers (Pty) Ltd**

**SWORN AFFIDAVIT**

**TO WHOM IT MAY CONCERN**

I, the undersigned, **Beatrix Elizabeth Fletcher** do hereby declare under oath that:

1. The required pre-consultation process with the relevant municipal service departments has been undertaken prior to the submission of the land use applications submitted on Portion 426 (a portion of Portion 21) and Portion 679 of the farm Derdepoort 326JR.
2. Consultations were conducted with the relevant departments responsible for municipal engineering and related services, including but not limited to:
  - Roads and Stormwater;
  - Water and Sanitation;
  - Electricity;
  - Traffic Engineering.
3. During the pre-consultation process, the proposed development application was discussed with the relevant officials and comments, requirements and recommendations were obtained from the Electricity Department and Traffic Engineering Department.
4. Further discussions with the Service Departments were held by the appointed Professionals Engineers and the risks of the service departments have been mitigated by the submission of the relevant Engineering Services Reports.

SIGNED:  .....

I certify that the deponent acknowledged that he/she understands the contents of this declaration and the deponent uttered the following words: *"I swear that the contents of this declaration is true, so help me God"*.

COMMISSIONER OF OATHS:  .....

Gideon Johannes Pieteraar  
**COMMISSIONER OF OATHS**  
Practising Attorney, RSA  
1st Floor, Block B, Lombardy  
Corporate Park, Cole Road, Shere  
Pretoria

DATE: 21 May 2026 .....

**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.

Applicant name: THE TOWN PLANNING HUB CC  
 Property Description: PORTION 426 (A PORTION OF PORTION 21) AND PORTION 679 FARM DERDEPOORT 326-JR  
 Existing Zoning: AGRICULTURAL

<b>Portion 426 of the farm Derdepoort 326JR</b>	
Use Zone	"Agricultural"
Uses Permitted	As per Scheme
Density	Not applicable
FAR	Not applicable
Height	10m
Coverage	50%
<b>Portion 679 of the farm Derdepoort 326JR</b>	
Use Zone	"Agricultural"
Uses Permitted	As per Scheme
Density	Not applicable
FAR	Not applicable
Height	10m
Coverage	50%

Existing consent uses / permissions: NONE

Details of the proposed application: Application Type, proposed Land use, Height, Coverage, et cetera.:

The intention is to apply:

1. Withdraw the approved township establishment application known as Derdepoortpark Extension 44 (approved with a density of 120 dwelling units)
2. Apply for three (3) separate township establishment applications, each township will apply for a higher density, at 150 dwelling units per hectare.
  - a. **Township 1** (township name still to be reserved) over a Part of Portion 426 (a ptn of ptn 21) and a Part of Portion 679 of the farm Derdepoort 326JR. Township measures 2.6680ha – refer to draft Annexure L for proposed development controls
  - b. **Township 2** (township name still to be reserved) over a Part of Portion 426 (a ptn of Ptn 21) and a Part of Portion 679 of the farm Derdepoort 326JR. Township measures 2.5652ha – refer to the draft Annexure L for the proposed development controls
  - c. **Township 3** (township name still to be reserved) over a Part of Portion 679 of the farm Derdepoort 326JR. Township measures 2.7018ha – refer to the draft Annexure L for the proposed development controls

DEPARTMENT / DIVISION/ SECTION NAME	DATE OF ENGAGEMENT	COMMENTS FROM THE DEPARTMENT AND SIGNATURE
	29 July 2025	Application will be Supported
Energy and Electricity		

R. Snyman



## Beverley Oosthuizen

---

**From:** Beverley Oosthuizen <tph@tph.co.za>  
**Sent:** Tuesday, 29 July 2025 11:30  
**To:** 'Tshepo T. Seshai'  
**Subject:** Pre-Consultation: Townships farm Derdepoort 326-JR  
**Attachments:** F33 form.docx; DRAFT layout Township #1.pdf; Annexure L - Township 1.docx; DRAFT layout Township #2.pdf; Annexure L - Township 2.docx; DRAFT layout Township #3.pdf; Annexure L - Township 3.docx; Portion 426 & 679 Derdepoort 326-JR - Appointment & Trip Generation Letter.pdf

**Importance:** High

Good day Tshepo

Hope you well.

Attached hereto please see the following:

- Completed F/33 form
- Township layout plans (x3)
- Draft Annexure L (x3)

Kindly note, as per the completed F/33 form the intention is to apply for **3** separate township establishment applications.

Trusting you find this in order and look forward to hearing from you.

Regards,

### Beverley Oosthuizen

The Town Planning Hub CC

Tel: (012) 809 2229

Website: [www.tph.co.za](http://www.tph.co.za)

CONFIDENTIALITY NOTICE: This e-mail may contain confidential information and is intended only for the use of the recipient named above. Should you receive this e-mail in error, please forward it to [tph@tph.co.za] and delete from your inbox. Any disclosure, copying, distribution or action on the contents of this e-mail is strictly prohibited



## Beverley Oosthuizen

---

**From:** Tshepo T. Seshai <TshepoSes@TSHWANE.GOV.ZA>  
**Sent:** Tuesday, 29 July 2025 13:26  
**To:** Beverley Oosthuizen  
**Subject:** RE: Pre-Consultation: Townships farm Derdepoort 326-JR

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,



**Seshai Tshepo**  
Engineering Technician  
Intelligent Transport Systems



---

Roads & Transport Department | Room C317 | Capitol Towers North | 225 Madiba Street | Pretoria |  
PO Box 1400 | Pretoria | 0001 | [www.tshwane.gov.za](http://www.tshwane.gov.za) | Tel: 012 358 2119 | Cell: 081 782 3613 |  
Fax 086 506 2457 | Email: [TshepoSes@tshwane.gov.za](mailto:TshepoSes@tshwane.gov.za)

---

**From:**

Beverley Oosthuizen <tph@tph.co.za>  
**Sent:** Tuesday, July 29, 2025 11:30 AM  
**To:** Tshepo T. Seshai <TshepoSes@TSHWANE.GOV.ZA>  
**Subject:** Pre-Consultation: Townships farm Derdepoort 326-JR  
**Importance:** High

Good day Tshepo

Hope you well.

Attached hereto please see the following:

- Completed F/33 form
- Township layout plans (x3)
- Draft Annexure L (x3)

Kindly note, as per the completed F/33 form the intention is to apply for 3 separate township establishment applications.

Trusting you find this in order and look forward to hearing from you.

Regards,

**Beverley Oosthuizen**

The Town Planning Hub CC

Tel: (012) 809 2229

Website: [www.tph.co.za](http://www.tph.co.za)

CONFIDENTIALITY NOTICE: This e-mail may contain confidential information and is intended only for the use of the recipient named above. Should you receive this e-mail in error, please forward it to [tph@tph.co.za] and delete from your inbox. Any disclosure, copying, distribution or action on the contents of this e-mail is strictly prohibited



## Beverley Oosthuizen

---

**From:** Beverley Oosthuizen <tph@tph.co.za>  
**Sent:** Tuesday, 29 July 2025 11:29  
**To:** 'Sybel Mogale'  
**Subject:** Pre-Consultation: Townships farm Derdepoort 326-JR  
**Attachments:** F33 form.docx; DRAFT layout Township #1.pdf; Annexure L - Township 1.docx; DRAFT layout Township #2.pdf; Annexure L - Township 2.docx; DRAFT layout Township #3.pdf; Annexure L - Township 3.docx

**Importance:** High

Good day Sybel

Hope you well.

Attached hereto please see the following:

- Completed F/33 form
- Township layout plans (x3)
- Draft Annexure L (x3)

Kindly note, as per the completed F/33 form the intention is to apply for **3** separate township establishment applications.

Trusting you find this in order and look forward to hearing from you.

Regards,

### Beverley Oosthuizen

The Town Planning Hub CC

Tel: (012) 809 2229

Website: [www.tph.co.za](http://www.tph.co.za)

CONFIDENTIALITY NOTICE: This e-mail may contain confidential information and is intended only for the use of the recipient named above. Should you receive this e-mail in error, please forward it to [tph@tph.co.za] and delete from your in-box. Any disclosure, copying, distribution or action on the contents of this e-mail is strictly prohibited



## Beverley Oosthuizen

---

**From:** Sybel Mogale <SybelM@tshwane.gov.za>  
**Sent:** Tuesday, 29 July 2025 18:56  
**To:** Nkosinathi Ntombela  
**Cc:** Jeaneth M. Makgobole; Beverley Oosthuizen  
**Subject:** FW: Pre-Consultation: Townships farm Derdepoort 326-JR  
**Attachments:** F33 form.docx; DRAFT layout Township #1.pdf; Annexure L - Township 1.docx; DRAFT layout Township #2.pdf; Annexure L - Township 2.docx; DRAFT layout Township #3.pdf; Annexure L - Township 3.docx

**Importance:** High

---

**From:** Beverley Oosthuizen <tph@tph.co.za>  
**Sent:** Tuesday, 29 July 2025 11:29  
**To:** Sybel Mogale <SybelM@tshwane.gov.za>  
**Subject:** Pre-Consultation: Townships farm Derdepoort 326-JR  
**Importance:** High

Good day Sybel

Hope you well.

Attached hereto please see the following:

- Completed F/33 form
- Township layout plans (x3)
- Draft Annexure L (x3)

Kindly note, as per the completed F/33 form the intention is to apply for 3 separate township establishment applications.

Trusting you find this in order and look forward to hearing from you.

Regards,

**Beverley Oosthuizen**  
The Town Planning Hub CC  
Tel: (012) 809 2229  
Website: [www.tph.co.za](http://www.tph.co.za)

CONFIDENTIALITY NOTICE: This e-mail may contain confidential information and is intended only for the use of the recipient named above. Should you receive this e-mail in error, please forward it to [tph@tph.co.za] and delete from your inbox. Any disclosure, copying, distribution or action on the contents of this e-mail is strictly prohibited

Johannesburg | Tshwane



U20

Johannesburg - Tshwane

2025

The City  
Sherpa  
on 12 a

A proud

## Beverley Oosthuizen

---

**From:** Beverley Oosthuizen <tph@tph.co.za>  
**Sent:** Tuesday, 29 July 2025 11:27  
**To:** 'Linda Thorpe'  
**Cc:** 'Bea Fletcher'  
**Subject:** Pre-Consultation: Townships farm Derdepoort 326-JR  
**Attachments:** F33 form.docx; DRAFT layout Township #1.pdf; Annexure L - Township 1.docx; DRAFT layout Township #2.pdf; Annexure L - Township 2.docx; DRAFT layout Township #3.pdf; Annexure L - Township 3.docx; B2025P - 01- Derdepoort 3 Township Applications - Electrical.pdf

**Importance:** High

Good day

Hope you well.

Attached hereto please see the following:

- Completed F/33 form
- Township layout plans (x3)
- Draft Annexure L (x3)
- Electrical Engineering Services as compiled by IngPlan Consulting Engineers dated 17 July 2025.

Kindly note, as per the completed F/33 form the intention is to apply for **3** separate township establishment applications.

Trusting you find this in order and look forward to hearing from you.

Regards,

### Beverley Oosthuizen

The Town Planning Hub CC

Tel: (012) 809 2229

Website: [www.tph.co.za](http://www.tph.co.za)

CONFIDENTIALITY NOTICE: This e-mail may contain confidential information and is intended only for the use of the recipient named above. Should you receive this e-mail in error, please forward it to [tph@tph.co.za] and delete from your inbox. Any disclosure, copying, distribution or action on the contents of this e-mail is strictly prohibited



## Beverley Oosthuizen

---

**From:** Linda Thorpe <LindaT@TSHWANE.GOV.ZA>  
**Sent:** Tuesday, 29 July 2025 12:33  
**To:** Roelf Snyman  
**Cc:** Beverley Oosthuizen  
**Subject:** FW: Pre-Consultation: Townships farm Derdepoort 326-JR  
**Attachments:** F33 form.docx; DRAFT layout Township #1.pdf; Annexure L - Township 1.docx; DRAFT layout Township #2.pdf; Annexure L - Township 2.docx; DRAFT layout Township #3.pdf; Annexure L - Township 3.docx; B2025P - 01- Derdepoort 3 Township Applications - Electrical.pdf

**Importance:** High

Roelf,

Sit op stelsel. PRE- ENGAGEMENT

l

---

**From:** Beverley Oosthuizen <tph@tph.co.za>  
**Sent:** Tuesday, 29 July 2025 11:27  
**To:** Linda Thorpe <LindaT@TSHWANE.GOV.ZA>  
**Cc:** 'Bea Fletcher' <bea@tph.co.za>  
**Subject:** Pre-Consultation: Townships farm Derdepoort 326-JR  
**Importance:** High

Good day

Hope you well.

Attached hereto please see the following:

- Completed F/33 form
- Township layout plans (x3)
- Draft Annexure L (x3)
- Electrical Engineering Services as compiled by IngPlan Consulting Engineers dated 17 July 2025.

Kindly note, as per the completed F/33 form the intention is to apply for **3** separate township establishment applications.

Trusting you find this in order and look forward to hearing from you.

Regards,

**Beverley Oosthuizen**  
The Town Planning Hub CC

Tel: (012) 809 2229  
Website: [www.tph.co.za](http://www.tph.co.za)

CONFIDENTIALITY NOTICE: This e-mail may contain confidential information and is intended only for the use of the recipient named above. Should you receive this e-mail in error, please forward it to [tph@tph.co.za] and delete from your inbox. Any disclosure, copying, distribution or action on the contents of this e-mail is strictly prohibited



## Beverley Oosthuizen

---

**From:** Beverley Oosthuizen <tph@tph.co.za>  
**Sent:** Tuesday, 29 July 2025 11:30  
**To:** 'Tshepo T. Seshai'  
**Subject:** Pre-Consultation: Townships farm Derdepoort 326-JR  
**Attachments:** F33 form.docx; DRAFT layout Township #1.pdf; Annexure L - Township 1.docx; DRAFT layout Township #2.pdf; Annexure L - Township 2.docx; DRAFT layout Township #3.pdf; Annexure L - Township 3.docx; Portion 426 & 679 Derdepoort 326-JR - Appointment & Trip Generation Letter.pdf

**Importance:** High

Good day Tshepo

Hope you well.

Attached hereto please see the following:

- Completed F/33 form
- Township layout plans (x3)
- Draft Annexure L (x3)

Kindly note, as per the completed F/33 form the intention is to apply for **3** separate township establishment applications.

Trusting you find this in order and look forward to hearing from you.

Regards,

### Beverley Oosthuizen

The Town Planning Hub CC

Tel: (012) 809 2229

Website: [www.tph.co.za](http://www.tph.co.za)

CONFIDENTIALITY NOTICE: This e-mail may contain confidential information and is intended only for the use of the recipient named above. Should you receive this e-mail in error, please forward it to [tph@tph.co.za] and delete from your inbox. Any disclosure, copying, distribution or action on the contents of this e-mail is strictly prohibited



## Beverley Oosthuizen

---

**From:** Tshepo T. Seshai <TshepoSes@TSHWANE.GOV.ZA>  
**Sent:** Tuesday, 29 July 2025 13:26  
**To:** Beverley Oosthuizen  
**Subject:** RE: Pre-Consultation: Townships farm Derdepoort 326-JR

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,



**Seshai Tshepo**  
Engineering Technician  
Intelligent Transport Systems



---

Roads & Transport Department | Room C317 | Capitol Towers North | 225 Madiba Street | Pretoria |  
PO Box 1400 | Pretoria | 0001 | [www.tshwane.gov.za](http://www.tshwane.gov.za) | Tel: 012 358 2119 | Cell: 081 782 3613 |  
Fax 086 506 2457 | Email: [TshepoSes@tshwane.gov.za](mailto:TshepoSes@tshwane.gov.za)

---

**From:**

Beverley Oosthuizen <tph@tph.co.za>  
**Sent:** Tuesday, July 29, 2025 11:30 AM  
**To:** Tshepo T. Seshai <TshepoSes@TSHWANE.GOV.ZA>  
**Subject:** Pre-Consultation: Townships farm Derdepoort 326-JR  
**Importance:** High

Good day Tshepo

Hope you well.

Attached hereto please see the following:

- Completed F/33 form
- Township layout plans (x3)
- Draft Annexure L (x3)

Kindly note, as per the completed F/33 form the intention is to apply for 3 separate township establishment applications.

Trusting you find this in order and look forward to hearing from you.

Regards,

**Beverley Oosthuizen**

The Town Planning Hub CC

Tel: (012) 809 2229

Website: [www.tph.co.za](http://www.tph.co.za)

CONFIDENTIALITY NOTICE: This e-mail may contain confidential information and is intended only for the use of the recipient named above. Should you receive this e-mail in error, please forward it to [tph@tph.co.za] and delete from your inbox. Any disclosure, copying, distribution or action on the contents of this e-mail is strictly prohibited



## Beverley Oosthuizen

---

**From:** Beverley Oosthuizen <tph@tph.co.za>  
**Sent:** Tuesday, 29 July 2025 11:29  
**To:** 'Sybel Mogale'  
**Subject:** Pre-Consultation: Townships farm Derdepoort 326-JR  
**Attachments:** F33 form.docx; DRAFT layout Township #1.pdf; Annexure L - Township 1.docx; DRAFT layout Township #2.pdf; Annexure L - Township 2.docx; DRAFT layout Township #3.pdf; Annexure L - Township 3.docx

**Importance:** High

Good day Sybel

Hope you well.

Attached hereto please see the following:

- Completed F/33 form
- Township layout plans (x3)
- Draft Annexure L (x3)

Kindly note, as per the completed F/33 form the intention is to apply for **3** separate township establishment applications.

Trusting you find this in order and look forward to hearing from you.

Regards,

### Beverley Oosthuizen

The Town Planning Hub CC

Tel: (012) 809 2229

Website: [www.tph.co.za](http://www.tph.co.za)

CONFIDENTIALITY NOTICE: This e-mail may contain confidential information and is intended only for the use of the recipient named above. Should you receive this e-mail in error, please forward it to [tph@tph.co.za] and delete from your in-box. Any disclosure, copying, distribution or action on the contents of this e-mail is strictly prohibited



## Beverley Oosthuizen

---

**From:** Sybel Mogale <SybelM@tshwane.gov.za>  
**Sent:** Tuesday, 29 July 2025 18:56  
**To:** Nkosinathi Ntombela  
**Cc:** Jeaneth M. Makgobole; Beverley Oosthuizen  
**Subject:** FW: Pre-Consultation: Townships farm Derdepoort 326-JR  
**Attachments:** F33 form.docx; DRAFT layout Township #1.pdf; Annexure L - Township 1.docx; DRAFT layout Township #2.pdf; Annexure L - Township 2.docx; DRAFT layout Township #3.pdf; Annexure L - Township 3.docx

**Importance:** High

---

**From:** Beverley Oosthuizen <tph@tph.co.za>  
**Sent:** Tuesday, 29 July 2025 11:29  
**To:** Sybel Mogale <SybelM@tshwane.gov.za>  
**Subject:** Pre-Consultation: Townships farm Derdepoort 326-JR  
**Importance:** High

Good day Sybel

Hope you well.

Attached hereto please see the following:

- Completed F/33 form
- Township layout plans (x3)
- Draft Annexure L (x3)

Kindly note, as per the completed F/33 form the intention is to apply for 3 separate township establishment applications.

Trusting you find this in order and look forward to hearing from you.

Regards,

**Beverley Oosthuizen**  
The Town Planning Hub CC  
Tel: (012) 809 2229  
Website: [www.tph.co.za](http://www.tph.co.za)

CONFIDENTIALITY NOTICE: This e-mail may contain confidential information and is intended only for the use of the recipient named above. Should you receive this e-mail in error, please forward it to [tph@tph.co.za] and delete from your inbox. Any disclosure, copying, distribution or action on the contents of this e-mail is strictly prohibited

Johannesburg | Tshwane



U20

Johannesburg - Tshwane

2025

The City  
Sherpa  
on 12  
A proud

## Beverley Oosthuizen

---

**From:** Beverley Oosthuizen <tph@tph.co.za>  
**Sent:** Tuesday, 29 July 2025 11:27  
**To:** 'Linda Thorpe'  
**Cc:** 'Bea Fletcher'  
**Subject:** Pre-Consultation: Townships farm Derdepoort 326-JR  
**Attachments:** F33 form.docx; DRAFT layout Township #1.pdf; Annexure L - Township 1.docx; DRAFT layout Township #2.pdf; Annexure L - Township 2.docx; DRAFT layout Township #3.pdf; Annexure L - Township 3.docx; B2025P - 01- Derdepoort 3 Township Applications - Electrical.pdf

**Importance:** High

Good day

Hope you well.

Attached hereto please see the following:

- Completed F/33 form
- Township layout plans (x3)
- Draft Annexure L (x3)
- Electrical Engineering Services as compiled by IngPlan Consulting Engineers dated 17 July 2025.

Kindly note, as per the completed F/33 form the intention is to apply for **3** separate township establishment applications.

Trusting you find this in order and look forward to hearing from you.

Regards,

### Beverley Oosthuizen

The Town Planning Hub CC

Tel: (012) 809 2229

Website: [www.tph.co.za](http://www.tph.co.za)

CONFIDENTIALITY NOTICE: This e-mail may contain confidential information and is intended only for the use of the recipient named above. Should you receive this e-mail in error, please forward it to [tph@tph.co.za] and delete from your inbox. Any disclosure, copying, distribution or action on the contents of this e-mail is strictly prohibited



## Beverley Oosthuizen

---

**From:** Linda Thorpe <LindaT@TSHWANE.GOV.ZA>  
**Sent:** Tuesday, 29 July 2025 12:33  
**To:** Roelf Snyman  
**Cc:** Beverley Oosthuizen  
**Subject:** FW: Pre-Consultation: Townships farm Derdepoort 326-JR  
**Attachments:** F33 form.docx; DRAFT layout Township #1.pdf; Annexure L - Township 1.docx; DRAFT layout Township #2.pdf; Annexure L - Township 2.docx; DRAFT layout Township #3.pdf; Annexure L - Township 3.docx; B2025P - 01- Derdepoort 3 Township Applications - Electrical.pdf

**Importance:** High

Roelf,

Sit op stelsel. PRE- ENGAGEMENT

l

---

**From:** Beverley Oosthuizen <tph@tph.co.za>  
**Sent:** Tuesday, 29 July 2025 11:27  
**To:** Linda Thorpe <LindaT@TSHWANE.GOV.ZA>  
**Cc:** 'Bea Fletcher' <bea@tph.co.za>  
**Subject:** Pre-Consultation: Townships farm Derdepoort 326-JR  
**Importance:** High

Good day

Hope you well.

Attached hereto please see the following:

- Completed F/33 form
- Township layout plans (x3)
- Draft Annexure L (x3)
- Electrical Engineering Services as compiled by IngPlan Consulting Engineers dated 17 July 2025.

Kindly note, as per the completed F/33 form the intention is to apply for **3** separate township establishment applications.

Trusting you find this in order and look forward to hearing from you.

Regards,

**Beverley Oosthuizen**  
The Town Planning Hub CC

Tel: (012) 809 2229  
Website: [www.tph.co.za](http://www.tph.co.za)

CONFIDENTIALITY NOTICE: This e-mail may contain confidential information and is intended only for the use of the recipient named above. Should you receive this e-mail in error, please forward it to [tph@tph.co.za] and delete from your inbox. Any disclosure, copying, distribution or action on the contents of this e-mail is strictly prohibited



## Beverley Oosthuizen

---

**From:** Trevor T. Ratone <TumeloRT@TSHWANE.GOV.ZA>  
**Sent:** Tuesday, 20 May 2025 10:56  
**To:** Bea Fletcher; 'Beverley Oosthuizen'  
**Subject:** RE: ENQUIRY - Derdepoortpark Ext 44

Good day, Bea

The proposed density may be considered by the City, subject to positive comments from all relevant and affected stakeholders.

This response is based on the premise that a new land development application is going to be submitted by your office and not an amendment to an existing application.

I trust you find the above to be in order.

Regards,



Trevor Ratone – Region 5

Land Use Management & Administration: Planning Professional

---

City Planning and Development Department | Floor 7 | Middestad Building  
225 Thabo Sehume Street | Tshwane (Pretoria - CBD)  
Pretoria | PO Box 3242 | 0001 | [www.tshwane.gov.za](http://www.tshwane.gov.za) | Customer Care Toll-free Number: 080 111 1556  
Tel: 012 358 4689 | Cell: 064 618 4864 | Email: [tumelort@tshwane.gov.za](mailto:tumelort@tshwane.gov.za)

*“Any discussions, interpretation, support or advice given with regard to the policies of Council specifically including RSDF and LUM By-law or on a specific land development application shall only be regarded as general remarks, inter alia due to the fact that there are interdependencies of other departments having to provide input and information that may not be available on the matter. Therefore such remarks shall not be binding on municipal officials, the Municipality or any decision making body of the Municipality. 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 matter before it.”*

---

**From:** Bea Fletcher <bea@tph.co.za>  
**Sent:** Monday, 19 May 2025 14:38  
**To:** Trevor T. Ratone <TumeloRT@TSHWANE.GOV.ZA>; 'Beverley Oosthuizen' <tph@tph.co.za>  
**Subject:** RE: ENQUIRY - Derdepoortpark Ext 44

Hi Trevor

Hope you are well.

Please let me know if the density enquiry was discussed.

Thanks

## Bea Fletcher

The Town Planning Hub CC

Tel: (012) 809 2229

Cell: 082 807 2030

Website: [www.tph.co.za](http://www.tph.co.za)

CONFIDENTIALITY NOTICE: This e-mail may contain confidential information and is intended only for the use of the recipient named above. Should you receive this e-mail in error, please forward it to [bea@tph.co.za] and delete from your in-box. Any disclosure, copying, distribution or action on the contents of this e-mail is strictly prohibited



---

**From:** Trevor T. Ratone <[TumeloRT@TSHWANE.GOV.ZA](mailto:TumeloRT@TSHWANE.GOV.ZA)>

**Sent:** Wednesday, 30 April 2025 10:04

**To:** Bea Fletcher <[bea@tph.co.za](mailto:bea@tph.co.za)>; 'Beverley Oosthuizen' <[tph@tph.co.za](mailto:tph@tph.co.za)>

**Subject:** RE: ENQUIRY - Derdepoortpark Ext 44

Hi Bea

As per our telecommunication, I will present the inquiry as discussed and provide you with feedback thereafter.

Kind regards,



Trevor Ratone – Region 5

Land Use Management & Administration: Planning Professional

---

City Planning and Development Department | Floor 7 | Middestad Building

225 Thabo Sehume Street | Tshwane (Pretoria - CBD)

Pretoria | PO Box 3242 | 0001 | [www.tshwane.gov.za](http://www.tshwane.gov.za) | Customer Care Toll-free Number: 080 111 1556

Tel: 012 358 4689 | Cell: 064 618 4864 | Email: [tumelort@tshwane.gov.za](mailto:tumelort@tshwane.gov.za)

*“Any discussions, interpretation, support or advice given with regard to the policies of Council specifically including RSDF and LUM By-law or on a specific land development application shall only be regarded as general remarks, inter alia due to the fact that there are interdependencies of other departments having to provide input and information that may not be available on the matter. Therefore such remarks shall not be binding on municipal officials, the Municipality or any decision making body of the Municipality. 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 matter before it.”*

---

**From:** Bea Fletcher <[bea@tph.co.za](mailto:bea@tph.co.za)>

**Sent:** Wednesday, 30 April 2025 09:53

**To:** Trevor T. Ratone <[TumeloRT@TSHWANE.GOV.ZA](mailto:TumeloRT@TSHWANE.GOV.ZA)>; 'Beverley Oosthuizen' <[tph@tph.co.za](mailto:tph@tph.co.za)>

**Subject:** RE: ENQUIRY - Derdepoortpark Ext 44

Hi Trevor

If the client is prepared to submit three new township applications with a density of 150 units per hectare. Will you support the increase in density.

**Bea Fletcher**

The Town Planning Hub CC

Tel: (012) 809 2229

Cell: 082 807 2030

Website: [www.tph.co.za](http://www.tph.co.za)

CONFIDENTIALITY NOTICE: This e-mail may contain confidential information and is intended only for the use of the recipient named above. Should you receive this e-mail in error, please forward it to [bea@tph.co.za] and delete from your in-box. Any disclosure, copying, distribution or action on the contents of this e-mail is strictly prohibited



---

**From:** Trevor T. Ratone <[TumeloRT@TSHWANE.GOV.ZA](mailto:TumeloRT@TSHWANE.GOV.ZA)>  
**Sent:** Wednesday, 30 April 2025 09:51  
**To:** Bea Fletcher <[bea@tph.co.za](mailto:bea@tph.co.za)>; 'Beverley Oosthuizen' <[tph@tph.co.za](mailto:tph@tph.co.za)>  
**Subject:** RE: ENQUIRY - Derdepoortpark Ext 44

Hi Bea

Please elaborate further on the type of application you are referring to on your below email.

The Sec 16(19) LUM Bylaw as stipulated in Beverley’s previous email is not supported as it is material and constitute a new application.

I would like clarity on the “new application” mentioned below before I provide a response.

Kind regards,



**Trevor Ratone – Region 5**

**Land Use Management & Administration: Planning Professional**

---

City Planning and Development Department | Floor 7 | Middestad Building  
225 Thabo Sehume Street | Tshwane (Pretoria - CBD)  
Pretoria | PO Box 3242 | 0001 | [www.tshwane.gov.za](http://www.tshwane.gov.za) | Customer Care Toll-free Number: 080 111 1556  
Tel: 012 358 4689 | Cell: 064 618 4864 | Email: [tumelort@tshwane.gov.za](mailto:tumelort@tshwane.gov.za)

*“Any discussions, interpretation, support or advice given with regard to the policies of Council specifically including RSDF and LUM By-law or on a specific land development application shall only be regarded as general remarks, inter alia due to the fact that there are interdependencies of other departments having to provide input and information that may not be available on the matter. Therefore such remarks shall not be binding on municipal officials, the Municipality or any decision making body of the Municipality. 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 matter before it.”*

---

**From:** Bea Fletcher <[bea@tph.co.za](mailto:bea@tph.co.za)>  
**Sent:** Wednesday, 30 April 2025 09:45  
**To:** Trevor T. Ratone <[TumeloRT@TSHWANE.GOV.ZA](mailto:TumeloRT@TSHWANE.GOV.ZA)>; 'Beverley Oosthuizen' <[tph@tph.co.za](mailto:tph@tph.co.za)>  
**Subject:** RE: ENQUIRY - Derdepoortpark Ext 44

Hi Trevor

Thanks – and then will you support the increased density if a new application is submitted.

## Bea Fletcher

The Town Planning Hub CC  
Tel: (012) 809 2229  
Cell: 082 807 2030  
Website: [www.tph.co.za](http://www.tph.co.za)

CONFIDENTIALITY NOTICE: This e-mail may contain confidential information and is intended only for the use of the recipient named above. Should you receive this e-mail in error, please forward it to [[bea@tph.co.za](mailto:bea@tph.co.za)] and delete from your in-box. Any disclosure, copying, distribution or action on the contents of this e-mail is strictly prohibited



---

**From:** Trevor T. Ratone <[TumeloRT@TSHWANE.GOV.ZA](mailto:TumeloRT@TSHWANE.GOV.ZA)>  
**Sent:** Wednesday, 30 April 2025 09:41  
**To:** Beverley Oosthuizen <[tph@tph.co.za](mailto:tph@tph.co.za)>  
**Cc:** 'Bea Fletcher' <[bea@tph.co.za](mailto:bea@tph.co.za)>  
**Subject:** RE: ENQUIRY - Derdepoortpark Ext 44

Good morning, Beverly

The increase in density is material and constitutes a new application.

The phasing of the township will be further discussed at our Planning Advisory Meeting.

Kind regards,



Trevor Ratone – Region 5

## Land Use Management & Administration: Planning Professional

City Planning and Development Department | Floor 7 | Middestad Building  
225 Thabo Sehume Street | Tshwane (Pretoria - CBD)  
Pretoria | PO Box 3242 | 0001 | [www.tshwane.gov.za](http://www.tshwane.gov.za) | Customer Care Toll-free Number: 080 111 1556  
Tel: 012 358 4689 | Cell: 064 618 4864 | Email: [tumelort@tshwane.gov.za](mailto:tumelort@tshwane.gov.za)

*“Any discussions, interpretation, support or advice given with regard to the policies of Council specifically including RSDF and LUM By-law or on a specific land development application shall only be regarded as general remarks, inter alia due to the fact that there are interdependencies of other departments having to provide input and information that may not be available on the matter. Therefore such remarks shall not be binding on municipal officials, the Municipality or any decision making body of the Municipality. 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 matter before it.”*

**From:** Beverley Oosthuizen <[tph@tph.co.za](mailto:tph@tph.co.za)>  
**Sent:** Wednesday, 30 April 2025 08:50  
**To:** Trevor T. Ratone <[TumeloRT@TSHWANE.GOV.ZA](mailto:TumeloRT@TSHWANE.GOV.ZA)>  
**Cc:** 'Bea Fletcher' <[bea@tph.co.za](mailto:bea@tph.co.za)>  
**Subject:** ENQUIRY - Derdepoortpark Ext 44  
**Importance:** High

Morning Trevor

Hope you well.

Attached hereto please see our enquiry.

Please could you discuss this at your next planning meeting?

Thank you and look forward to hearing from you.

Regards,

**Beverley Oosthuizen**  
The Town Planning Hub CC  
Tel: (012) 809 2229  
Website: [www.tph.co.za](http://www.tph.co.za)

CONFIDENTIALITY NOTICE: This e-mail may contain confidential information and is intended only for the use of the recipient named above. Should you receive this e-mail in error, please forward it to [[tph@tph.co.za](mailto:tph@tph.co.za)] and delete from your inbox. Any disclosure, copying, distribution or action on the contents of this e-mail is strictly prohibited



Johannesburg | Tshwane



**U20**

Johannesburg - Tshwane

**2025**

**The City  
Sherpa  
on 12 a  
A proud**

8754	Township Establishment at	CANCELLED	2025-08-18	2025-08-18	50804	<a href="#">View</a>
------	---------------------------	-----------	------------	------------	-------	----------------------