

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.

20 MAY 2026



YOUR REF.:

OUR REF.:

TPH26705

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

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

PO Box 11437
Silver Lakes
0054

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

ONLINE SUBMISSION

MOTIVATING MEMORANDUM IN SUPPORT OF AN APPLICATION FOR CONSENT USE IN TERMS OF SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) READ WITH CLAUSE 16 OF THE TSHWANE LAND USE SCHEME, 2024 ON ERF 522, ERASMUSKLOOF EXTENSION 2

The registered owners of the above-mentioned property instructed our office to submit an application with your Municipality, for consent use in order to permit a Guest House.

Please note that a **Consent Use application** (TCU361 (CPD EMFX2/221/522)) for a second dwelling house was approved by the City of Tshwane and linked to the existing zoning of the property. The already linked Consent Use approvals must not be replaced by this approval, however, must be combined under a new reference number and cover letter and linked to the zoning certificate upon approval of this application.

Attached for your attention is the following:

1. A copy of this letter addressed to the Strategic Executive: City Planning and Development.
2. A copy of the proof of payment for the consent use application to the amount of R2 230-00.
3. A copy of the application forms Schedule 33, COT F/1, CO F/10 and the COT F/34.
4. A copy of the Power of Attorney and Company Resolution.
5. A copy of the Company Documentation.
6. A copy of the Motivational Memorandum.
7. A copy of the draft Annexure L.
8. A copy of the Locality Plan, Zoning and Land Use Plans.
9. A copy of the proposed Site Plan.
10. A copy of the registered Title Deed.
11. A copy of the Zoning Certificate.
12. A copy of the list of surrounding property owners.

We trust you find this in order.

Kind regards,

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



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	ERASMUSKLOOF EXTENSION 2		
Erf/Plot/Farm No.	522	Portion (e.g. /R/1)	-
Ward	79		
Street name	SAALSAK CRESCENT		
Street number	55	Planning Region	4

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 20TH DAY OF MAY 2026, in my capacity as TOWN PLANNER / APPLICANT

FULL NAME: BEATRIX ELIZABETH FLETCHER

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

SIGNATURE

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

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

APPLICANT DETAILS			
Please indicate the type of applicant:			
Individual	<input type="checkbox"/>	Legal Entity / Other	<input checked="" type="checkbox"/>
Applicant Details: Individual			
Title	N/A		
Initial			
First Name(s)			
Surname			
Preferred Name			
ID Number			
Marital status if the owner is the applicant	Single/not married	<input type="checkbox"/>	In community of property <input type="checkbox"/>
	Out of community of property	<input type="checkbox"/>	
Applicant Details: Legal Entity / Other			
Name	THE TOWN PLANNING HUB CC		
Registration number	1999/010392/23		
Representative name	BEATRIX ELIZABETH FLETCHER		
Physical Address of the Applicant			
Physical Address (Work)			
Address Line 1 (street no.)	1		
Address Line 2 (street name)	COLE ROAD		
Township	SHERE AH	Postal Code	0084
Specify City	PRETORIA		
Physical Address (Home)			
Address Line 1 (street no.)	N/A		
Address Line 2 (street name)			
Township		Postal Code	
Specify City			
Postal Address of the Applicant			
Postal Type	PO Box <input 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	bea@tph.co.za		
Cell Phone	082 807 2030		
Home Phone	N/A		


Work Phone	012 809 2229
Preferred method of communication – please indicate	EMAIL

OWNER DETAILS			
Please indicate the type of applicant:			
Individual	<input type="checkbox"/>	Legal Entity / Other	<input checked="" type="checkbox"/>
Owner Details : Individual			
Title			
Initials			
First name			
Surname			
Preferred name			
ID Number			
Marital status	Single/not married <input type="checkbox"/>	In community of property	<input type="checkbox"/>
	Out of community of property	<input type="checkbox"/>	
Owner Details: Legal Entity/other			
Name	SOUS PROPERTIES (PTY) LTD		
Registration number	2025/477345/07		
Representative name	JEROME DE SOUSA		
Physical Address of the Owner			
Physical Address (Work)			
Address Line 1 (street no.)	366		
Address Line 2 (street name)	ERIDANUS STREET		
Township	WATERKLOOF RIDGE	Postal Code	0181
Specify City	PRETORIA		
Physical Address (Home)			
Address Line 1 (street no.)			
Address Line 2 (street name)			
Township		Postal Code	0157
Specify City			
Postal Address of the Owner			
Postal Type	PO Box <input type="checkbox"/>	Physical Address (Home)	<input checked="" type="checkbox"/>
	Private Bag <input type="checkbox"/>	Physical Address (Work)	<input type="checkbox"/>
Postal Number	366 ERIDANUS STREET		
Township	WATERKLOOF RIDGE	Postal Code	0181
City	PRETORIA		
Communication Details of the Owner			
E-Mail Address	jeromepudgy@gmail.com		
Cell Phone	0820597498		
Work Phone			
Preferred method of communication – please indicate	N/A		
FOR OFFICIAL USE	EMAIL		

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: 20 MAY 2026

COT: F/10

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: ERF 522, ERASMUSKLOOF EXTENSION 2

APPLICATION TYPE: MOTIVATING MEMORANDUM IN SUPPORT OF AN APPLICATION FOR CONSENT USE IN TERMS OF SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANGEMENT BY-LAW, 2016 (AMENDED 2024) READ WITH CLAUSE 16 OF THE TSHWANE LAND USE SCHEME, 2024

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

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

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

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

SIGNATURE

A handwritten signature in black ink, appearing to read 'BEATRIX FLETCHER', written in a cursive style.

DATE: 20 MAY 2026

COT: F/34

APPLICATION FORM FOR A CONSENT USE APPLICATION IN TERMS OF SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) READ WITH THE RELEVANT CLAUSE(S) OF THE LAND USE SCHEME

Property information				
Township /Agricultural Holding/Farm	ERASMUSKLOOF EXTENSION 2			
Erf/lot/plot/Farm No.	522	Portion (eg/R1)	-	
Ward	49			
Street Name	SAALSAK CRESCENT			
Street Number	55	Planning Region	4	
CONSENT USE DETAILS				
Adopted Zoning	RESIDENTIAL 1 including permission for a second dwelling			
Adopted Height	10 METERS			
Adopted Density	ONE DWELLING PER ERF (INCLUDING THE CONSENT USE FOR A SECOND DWELLING)			
Adopted Coverage	50%	Adopted FAR	N/A	
Adopted Annexure T No.	TCU361	Adopted Amendment Scheme No	2395	
Present Land Value	R2 000 000,00			
Property Size (m ²)	1350m ²	Title Deed Number	T45527/2025	
Existing Development	DWELLING HOUSE			
Restrictive Title Deed Condition(s) Paragraph No	N/A			
Proposed Use	GUEST HOUSE			
Area of Proposed Use	Main building	Existing	472m ²	
		New	0m ²	
	Outbuilding	Existing	0m ²	
		New	129m ²	
	Total		601m ²	
Proposed Height (In Meters)	10m			
Proposed Coverage (%)	As per existing permissible (50%)			
Proposed FAR	0.5			
Time and number of deliveries		Weekdays	Saturdays	Sunday or Public Holiday
	Morning	N/A	N/A	N/A
	Afternoon	N/A	N/A	N/A
	Night	N/A	N/A	N/A
Business hours			Start	End
	Weekday		N/A	N/A
	Saturday		N/A	N/A
	Sunday		N/A	N/A
	Public holiday		N/A	N/A

NUISANCE				
Noise level	None	Low	Medium	High
Noise description				
Odour level	None	Low	Medium	High
Odour description				
Dust level	None	Low	Medium	High
Dust description				
Vibration level	None	Low	Medium	High
Vibration description				
ADDITIONAL INFORMATION				
Number of Parking Spaces on Property	10 PARKING BAYS			
Does the approval of this application require obtaining a business licence?	Yes		No	X
If yes, has the application for a trade licence been handed in already?	Yes		No	X
Licence Number				
Number of loading zones required?	NOT REQUIRED			
Staff Composition: Management	1			
Staff Composition: Employees	2			
TOTAL OF STAFF COMPOSITION				
Describe activities indoors	GUEST ROOMS AND COMMUNAL AREAS			
Describe activities outdoors	GARDEN			
Number of clients expected daily	9			

MACHINERY LIST	
Machinery name	
Machinery name	
Power consumption	
Machinery KW	
Location	

Proof of Payment	X	Site Plan	X	Body Corporate Resolutions	-
Cover letter	X	Zoning Plan	X	Power of Attorney	X
Application Form	X	Zoning certificate	X	Registered Title Deed	X
Motivating Memorandum	X	Locality Plan	X	Bondholders Consent	
Land use plan	X	Proposed Development Controls	X	Proof of Advertisement once completed.	
List of adjoining owners	X	Any additional Reports or documentation submitted with the application, each report or document should be submitted separate with a clear description		Proof of engagement with engineering service departments	
Form COT: F/1	X	Form: COT: F/10	X		

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

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



SIGNATURE:

DATE: 20 MAY 2026

SPECIAL POWER OF ATTORNEY

We, the undersigned,

CAITLIN BIANCA DE SOUSA with ID no 920617 0147 08 0

and

JEROME JOHN DE SOUSA with ID no 910826 5062 08 5

duly authorised by a resolution of the Board of Directors of **SOUS PROPERTIES (PTY) LTD (REG NR 2025/477345/07)** 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 removal of restrictive Title Conditions and/or consent use and/or Appeal in respect of the under-mentioned property:

ERF 522, ERASMUSKLOOF EXTENSION 2

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.

Signed at PRETORIA on this 17th day of FEBRUARY 2026, in the presence of the undersigned witnesses.

The intention of the application is to apply to the City of Tshwane for consent use to permit a Guest House.

AS WITNESSES:

1. Hegter

2. De Sousa

SIGNATORY:

[Signature]
CB DE SOUSA

[Signature]
JJ DE SOUSA

**RESOLUTION OF THE BOARD OF DIRECTORS OF SOUS PROPERTIES (PTY) LTD
(REG NR 2025/477345/07) HELD AT PRETORIA ON THE 17TH DAY OF
FEBRUARY 2026**

Decide:

That the lawful agent of the Company applies to the competent authority for application(s) for removal of restrictive Title Conditions and/or consent use and/or Appeal in respect of the under-mentioned property:

ERF 522, ERASMUSKLOOF EXTENSION 2

AND THAT:

CAITLIN BIANCA DE SOUSA with ID no 920617 0147 08 0

OR

JEROME JOHN DE SOUSA with ID no 910826 5062 08 5

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

The Company hereby ratify, allow and confirm all and whatsoever the said authorised shall lawfully do, or cause to be done.

CERTIFIED A TRUE COPY:

.....
CB DE SOUSA

.....
JJ DE SOUSA

The intention of the application is to apply to the City of Tshwane for consent use to permit a Guest House.

**Certificate issued by the Companies and Intellectual Property Commission on
Monday, June 23, 2025 02:05**



Companies and Intellectual
Property Commission
a member of the **dtic** group

Disclosure

Enterprise Number 2025 / 477345 / 07
Enterprise Name SOUS PROPERTIES (PTY) LTD

Registration number **2025 / 477345 / 07**
Enterprise name **SOUS PROPERTIES (PTY) LTD**
Enterprise shortened name **NOT APPLICABLE**
Enterprise translated name **NOT APPLICABLE**
Registration date **23/06/2025**
Business start date **23/06/2025**
Enterprise type **PRIVATE COMPANY**
Enterprise status **IN BUSINESS**
Financial year end **FEBRUARY**
Type of MOI **STANDARD (COR15.1A)**
Main business/main object **BUSINESS ACTIVITIES NOT RESTRICTED.**

Addresses	Postal Address	Address of Registered Office
	366 ERIDANUS STREET WATERKLOOF RIDGE PRETORIA GAUTENG 0181	366 ERIDANUS STREET WATERKLOOF RIDGE PRETORIA GAUTENG 0181

Company Location of Records **366 ERIDANUS STREET
WATERKLOOF RIDGE
PRETORIA
GAUTENG
0181**

Directors

Surname and first names	Status	ID number or date of birth	Director type	Appointment date	Addresses
DE SOUSA, JEROME JOHN	ACTIVE	9108265062085	DIRECTOR	23/06/2025	Postal 366 ERIDANUS STREET, WATERKLOOF RIDGE, PRETORIA, GAUTENG, 0181 Residential 366 ERIDANUS STREET, WATERKLOOF RIDGE, PRETORIA, GAUTENG, 0181

The Companies and Intellectual Property Commission of South Africa
P.O. Box 429, Pretoria, 0001, Republic of South Africa
Docex 256, Pretoria
Contact centre 086 100 2472
www.cipc.co.za



**Certificate issued by the Companies and Intellectual Property
Commission on Monday, June 23, 2025 02:05**



Companies and Intellectual
Property Commission

a member of the **dtic** group

Disclosure

Enterprise Number 2025 / 477345 / 07
Enterprise Name SOUS PROPERTIES (PTY) LTD

Directors

Surname and first names	Status	ID number or date of birth	Director type	Appointment date	Addresses
DE SOUSA, CAITLIN BIANCA	ACTIVE	9206170147080	DIRECTOR	23/06/2025	Postal 366 ERIDANUS STREET, WATERKLOOF RIDGE, PRETORIA, GAUTENG, 0181 Residential 366 ERIDANUS STREET, WATERKLOOF RIDGE, PRETORIA, GAUTENG, 0181

The Companies and Intellectual Property Commission of South Africa

P.O. Box 429, Pretoria, 0001, Republic of South Africa

Docex 256, Pretoria

Contact centre 086 100 2472

www.cipc.co.za



MOTIVATING MEMORANDUM IN SUPPORT OF AN APPLICATION FOR CONSENT USE IN TERMS OF SECTION 16(3) OF THE CITY OF TSWHANE LAND USE MANGEMENT BY-LAW, 2016 (AMENDED 2024) READ WITH CLAUSE 16 OF THE TSHWANE LAND USE SCHEME, 2024

ERF 522, ERASMUSKLOOF EXTENSION 2

PREPARED FOR: DE SOUSA

BY: THE TOWN PLANNING HUB CC

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

PO Box 11437
Silver Lakes
0054

Lombardy Corporate Park
Block B / 1st Floor
Cole Road
Shere AH
0084



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- 3.2 Immediate area / surroundings
- 3.3 Need and Desirability
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 - 3.3.3 Regionalized Municipal Spatial Development Framework, 2025: Region 4 (RSDF)
 - 3.3.4 Spatial Planning and Land Use Management Act, Act 16 of 2013

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7. INCLUSION OF PREVIOUSLY ADOPTED LAND USE RIGHTS

8. CONCLUSION



MOTIVATING MEMORANDUM IN SUPPORT OF AN APPLICATION FOR CONSENT USE IN TERMS OF SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) READ WITH CLAUSE 16 OF THE TSHWANE LAND USE SCHEME, 2024 ON ERF 522, ERASMUSKLOOF EXTENSION 2

1. THE APPLICATION

Application is made in terms of Section 16(3) of the City of Tshwane Land Use Management By-Law, 2016 (Amended 2024) read with Clause 16 of the Tshwane Land Use Scheme, 2024 to apply for consent use on Erf 522, Erasmuskloof Extension 2.

Application is made to obtain consent in order to permit a Guest House.

Please note that a **Consent Use application** (TCU361 (CPD EMFX2/221/522)) for a second dwelling house was approved by the City of Tshwane and linked to the existing zoning of the property. The already linked Consent Use approvals must not be replaced by this approval, however, must be combined under a new reference number and cover letter and linked to the zoning certificate upon approval of this application.

2. GENERAL INFORMATION

2.1 Local Authority

City of Tshwane Metropolitan Municipality.

2.2 Property Description

Erf 522, Erasmuskloof Extension 2.

2.3 Registered Owner

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

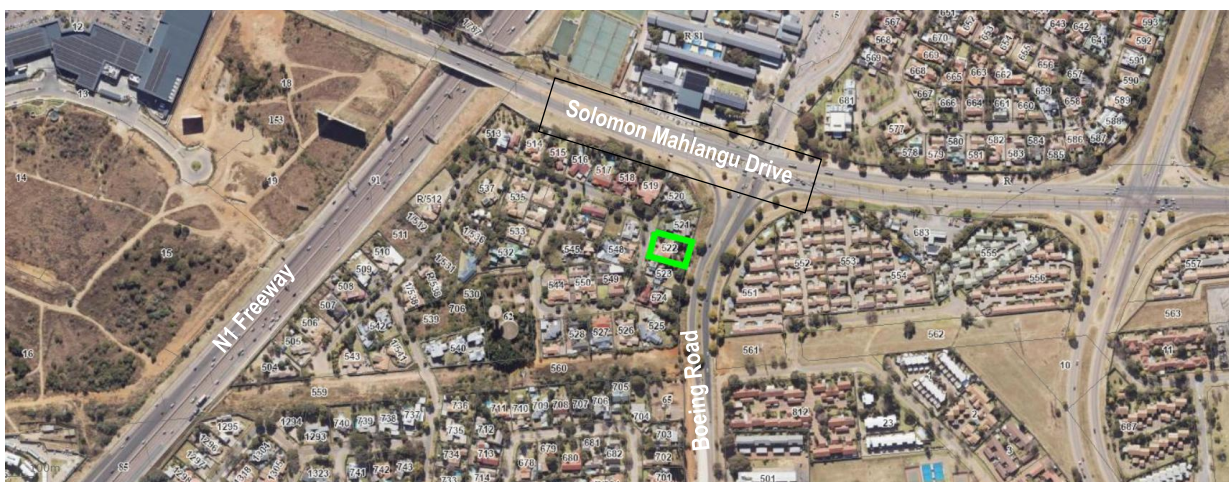
2.4 Property Size

The property measures 1350m² in extent.

2.5 Locality

The property is situated at 55 Saalsak Crescent, Erasmuskloof.

Please refer to the aerial below, as well as the locality plan attached to the application.



2.6 Existing Zoning

The property is zoned “Residential 1” with Amendment Scheme No. 2395, as well as Consent Use approval linked, to permit a second dwelling house.

Please note that a **Consent Use application** (TCU361 (CPD EMFX2/221/522)) for a second dwelling house was approved by the City of Tshwane and linked to the existing zoning of the property. The already linked Consent Use approvals must not be replaced by this approval, however, must be combined under a new reference number and cover letter and linked to the zoning certificate upon approval of this application.

The Zoning Certificate is attached with the application.

2.7 Existing Land Use

There is an existing dwelling house on the property.



2.8 Deed of Transfer

The property is registered in terms of Deed of Transfer T45527/2025.

2.9 Bond

The property is not bonded.

3. MOTIVATION

3.1 Background on the application

The intention of the land owner is to obtain consent in order to permit a Guest House.

From there this application.

3.2 Immediate area / surroundings

The application site is situated in a residential area.

Kindly refer to the land use plan enclosed.

3.3 Need and Desirability

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

- Tshwane Integrated Development Plan, 2017/21
- City of Tshwane Metropolitan Spatial Development Framework, 2030 (MSDF)
- Regionalized Municipal Spatial Development Framework, 2025: Region 4 (RSDF)
- Spatial Planning and Land Use Management Act, Act 16 of 2013

3.3.1 Tshwane Integrated Development Plan, 2017/21

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

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

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

Through the approval of this application, the City of Tshwane will be implementing its objectives in growing the economy, providing integrated and sustainable developments, and vibrant communities.

In order to achieve the above, certain strategic pillars are set in place to guide development, the strategic pillars are listed below:

- Pillar 1: a City that facilitates economic growth and job creation for guidance.
- Pillar 2: a City that cares for residents and promotes inclusivity
- Pillar 3: a City that delivers excellent services and protects the environment
- Pillar 4: a City that keeps residents safe
- Pillar 5: a City that is open, honest and responsive

Pillar 1, stands for economic growth and job creation. This Pillar is vitally important in making the City of Tshwane a prosperous City.

“As for Pillar 1, the City undertakes to –

- *attract investment and encourage growth by making it easy to do business in Tshwane;*
- *revitalise and support Tshwane’s entrepreneurs;*
- *empower individuals to take advantage of opportunity;*
- *catalyse infrastructure-led growth and revitalise existing nodal economies; and*
- *encouraging tourism and recreation.” Page 34*

This application adheres to the above and is further guided by Pillar 1 by supporting entrepreneurs and encouraging growth and making it easy to do business in Tshwane.

In terms of the IDP 2017/21, there is no reason why a place of refreshment cannot be supported.

3.3.2 City of Tshwane Metropolitan Spatial Development Framework, 2030 (MSDF)

The application is in line with the vision of the MSDF:

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

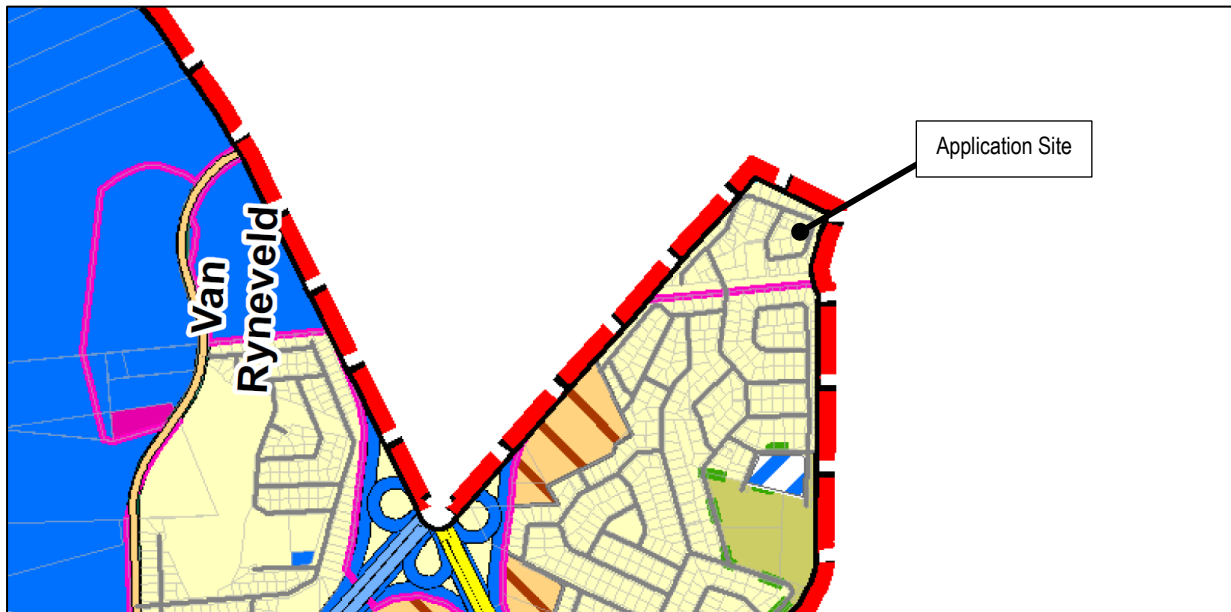
Opportunities are created and freedom of choice is provided for visitors to the Capital City by providing freedom of choice in close proximity to major transportation routes as well as social facilities.

3.3.3 Regionalized Municipal Spatial Development Framework, 2025: Region 4 (RSDF)

The application site is situated in Region 4.

The Spatial Vision of the City in terms of the RSDF Region 4 is:

The City of Tshwane vision is Tshwane: A prosperous capital city through fairness, freedom and opportunity.” Page 14, RMSDF 2025



The application site is situated in an area that is earmarked for residential uses. The intention of this application is to apply for consent, in order to operate a Guest House, this in essence is residential natured application, thus confirming to the RMSDF of the area.

“Suburban Densification Zones are those existing suburban areas where there is potential for moderate densification because of the area’s strategic location within the city (within a 25 km radius of the city). This zone makes for good application in areas that are close to places of employment, major retail centres and prominent transport routes, but where it is still desirable and warranted to maintain a suburban character.” Page 106

The application site is ideally located close to major access routes (Boeing Road, Solomon Mahlangu Drive as well as access to the N1 Freeway), as well as retail centres, thus creating a sense of place and ideal location for the Guest House.

The RSDF identifies such areas as suitable for low-impact, complementary non-residential uses, including small-scale accommodation establishments, where these do not undermine residential amenity.

The proposed Guest House is aligned with the spatial vision and policy directives of the Region 4 RSDF (2025), which promotes mixed-use intensification, economic diversification, and the optimisation of well-located residential areas within the established urban footprint of Tshwane.

3.3.4 Spatial Planning and Land Use Management Act, Act 16 of 2013

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

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

Section 7

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

(a) The Principle of spatial justice, whereby –

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

This is a consent use application to allow for a Guest House on the site. It will not be required to address the aforementioned principle; however, all other sections are adhered to. The approval of this application will indicate the support of the City of Tshwane towards planning practices that support the need to be more flexible and integrated development.

(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 immediate and broader area and the owner intends to adhere to all requirements by the Municipality.

(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;**

The application site will make use of existing infrastructure. The owner wishes to finalise the application timeously in order to operate the Guest House from the application site.

(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 provision of a variety of land uses within the City of Tshwane, allowing for applications such as these. The site is zoned "Residential 1". The proposal will have no detrimental effect on the environment nor on the community. The City's support will allow for sound economic affairs in the city and for tourism in the surrounding areas.

(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 as the application is submitted in terms of the land use management system embodied by the act; comments will be provided on the application by relevant Municipal Departments. The application will furthermore follow the required public participation process as laid down in the Tshwane Land Use Management By-Law, 2016 (Amended 2024).

Section 42

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

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

- **Public interest:**

The public will not be affected by the proposed Guest House. The development will provide freedom of choice and a sense of community to travelling guests.

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

The application has no bearing on the State.

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

The proposal is for the development of a Guest House.



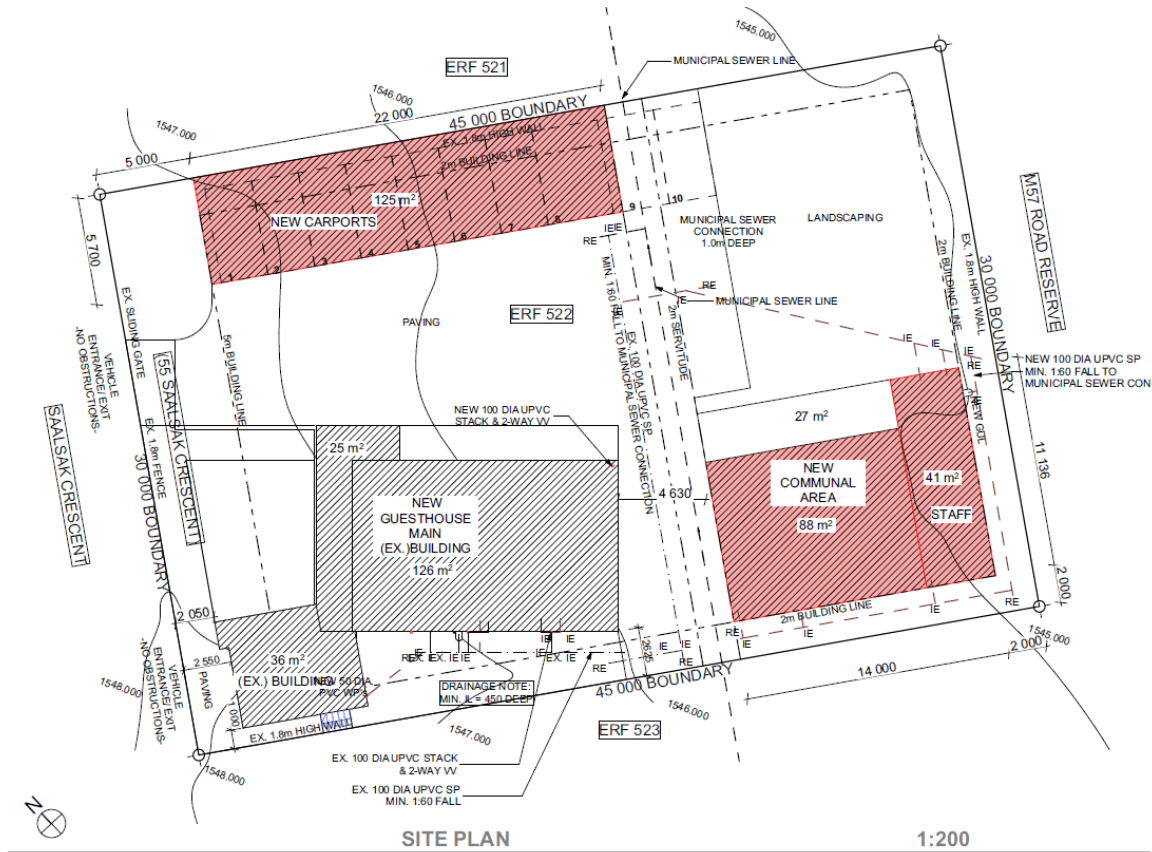
- Respective rights and obligation of all those affected:
The application will be duly advertised, and anyone aggrieved by the application will be allowed the opportunity to give their grievances thereto.
- State and impact of engineering services, social infrastructure and open space requirements:
The engineering services will not be negatively affected. Existing services infrastructure that is already in place, no upgrading is expected.
- The effect of the land development application on the environment:
There will be no negative impact on the environment. This point is omissible.

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

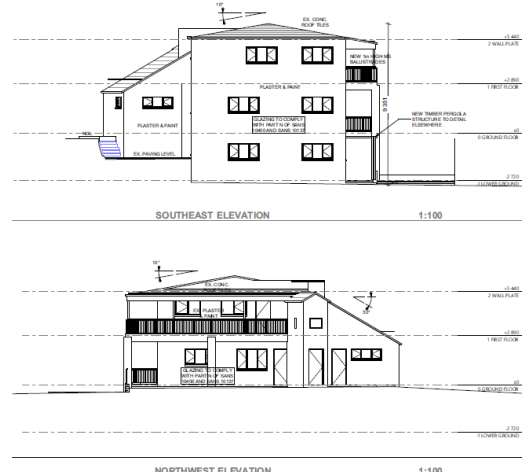
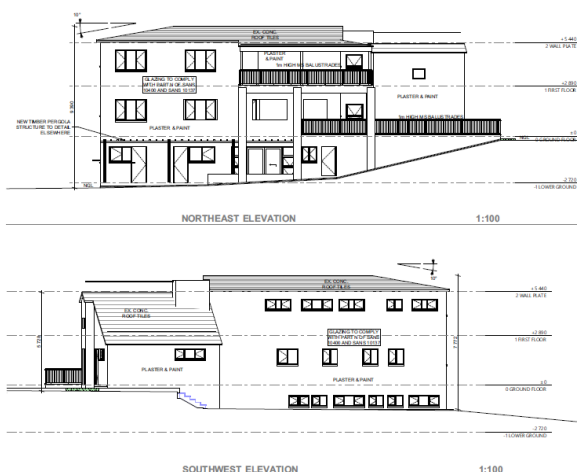
4. DEVELOPMENT PROPOSAL

The intention of the application is to permit the development of Guest House, permissible by means of a Consent Use application.

The new proposed land use will complement the existing surrounding land uses, as it is in essence a residential component.



As can be seen from the proposed site plan, the existing building (dwelling house) will be used for the Guest House. The additions to the property include new carports as well as a new communal area for the guests, as well as a caretakers flat. The internal changes to the existing dwelling house are to provide 7 (seven) guest rooms, as well as a host suite consisting of 2 bedrooms.



As can be seen from the above elevation drawing, the existing structure is within the permissible 10m restriction (as per the zoning certificate).

The Guest House, as mentioned, will be contained within the existing approved structures.



5. ENGINEERING SERVICES

No new infrastructure is required for this consent use application.

6. ENVIRONMENTAL FACTORS

The application and the approval thereof will have no detrimental effect on the environment.

7. INCLUSION OF PREVIOUSLY ADOPTED LAND USE RIGHTS

In terms of Section 16(3)(g) of the City of Tshwane Land Use Management By-Law, 2016 (Amended 2024). Our office hereby formally requests that the existing adopted land use rights (second dwelling) – as described above, to be included into this Consent Use application / must remain as linked to the zoning certificate.

- (g) Any adopted consent and/or permission of the Municipality for the use of land and buildings or relaxations, which with the submission of a new land development application on a property(ies), should be dealt with in the proposed land use rights of the new land development application, read with the provisions of the Land Use Scheme, and if not dealt with as part of the new land development application, the land use rights as adopted shall automatically lapse upon the coming into operation of any new land use rights approved subsequently in terms of sections 16(1), 16(4) and/or 16(5) of this By-law.

8. CONCLUSION

Application is made in terms of Section 16(3) of the City of Tshwane Land Use Management By-Law, 2016 (Amended 2024) read with Clause 16 of the Tshwane Land Use Scheme, 2024 to apply for consent use on Erf 522, Erasmuskloof Extension 2 in order to permit a Guest House.

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

CONSENT USE

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

CPD/..... ITEM NUMBER (.....)
PROPERTY DESCRIPTION: ERF 522, ERASMUSKLOOF EXTENSION 2

CONSENT USE: GUEST HOUSE

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

1	Use Zone number	1
2	Use Zone	RESIDENTIAL 1
3	Definitions	Clause 5
4	Floor Area Ratio	Zone 21, Clause 25 Guest House restricted to 600m ²
5	Height	Zone 10, Clause 26
6	Coverage	Zone 5, Clause 27
7	Parking requirements	Clause 28, Table G
8	Street Building Lines	Clause 9
9	Side Building Line and Rear Building Line	Clause 12, Table A
10	Children's playground	Not Applicable
11	Paving of traffic areas	Clause 28(6)
12	Access to the Property	Entrances to and exits from the Property shall be sited, constructed and maintained to the satisfaction of the Municipality.
13	Loading and off-loading facilities	All loading and off-loading activities shall take place on the Property.

APPROVED

OFFICIAL USE

.....
DATE

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

CONSENT USE

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

CPD/..... ITEM NUMBER (.....)
PROPERTY DESCRIPTION: ERF 522, ERASMUSKLOOF EXTENSION 2

14	Physical Barriers and screen wall	A permanent non-removable physical barrier (1,8 m high), which restricts pedestrian- and vehicle movement, shall be erected and maintained on all street boundaries of the Property (approved entrances and exits excluded) to the satisfaction of the Municipality.
15	Health measures	Clause 18(7)
16	Outdoor advertising	Clause 30(2)
17	Site Development Plan and Landscape Development Plan	Clause 31
18	Geological conditions	Clause 19(2)
19	Open Space	Not Applicable
20	General: 1) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Tshwane Land Use Scheme, 2024.	

APPROVED

OFFICIAL USE


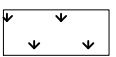


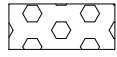





.....
DATE

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

ZONING PLAN

ERF 522, ERASMUSKLOOF EXTENSION 2



- | | | | |
|--|------------------|---|-------------------|
|  | The Site |  | Public Open Space |
|  | Existing Streets |  | Agricultural |
|  | Residential 1 |  | Educational |
|  | Residential 2 |  | Special |
|  | Residential 3 |  | Government |



Scale 1:3000



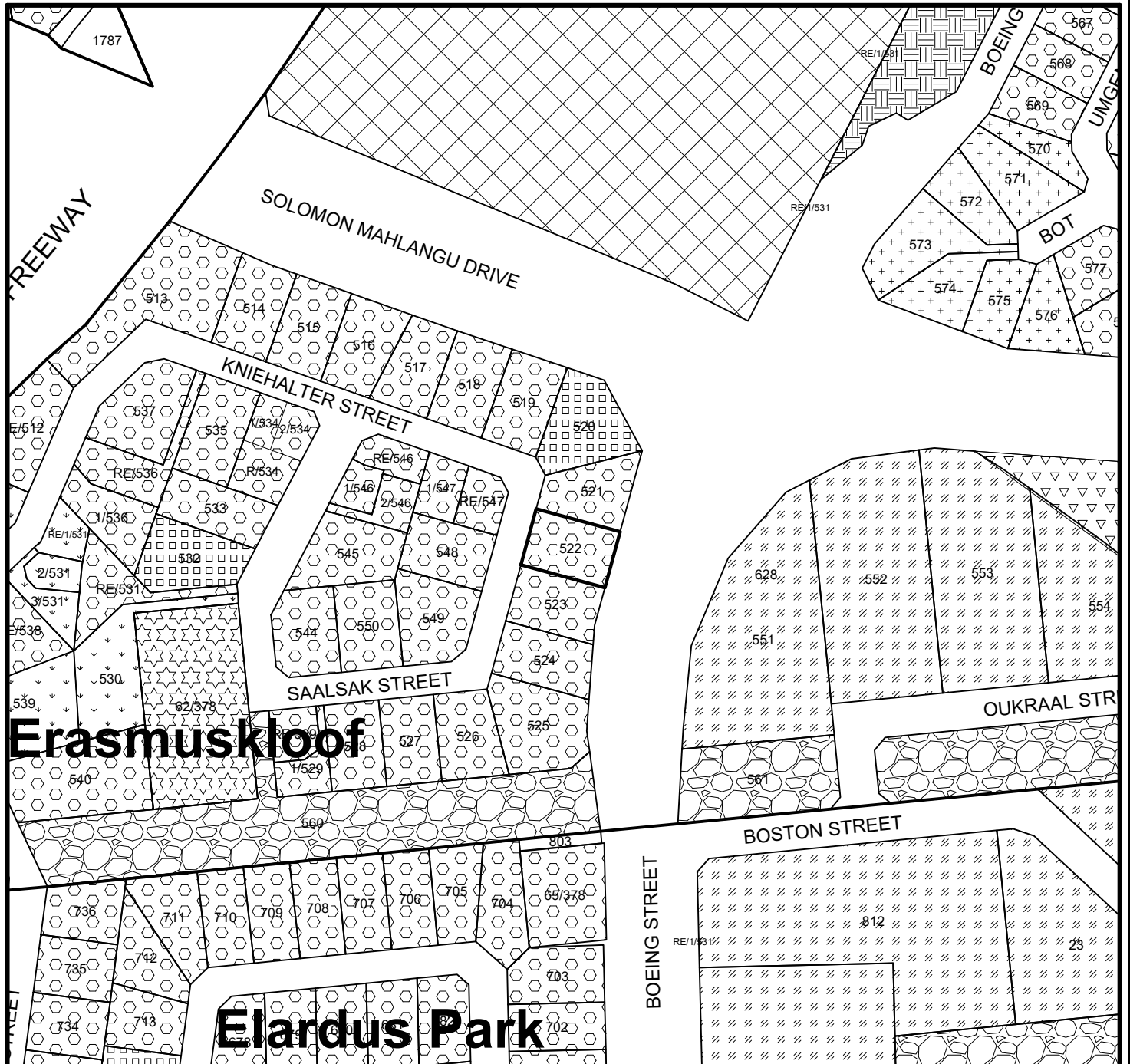
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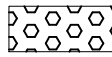
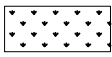
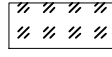


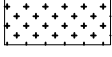




THE TOWN PLANNING HUB cc

changing landscapes

LAND USE PLAN

ERF 522, ERASMUSKLOOF EXTENSION 2



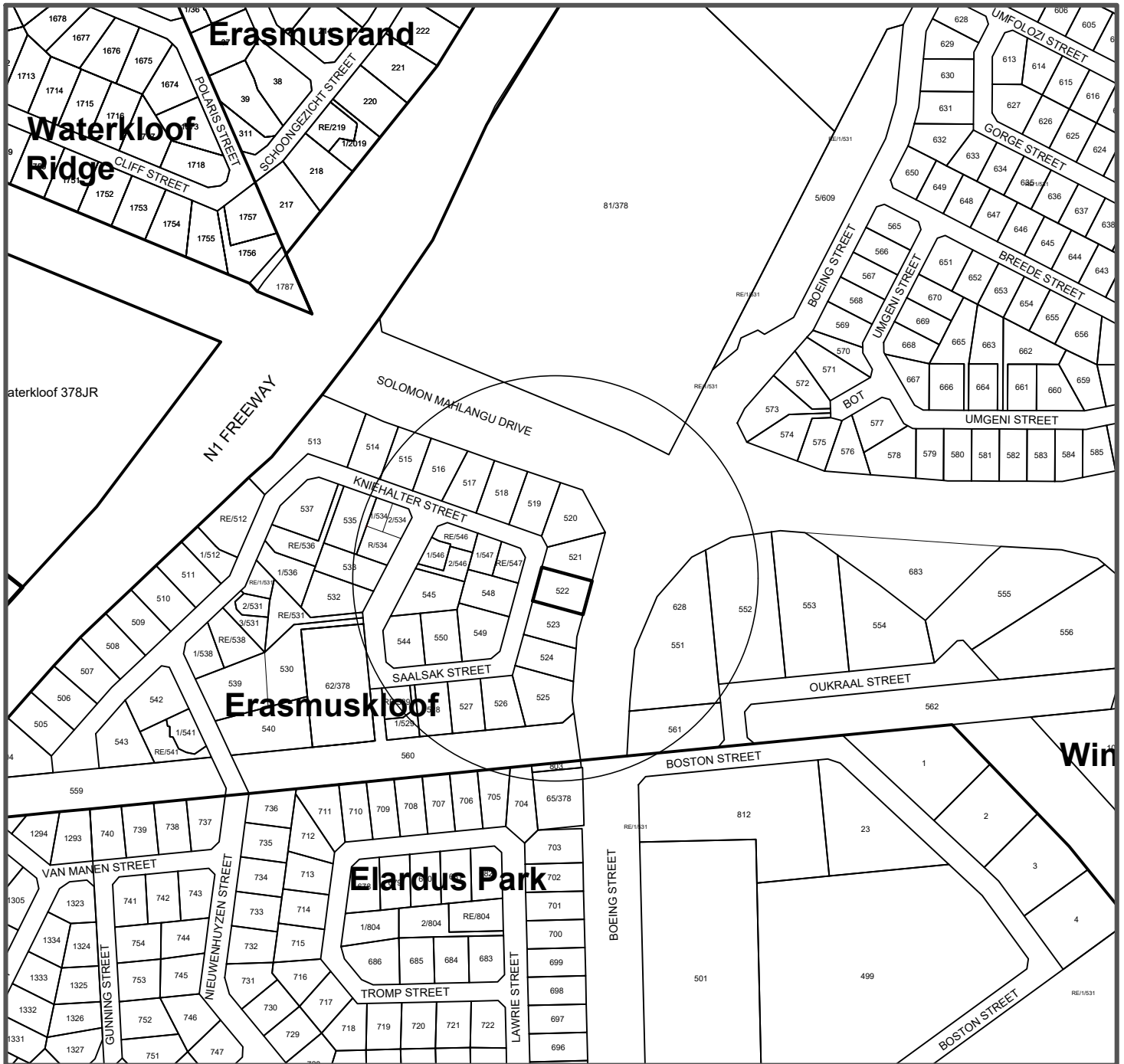
- | | | | |
|--|-----------------------------|---|------------------|
|  | The Site |  | Existing Streets |
|  | Dwelling House |  | Vacant |
|  | Dwelling Units |  | Park |
|  | Filling Station |  | Church |
|  | Municipal / water reservoir |  | High School |
|  | Guest House / Air BnB |  | Parking |



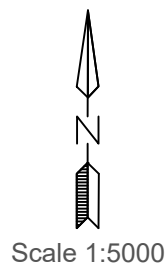
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LOCALITY PLAN

ERF 522, ERASMUSKLOOF EXTENSION 2



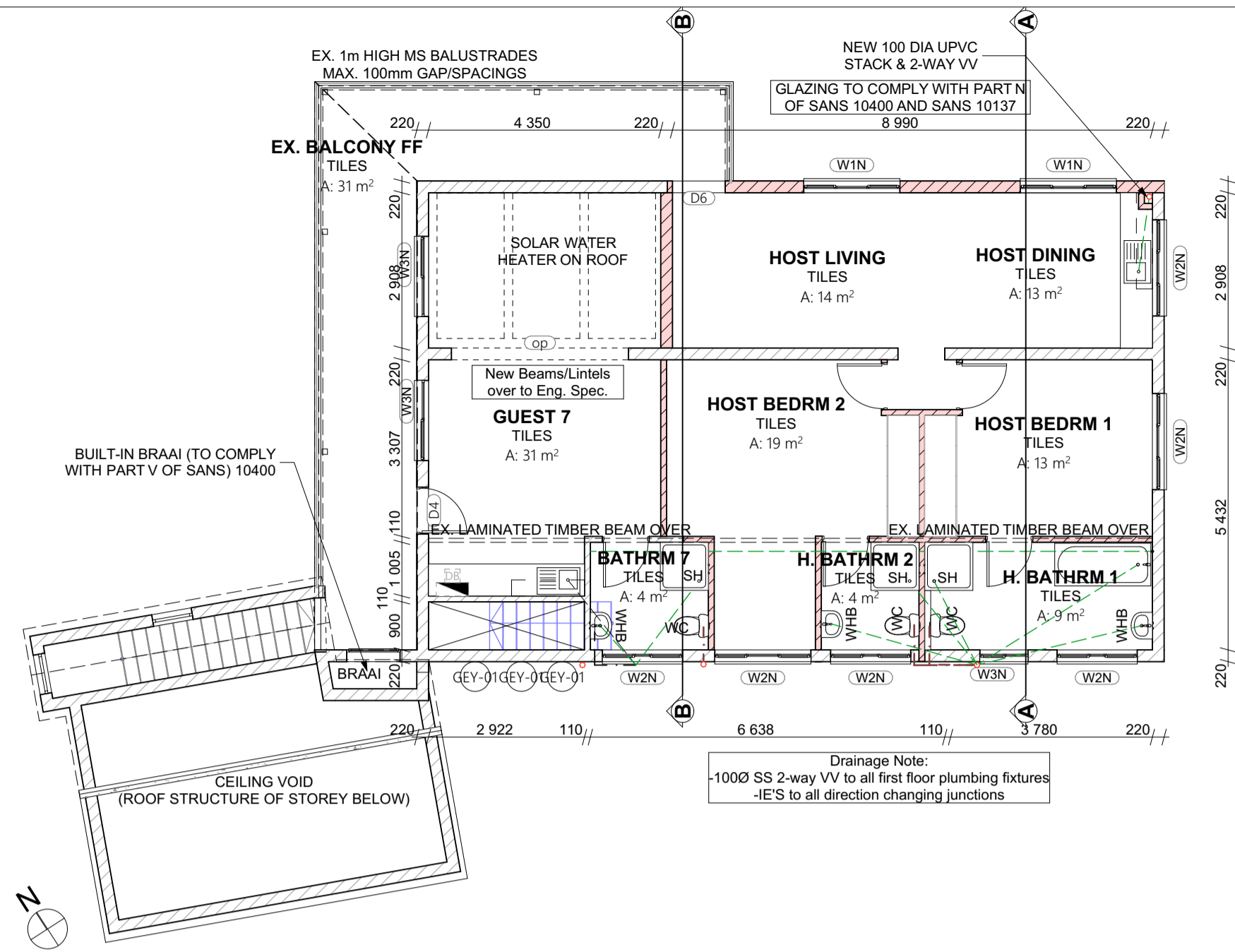
-  The Site
-  Township Boundary
-  Road
-  Railway
-  Railway Station



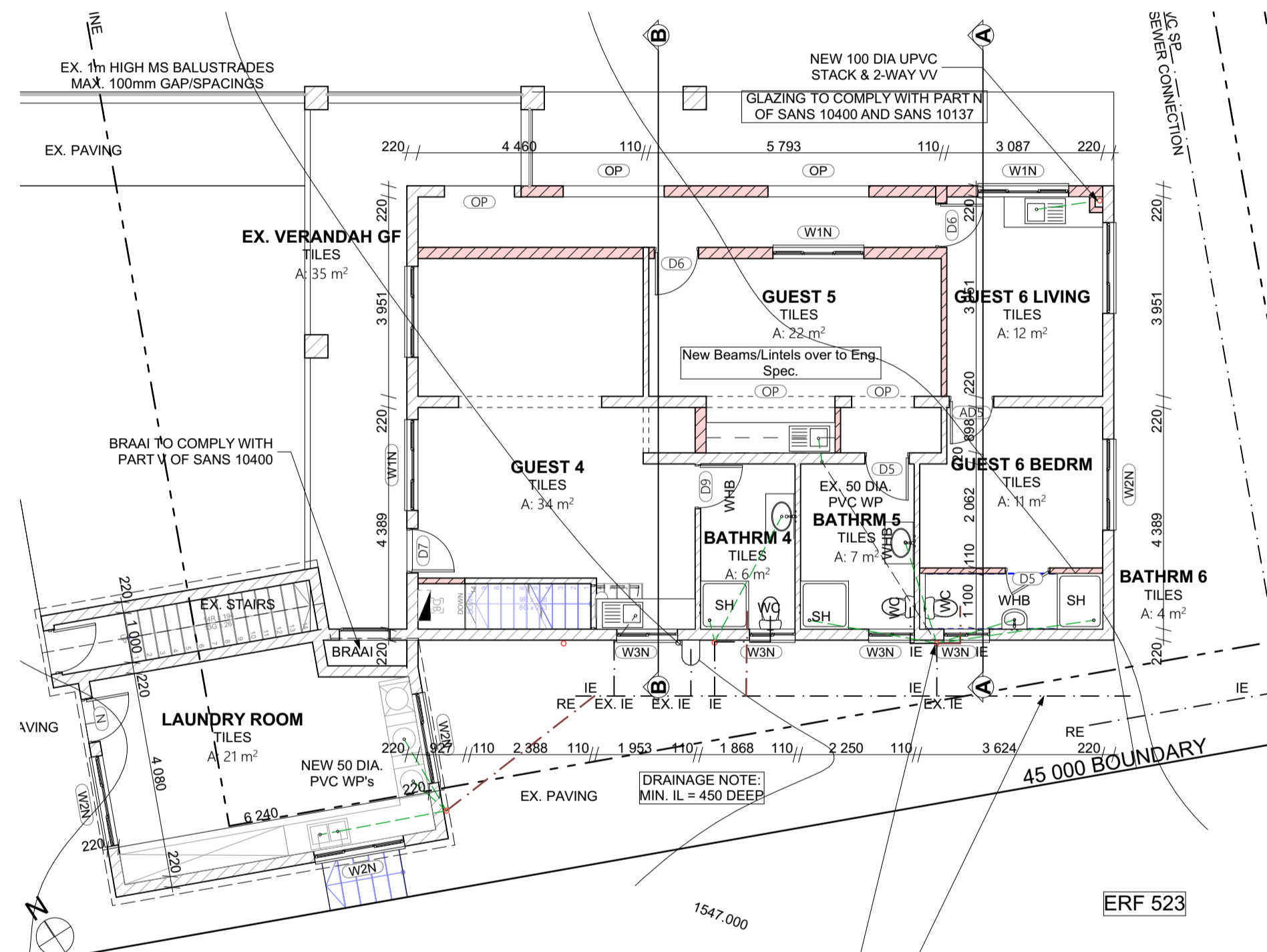
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PO BOX 11437
SILVER LAKES
0054
TEL: (012) 809 2229

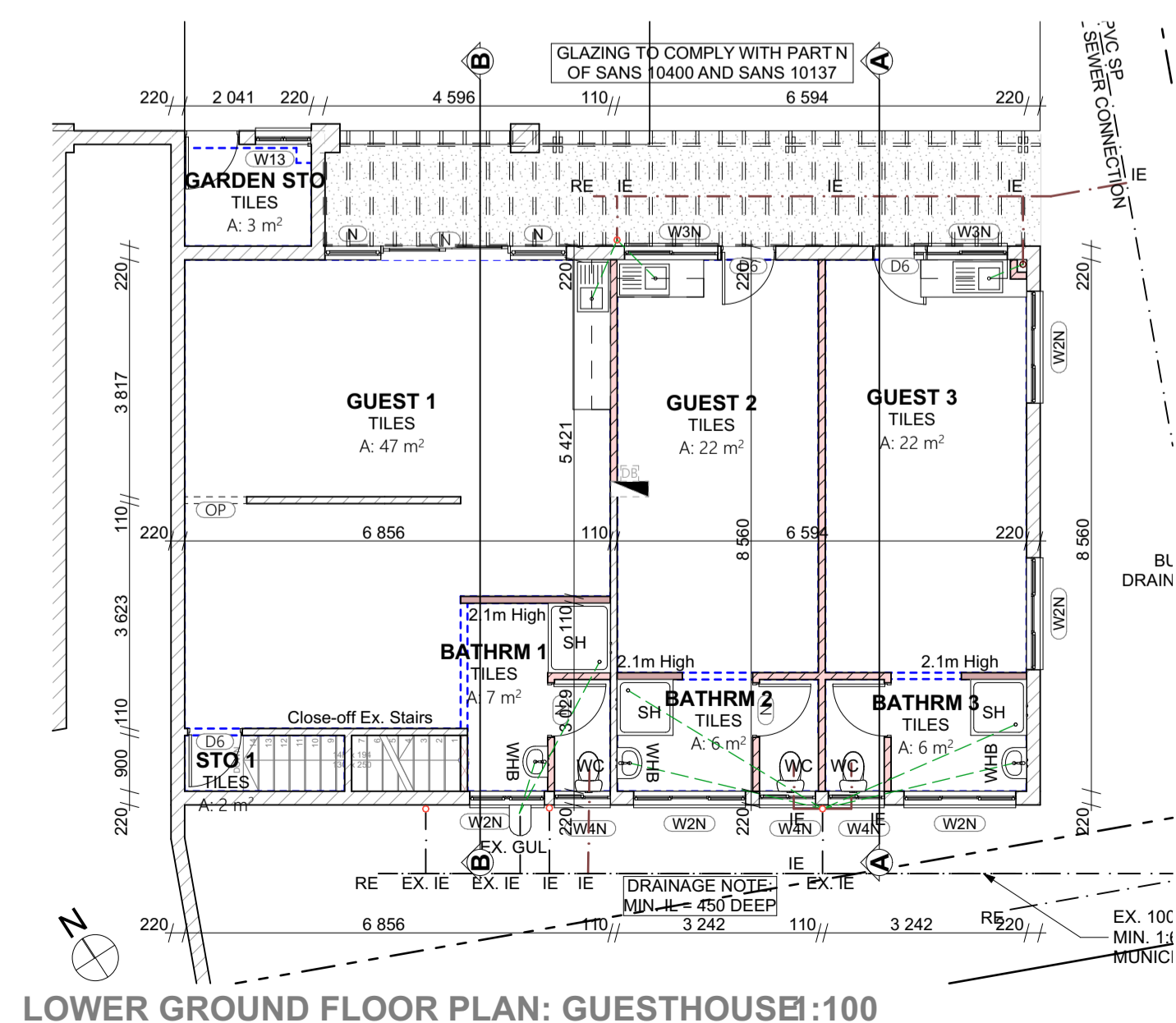




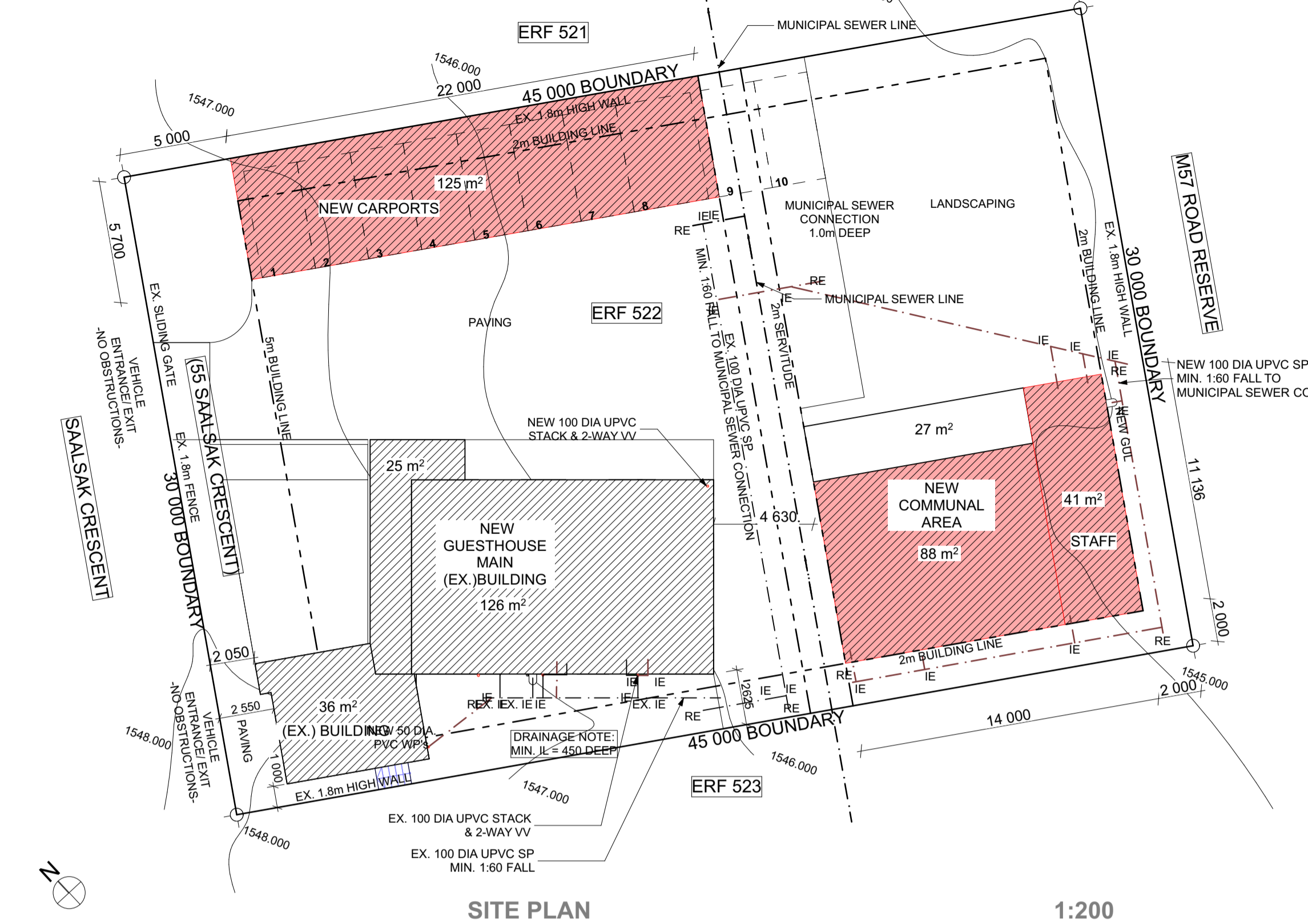
FIRST FLOOR PLAN: GUESTHOUSE 1:100



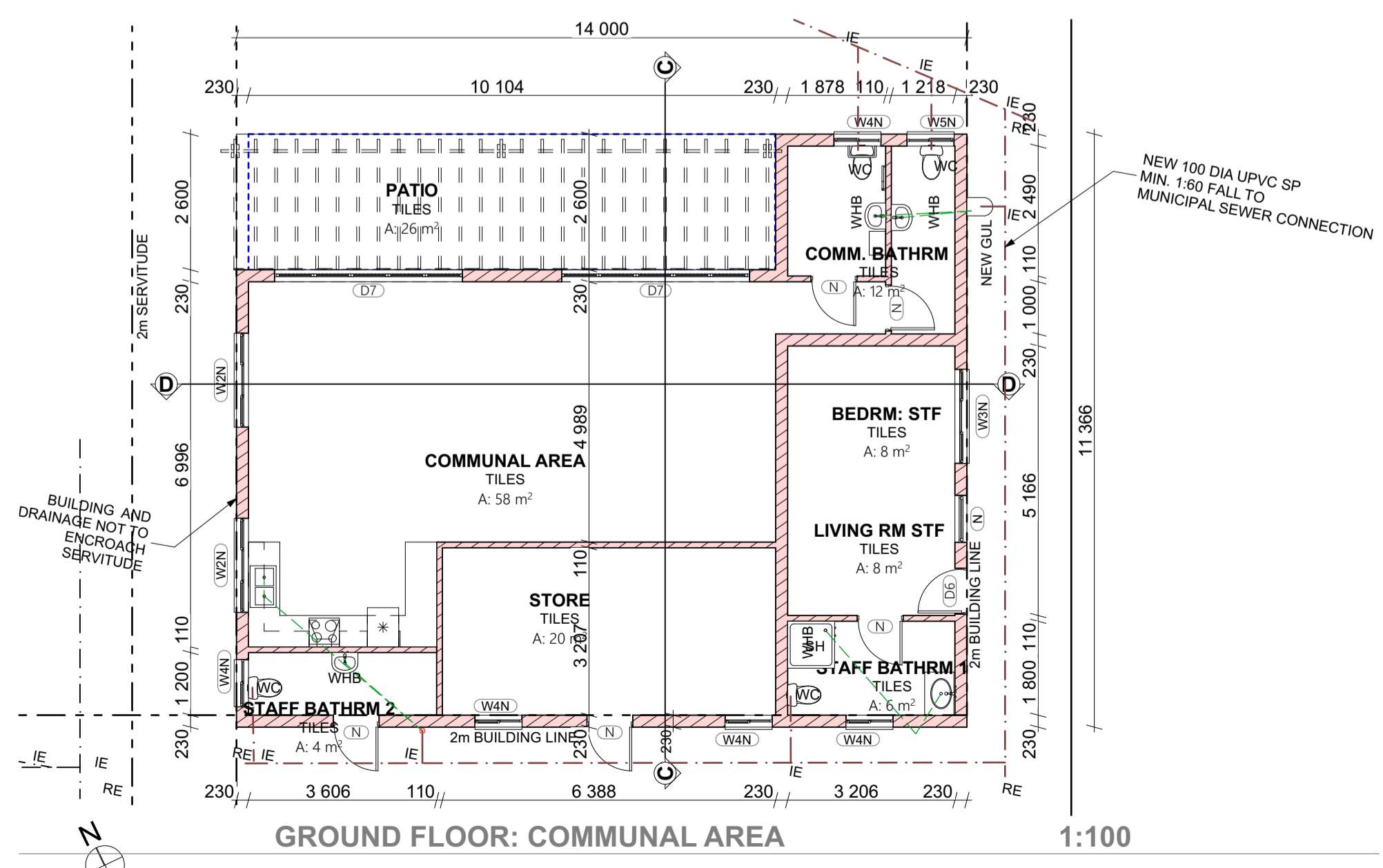
GROUND FLOOR PLAN: GUESTHOUSE 1:100



LOWER GROUND FLOOR PLAN: GUESTHOUSE 1:100



SITE PLAN 1:200



GROUND FLOOR: COMMUNAL AREA 1:100

AREA SCHEDULE		
	AREA ERF	1350 m²
A	TFA EXISTING	472 m²
.1	EX. LOWER GROUND	126 m²
.2	EX. GROUND FLOOR	189 m²
.3	EX. FIRST FLOOR	157 m²
B	TFA ADDITIONS	276 m²
.1	COMMUNAL AREA	129 m²
.2	OPEN PATIO (COMMUNAL)	27 m²
.3	CARPORTS	120 m²
C	GUESTHOUSE ACCOMMODATION	
.1	NO. GUEST BEDROOMS	7 ROOMS
.2	NO. MANAGER BEDROOMS	2 ROOMS
.3	NO. STAFF BEDROOMS (OUTBLDG)	1 ROOMS
D	PARKING BAYS PROVISION	09 BAYS
	MANAGER/OWNER	2 BAYS
	GUESTS (1 PER BEDROOM)	7 BAYS
	TOTAL REQUIRED	9 BAYS
E	COVERAGE (PERMITTED TBC)	34.4%
	= SUM (A2+B)	465 m²
F	FLOOR AREA RATIO F.A.R. (PERMITTED TBC)	0.44
	= SUM (A+B-B3)	592 m²

GENERAL DRAWING NOTES:
 1. ALL LEVELS AND DIMENSIONS MUST BE CONFIRMED ON SITE BEFORE ANY WORK IS PUT IN HAND.
 2. CONTACT THE ARCHITECT IN CASE OF ANY UNCERTAINTY.
 3. DO NOT SCALE FROM DRAWINGS. DIMENSIONS AS INDICATED MUST BE SET OUT IN A LEVEL AND HORIZONTAL PLANE.
 4. THE CONTRACTOR BEARS FINAL RESPONSIBILITY FOR THE CORRECT SETTING OUT OF THE WORKS.
 5. A COMPLETE SET OF THE LATEST DRAWINGS, TOGETHER WITH ANY SUBSEQUENT REVISIONS, INSTRUCTIONS, AND SPECIFICATIONS REFERRED TO, MUST BE AVAILABLE ON SITE FOR THE DURATION OF THE CONTRACT.
 6. QUALITY OF WORKMANSHIP AND MATERIALS OF ALL WORKS HEREIN INDICATED AS WELL AS DOCUMENTS REFERRED TO HERE, SHALL BE EXECUTED IN ACCORDANCE AND COMPLIANT TO THE STIPULATIONS OF THE LATEST REVISION OF THE NATIONAL BUILDING REGULATIONS (SANS 10400), OR THE RELEVANT CODE OF PRACTICE AND STANDARDS OF THE SABS.
 7. COPYRIGHT OF THE DESIGN HEREIN INDICATED IS VESTED IN THE ARCHITECT. NO COPY MAY BE MADE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT.

DISCHARGE PIPE SIZES FOR SANITARY FITTINGS:
 WHB: 40mm DIA WASTE PIPE
 BATH: 50mm DIA WASTE PIPE
 SHOWER: 40mm DIA WASTE PIPE
 SINK: 50mm DIA WASTE PIPE
 WC: 100mm DIA WASTE PIPE
 ALL DISCHARGE FITTINGS FITTED WITH VENTILATION VALVES IF NOT VENTILATED BY VENTILATION PIPES.

GLASS NOTE:
 0 - 0.75m² - 3mm GLASS
 0.75 - 1.5m² - 4mm GLASS
 1.5m² & ABOVE - SAFETY GLASS
 SAFETY GLASS AND MARKERS AT ALL DOORS WITH GLASS AIR PERCENTAGE: ROOM TO WINDOW MIN. 10%
 GLAZING TO COMPLY WITH PART N OF NBR AND SANS 10137

revision no / date / initials / revision details

Sarchitects
 SACAP P/21057
 084 840 4217 / 074 126 2781 info@sarchitects.co.za

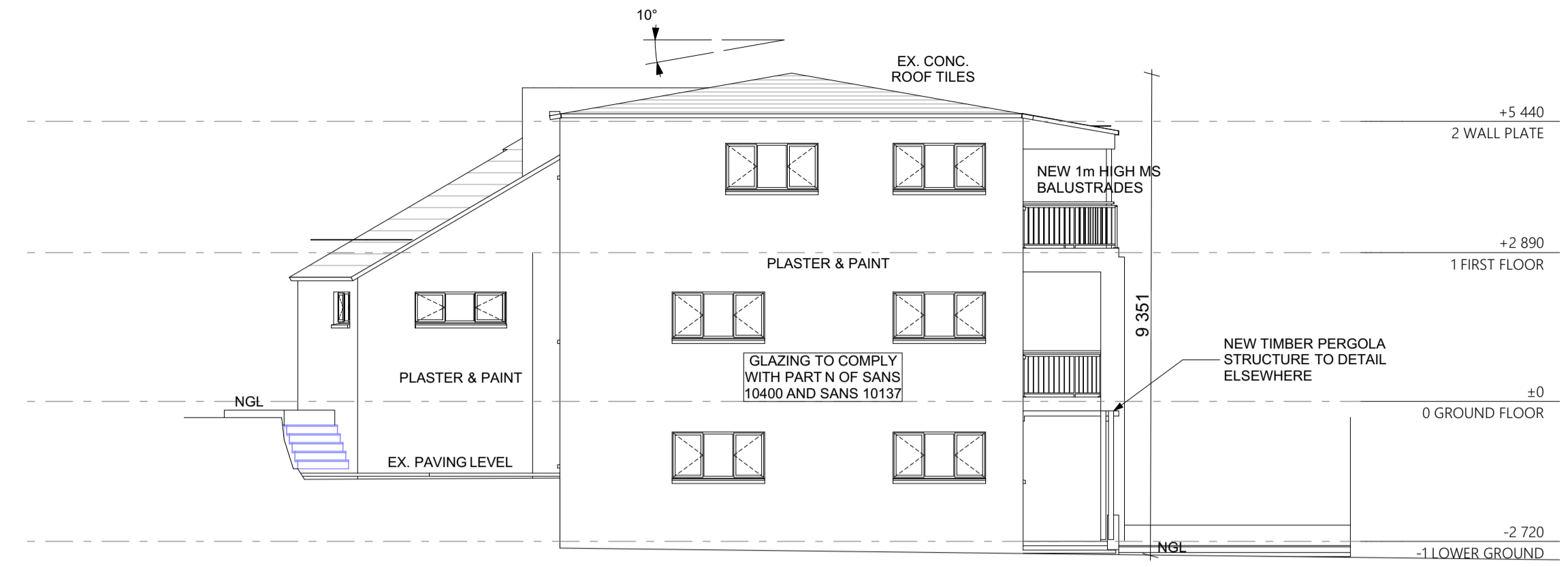
project
NEW GUESTHOUSE ON ERF 522, ERASMUSKLOOF X02 FOR MR. J. DE SOUSA

drawing title
LAYOUT PLANS

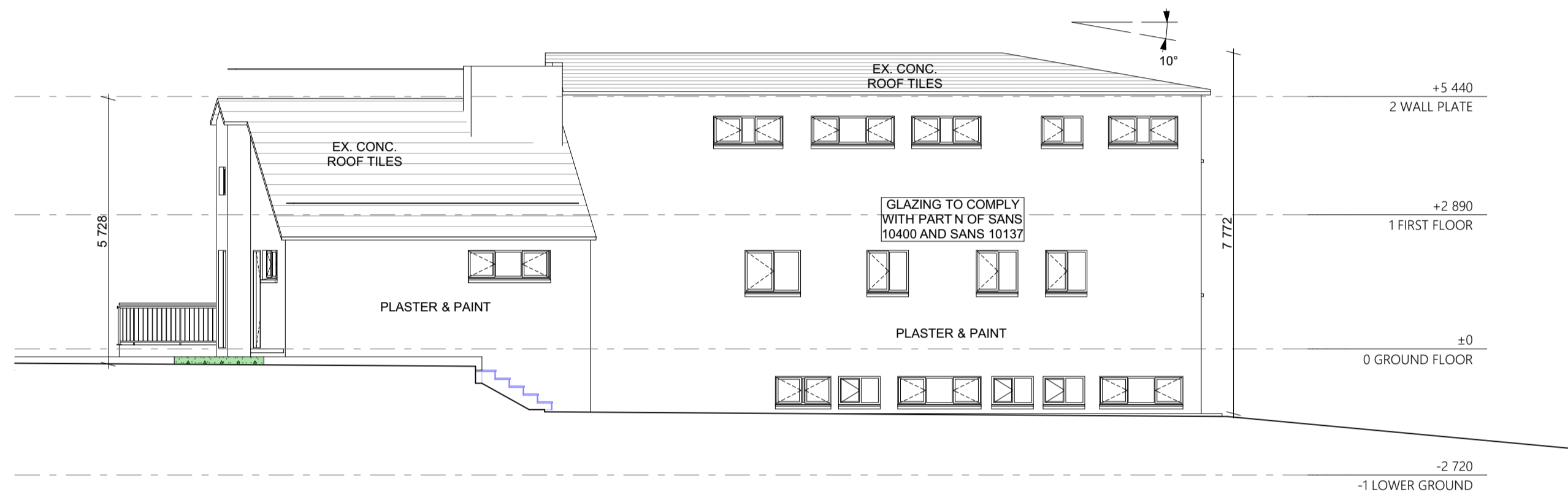
project number	drawing number
#P1n	DS1-01
DESIGN	revision
03	03
scale	date
AS INDICATED	2026/05/05
drawn	checked
JS / RS	RS



NORTHEAST ELEVATION 1:100



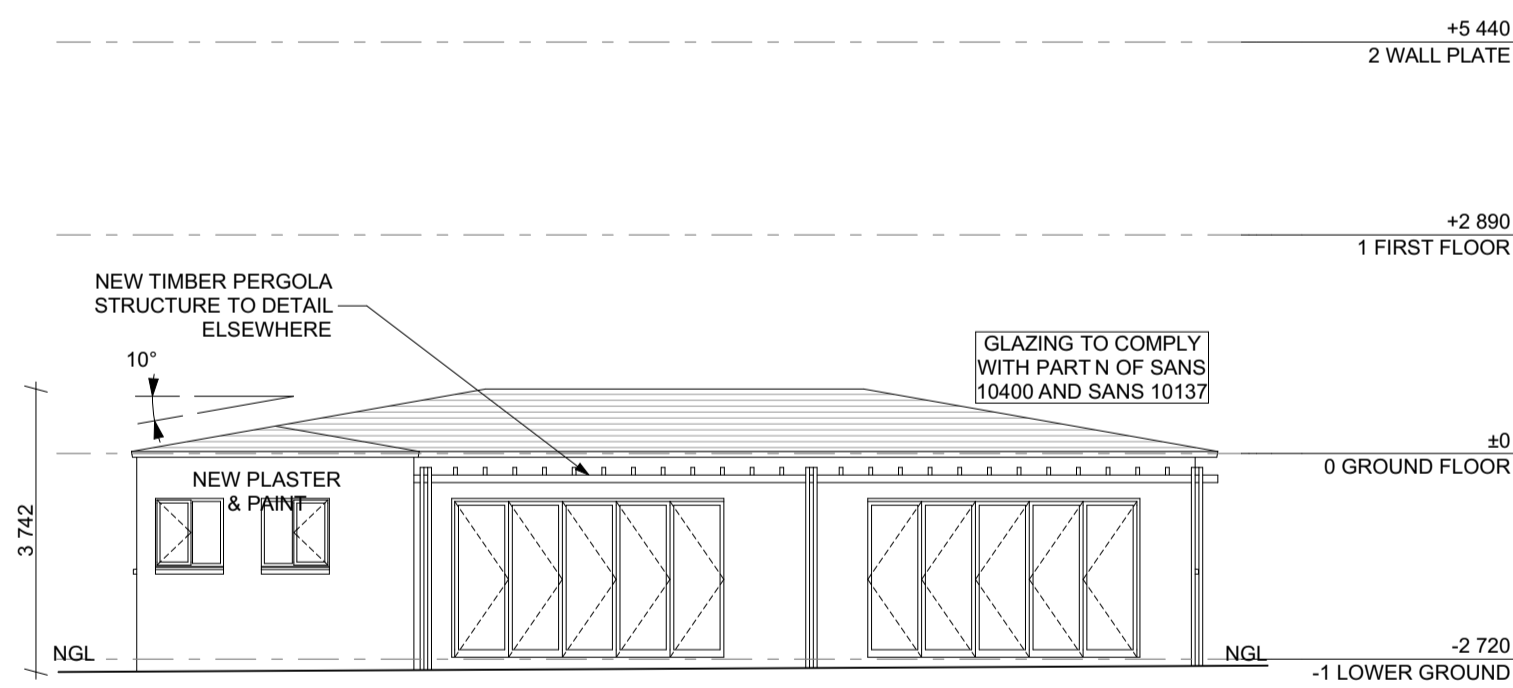
SOUTHEAST ELEVATION 1:100



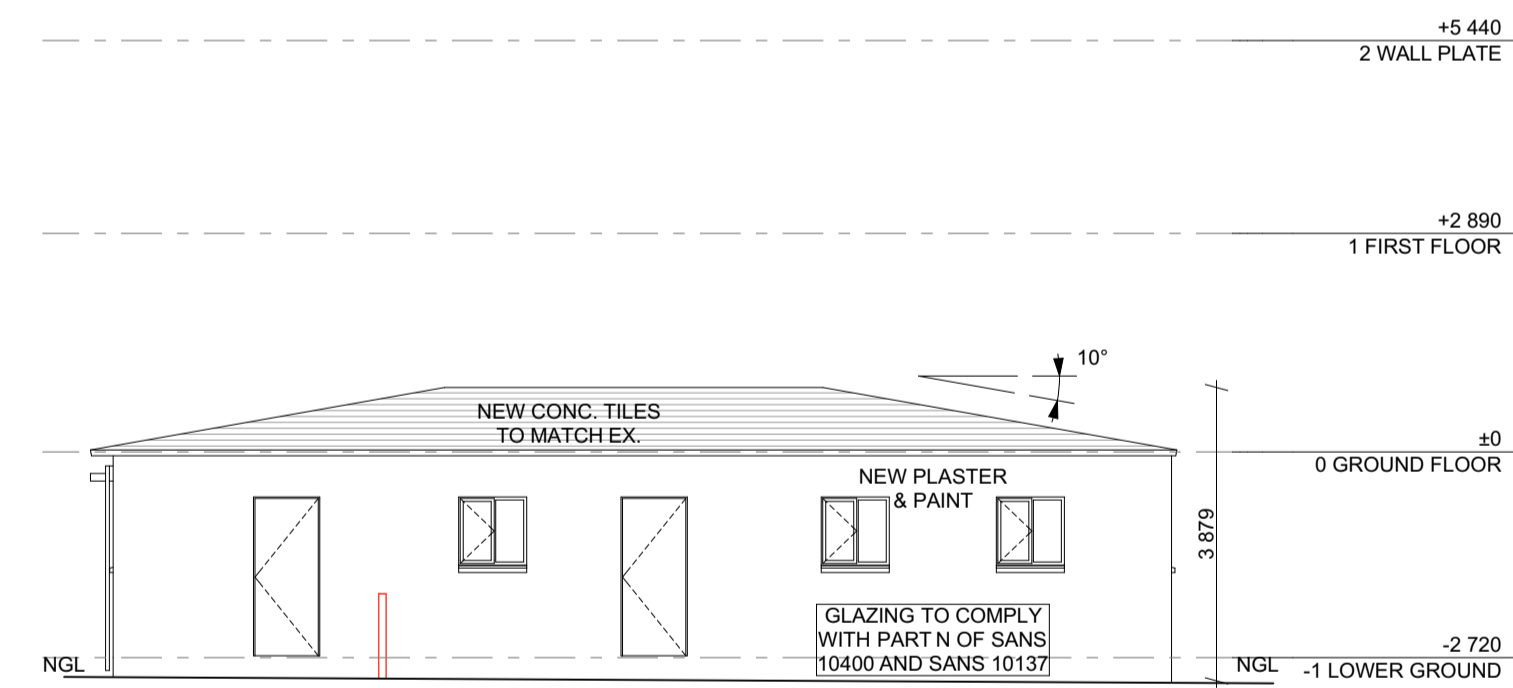
SOUTHWEST ELEVATION 1:100



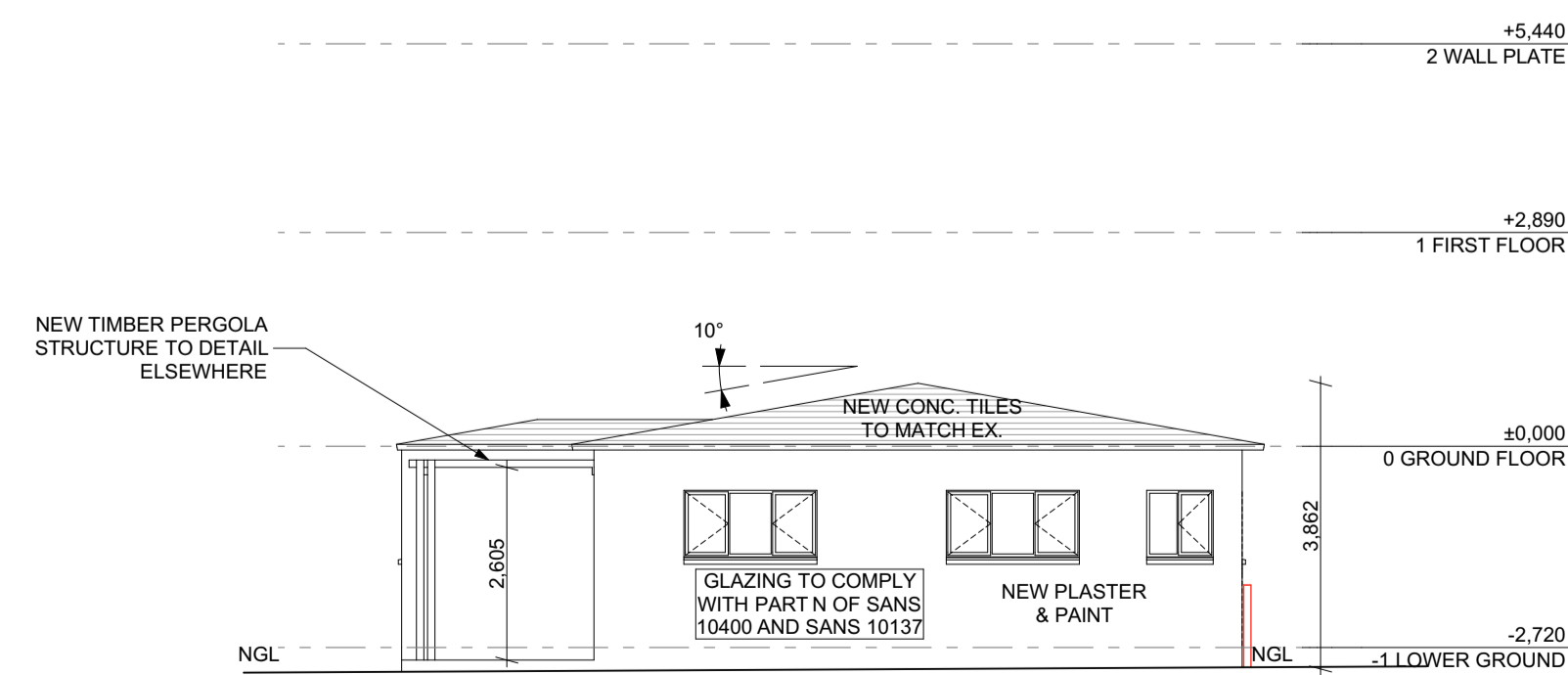
NORTHWEST ELEVATION 1:100



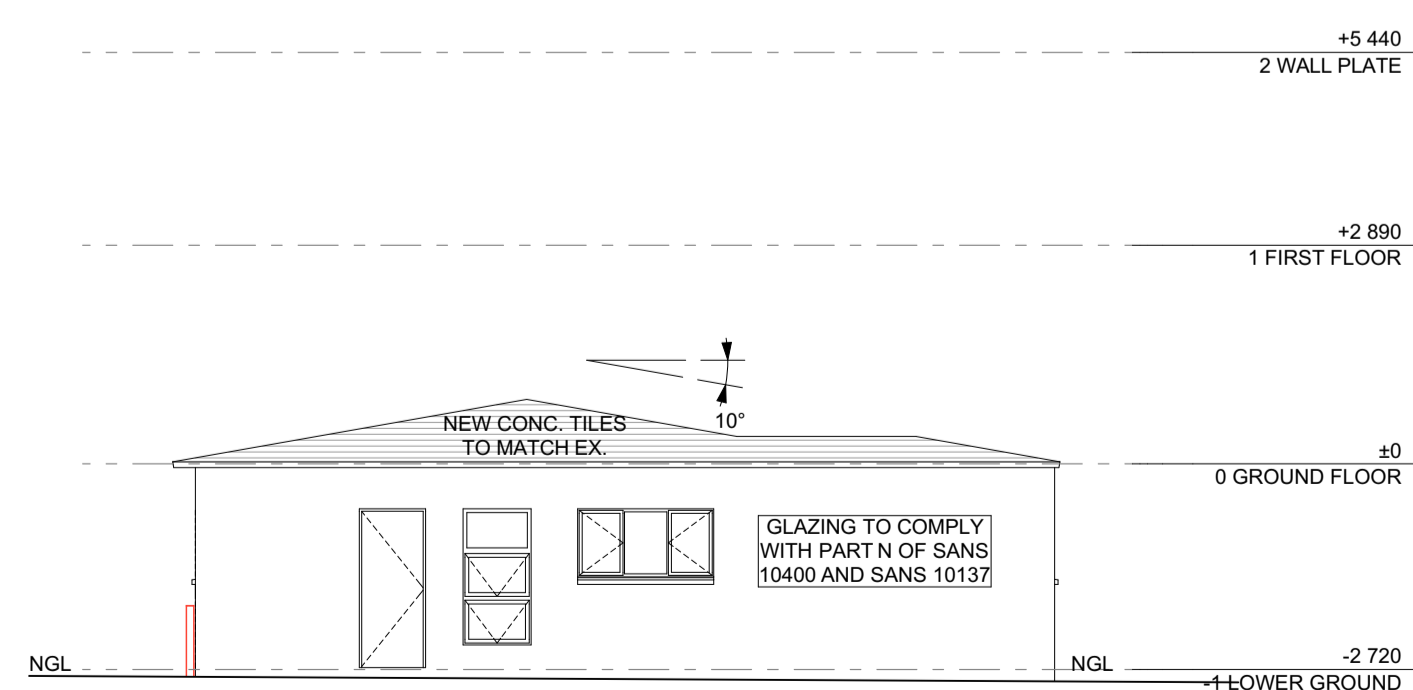
NORTHEAST ELEVATION: COMMUNAL 1:100



SOUTHWEST ELEVATION: COMMUNAL 1:100



NORTHWEST ELEVATION: COMMUNAL 1:100



SOUTHEAST ELEVATION: COMMUNAL 1:100

GENERAL DRAWING NOTES:
 1. ALL LEVELS AND DIMENSIONS MUST BE CONFIRMED ON SITE BEFORE ANY WORK IS PUT IN HAND.
 2. DO NOT SCALE FROM DRAWINGS. DIMENSIONS AS INDICATED MUST BE SET OUT IN A LEVEL AND HORIZONTAL PLANE.
 3. THE CONTRACTOR BEARS FINAL RESPONSIBILITY FOR THE CORRECT SETTING OUT OF THE WORKS.
 4. A COMPLETE SET OF THE LATEST DRAWINGS, TOGETHER WITH ANY SUBSEQUENT REVISIONS, INSTRUCTIONS, AND SPECIFICATIONS REFERRED TO, MUST BE AVAILABLE ON SITE FOR THE DURATION OF THE CONTRACT.
 5. QUALITY OF WORKMANSHIP AND MATERIALS OF ALL WORKS HEREIN INDICATED AS WELL AS DOCUMENTS REFERRED TO HERE, SHALL BE EXECUTED IN ACCORDANCE AND COMPLIANT TO THE STIPULATIONS OF THE LATEST REVISION OF THE NATIONAL BUILDING REGULATIONS (SANS 10400), OR THE RELEVANT CODE OF PRACTICE AND STANDARDS OF THE SABS.
 6. COPYRIGHT OF THE DESIGN HEREIN INDICATED IS VESTED IN THE ARCHITECT. NO COPY MAY BE MADE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT.

DISCHARGE PIPE SIZES FOR SANITARY FITTINGS:
 WHB: 40mm DIA WASTE PIPE
 BATH: 50mm DIA WASTE PIPE
 SHOWER: 40mm DIA WASTE PIPE
 SINK: 50mm DIA WASTE PIPE
 WC: 100mm DIA WASTE PIPE

ALL DISCHARGE FITTINGS FITTED WITH VENTILATION VALVES IF NOT VENTILATED BY VENTILATION PIPES.

GLASS NOTE:
 0 - 0.75m² - 3mm GLASS
 0.75 - 1.5m² - 4mm GLASS
 1.5m² & ABOVE - SAFETY GLASS
 SAFETY GLASS AND MARGERS AT ALL DOORS WITH GLASS AIR PERCENTAGE: ROOM TO WINDOW MIN. 10%
 GLAZING TO COMPLY WITH PART N OF NBR AND SANS 10137

revision no / date / initials / revision details

Sarchitects
 SACAP P/21057

084 840 4217 / 074 126 2781 info@sandsarchitects.co.za

project
NEW GUESTHOUSE ON ERF 522, ERASMUSKLOOF X02 FOR MR. J. DE SOUSA

drawing title
LAYOUT PLANS ELEVATIONS

project number #PIn	drawing number DS1-03
DESIGN	revision 03
scale AS INDICATED	date 2026/05/05
drawn JS / RS	checked RS

GRUNDLING ATTORNEYS Prokureur/Attorney
1738
TEL: 071 688 3938

DEED OF TRANSFER

in favour of

1. SOUS PROPERTIES PTY LTD

Over

ERF 522 ERASMUSKLOOF EXT 2

1738

SEELREG STAMP DUTY	
FOOI FEES	2281.00

Grundling Attorneys
673 Rubenstein Drive
Moreletapark
Pretoria

Prepared by me


CONVEYANCER
GERALDINE GRUNDLING
(27745)

T 000045527 / 2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT:

MARLENE SLABBERT (24170)

appeared before me, REGISTRAR OF DEEDS: NORTH GAUTENG at
PRETORIA, he/she the said Appearer, being duly authorised thereto by a Power
of Attorney signed at **PRETORIA** on **18 JULY 2025** and granted to him/her by

CLAUDIO MARCELO MARQUES REIS DE OLIVEIRA
Identity Number 920806 5060 08 9
Married out of Community of Property

AND the said Appearer declared that his/her Principle had truly and legally sold
per private treaty on the 3rd JULY 2025 and that he/she the said Appearer, in
his/her capacity aforesaid, did, by these presents, cede and transfer to and on
behalf of

SOUS PROPERTIES PROPRIETARY LIMITED

Registration Number 2025/477345/07

it's Successors in Title or Assigns, in full and free property

ERF 522 ERASMUSKLOOF EXTENSION 2 TOWNSHIP

REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG

MEASURING 1350 (ONE THOUSAND THREE HUNDRED AND FIFTY)
Square metres

FIRST transferred by Deed of Transfer Number T242/2000 with Diagram
S.G. Number 8099/1991 annexed thereto and held by Deed of Transfer
Number T83032/2021

SUBJECT TO THE FOLLOWING CONDITIONS: -

- A. ONDERHEWIG** aan die voorwaardes opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe 1965:
- (a) Die erf is onderworpe aan 'n serwituut van twee (2) meter breed vir riolerings- en ander Munisipale doeleindes, ten gunste van die Plaaslike Bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes twee (2) meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die Plaaslike Bestuur: Met dien verstande dat die Plaaslike Bestuur van enige sodanige serwituut mag afsien.
 - (b) Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van twee (2) meter daarvan geplant word nie.
 - (c) Die Plaaslike Bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens



goedduke noodsaaklike ag, tydelike te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die Plaaslike Bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Plaaslike Bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

- B. VERDER ONDERHEWIG aan 'n Serwituut vir die lê van 'n rioolpyplyn twee (2) meter wyd, die oostelike grens van welke serwituut aangedui word deur die lyn EF op aangehegte Kaart L.G. Nr. A 8099/1991, goedgekeur deur die Landmeter Generaal op 5 November 1991, welke serwituut onderhewig is aan die volgende voorwaardes:
1. Geen geboue of enige ander struktuur, mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die serwituutgebied of binne 'n afstand van twee (2) meter daarvan geplant word nie.
 2. Die Stadsraad sal geregtig wees om enige materiaal wat deur die Stadsraad uitgegrawe word tydens die aanleg, onderhoud of verwydering van die rioolpyplyn tydelike op die grond wat aan die serwituutgebied grens te plaas en om enige materiaal en toerusting wat die Stadsraad na goedduke nodig ag om sy regte hierkragtens verleen uit te oefen op die eiendom te bring. Die Stadsraad sal vir voormelde doeleindes geregtig wees op redelike toegang tot die eiendom en onderworpe daaraan dat die Stadsraad die eienaar van die eiendom soos op daardie tydstip enige skade sal vergoed wat gedurende die aanleg, onderhoud of verwydering van die rioolpyplyn deur die Stadsraad, sy agent(e) of werknemer(s) veroorsaak word.
- C. Die koper sal verplig wees om 'n woonhuis met 'n minimum grootte van 150 (Een honderd en Vyftig) vierkante meter op die eiendom te bou, insluitend alle buite geboue.
- D. Geen gegalviniseerde metaaldakke mag op enige van die geboue wat op die eiendom opgerig word, aangebring word nie.

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

**CLAUDIO MARCELO MARQUES REIS DE OLIVEIRA, married
as aforesaid**

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

**SOUS PROPERTIES PROPRIETARY LIMITED
Registration Number 2025/477345/07**

it's Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging the purchase price to be the sum of
R 2,025,000.00 (TWO MILLION RAND TWENTY FIVE THOUSAND RAND).

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

THUS DONE AND EXECUTED at the office of the **REGISTRAR OF DEEDS: NORTH GAUTENG** at **PRETORIA** on

2025 -08- 06

q.q.



In my presence

REGISTRAR OF DEEDS





Economic Development and Spatial Planning

3rd Floor | Middestad Building | 252 Thabo Sehume Street | Pretoria | 0002
 PO Box 440 | Pretoria | 0001
 Tel: 012 358 7988
 Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

Generated by: TSHWANE\MartieEr

Date 2026/03/05

TO WHOM IT MAY CONCERN

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

PROPERTY LIS KEY (GIS KEY): 022100522

ZONING KEY: 022100522

SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf 522 ERASMUSKLOOF X02 (55 SAALSAK CRESCENT)

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

A. USE ZONE 1: RESIDENTIAL 1

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

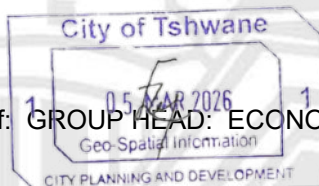
B ANNEXURE L	2395.pdf
C MINIMUM ERF SIZE	1000
D UNITS PER HA	Not Applicable
E DENSITY	Not Applicable
F FLOOR AREA RATIO	FAR Zone 21, subject to Clause 25
G HEIGHT	Height Zone 10, subject to Clause 26
H COVERAGE	Coverage Zone 5, subject to Clause 27
I OTHER APPROVALS	consent/TCU361.pdf
J BUILDING LINES	Streets: Subject to Annexure L (2395.pdf) Rear and Side: Subject to Annexure L (2395.pdf)
K SCHEDULE 5	Not Applicable
L ATTACHED DOCUMENTS	2395.pdf, TCU361.pdf

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

Disclaimer:

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

Kind regards



f: **GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING**

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

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

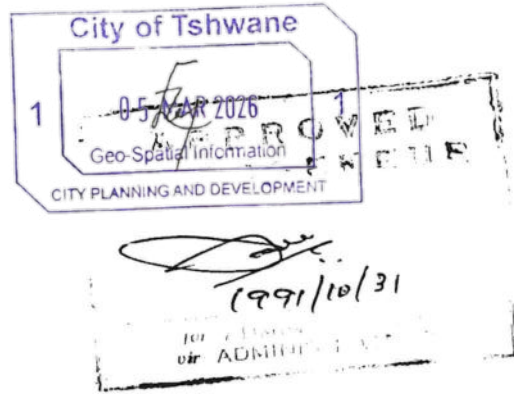
Document Ref: 022100522_20260305_190921699_1

PRETORIA TOWN-PLANNING SCHEME, 1974.

AMENDMENT SCHEME 2175

The Pretoria Town-planning Scheme, 1974, approved by virtue of Administrator's Notice 2027, dated 20 November, 1974 is hereby further altered and amended in the following manner:

1. THE MAP, as shown on Map 3, Amendment Scheme 2175.
2. PART VIII, Schedule V, by the addition of the following in its correct alphabetical sequence:
 "ERASMUSKLOOF EXTENSION 2
 All erven except.....18.....1000.
 Erven 551 up to and
 including 564".
3. By the addition of Annexure B 2393 up to and including 2398 to the scheme.



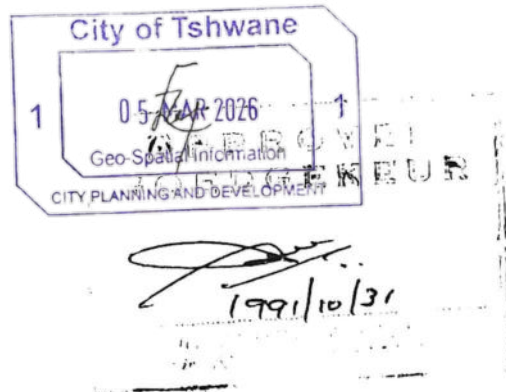
Admin K : 521
 Gazette : 11-11-92

PRETORIA-DORPSBEPLANNINGSKEMA, 1974.

WYSIGINGSKEMA 2175

Die Pretoria-dorpsbeplanningskema, 1974, goedgekeur kragtens Administrateurskennisgewing 2027, gedateer 20 November 1974, word hiermee soos volg verder gewysig en verander:

1. DIE KAART, soos aangetoon op Kaart 3, Wysigingskema 2175.
2. DEEL VIII, Skedule V, deur die byvoeging van die volgende in sy regte alfabetiese volgorde:
 "ERASMUSKLOOF-UITBREIDING 2
 Alle erwe behalwe.....18.....1000.
 behalwe erwe 551
 tot en met 564".
3. Deur die byvoeging van **Bylae B 2393 tot en met 2398** tot die skema.



SCALE / SKAAL 1 : 2000



RESTANT VAN GEDEELTE 81
REMAINDER OF PORTION
WATERKLOOF No. 378 - JR

HANS STRUDOM-RYLAAN / DRIVE
ROAD / PAD K 69

KASTEEL
No. 609 - JR

PAD / ROAD P122 / I
WATERKLOOF No. 378 - JR
PORTION / GEDEELTE 91

2393

2394

2395

2396

2398

2397

ERASMUSKLOOF
EXTENSION / 2
UITBREIDING

VERWYSING / REFERENCE
GEBRUIKSONE / USE ZONE

DIGTHEIDSKLEUR / SPECIAL WOON
DENSITY COLOUR / SPECIAL RESIDENTIAL

DUPLEKS WOON / DUPLEX RESIDENTIAL

DIGTHEIDSONE / DENSITY ZONE

EEN WOONHUIS PER ERF / ONE DWELLING-HOUSE PER ERF

GERESERVEERDE / RESERVED
GROND / LAND

BESTAANDE OPENBARE OOP-RUIMTE / EXISTING PUBLIC OPEN SPACE

BESTAANDE STRATE / EXISTING STREETS

ALGEMEEN / GENERAL

VERWYSING NA BYLAE B
2393 REFERENCE TO ANNEXURE B

DORPSRENS TOWNSHIP
BOUNDARY
05 MAR 2026
City of Tshwane
Geo Spatial Information
CITY PLANNING AND DEVELOPMENT

LET WEL : Vir die inligting
betreffende servitute oor
sekere erwe veruys na die
ALGEMENE PLAN VAN DIE DORP
L.G. N^o A 75/90

N.B. : For information
regarding servitudes over
certain erven refer to the
GENERAL PLAN OF THE TOWNSHIP
L.G. N^o A 75/90

VIR GOEDGEURING AANBEVEEL
RECOMMENDED FOR APPROVAL

VOORSITTER DORPERAAD
CHAIRMAN TOWNSHIPS BOARD

PRETORIA 19

GOEDGEKEUR APPROVED
Gertien W.H. Louw
Goedgekeur 31-10-1991

PORTION / GEDEELTE 85

ELARDUSPARK EXTENSION /- UITBREIDING 4

ELARDUSPARK EXTENSION /- UITBREIDING

PORTION GEDEELTE 65

562 (PARK)

61 (PARK)

560 (PARK)

559 (PARK)

BOSTONSTRAAT

ELARDUSPARK

NIEUWENHUYZEN ST.

BOEINGSTR. / ST.

KNIEHALTER AVENUE

KNIEHALTERLAAN

SAALSAKSINGEL

SAALSAKSINGEL

SAALSAKCRESENT

PORTION GEDEELTE 62

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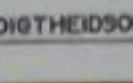

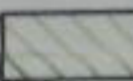
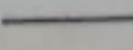


320

SCALE / SKAAL 1 : 2000



ERASMUSKLOOF
EXTENSION / 2
UITBREIDING

VERWYSING / REFERENCE
GEBRUIKSONE / USE ZONE

-  **SPEKIAAL WOON**
SPECIAL RESIDENTIAL
-  **DUPLEKS WOON**
DUPLEX RESIDENTIAL
- DIGTHEIDSONE / DENSITY ZONE**
-  **EEN WOONHUIS PER ERF**
ONE DWELLING-HOUSE PER ERF
- GERESERVEERDE / RESERVED**
GROND / LAND
-  **BESTAANDE OPENBARE OOP-RUIMTE**
EXISTING PUBLIC OPEN SPACE
-  **BESTAANDE STRATE**
EXISTING STREETS
- ALGEMEEN / GENERAL**
-  **VERWYSING NA BYLAE B**
REFERENCE TO ANNEXURE B
-  **DORPPORENS**
TOWNSHIP BOUNDARY



LET WEL : Vir die inligting
betreffende servitute oor
sekere erwe verwys na die
ALGEMENE PLAN VAN DIE DORP
..G. Nq A 75/90

N.B. : For information
regarding servitutes over
certain erwe refer to the
GENERAL PLAN OF THE TOWNSHIP
..G. Nq A 75/90

VIR GOEDKEURING AANBEVEEL
RECOMMENDED FOR APPROVAL

VOORSITTER DORPERAAD
CHAIRMAN TOWNSHIPS BOARD
PRETORIA 19..

GOEDGEKEUR
APPROVED
Gelees: W.H. Louw
Geantee: 31-10-1991

KODE
CODE 3 PRETORIA

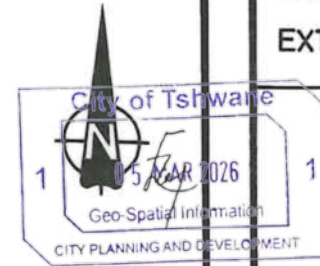
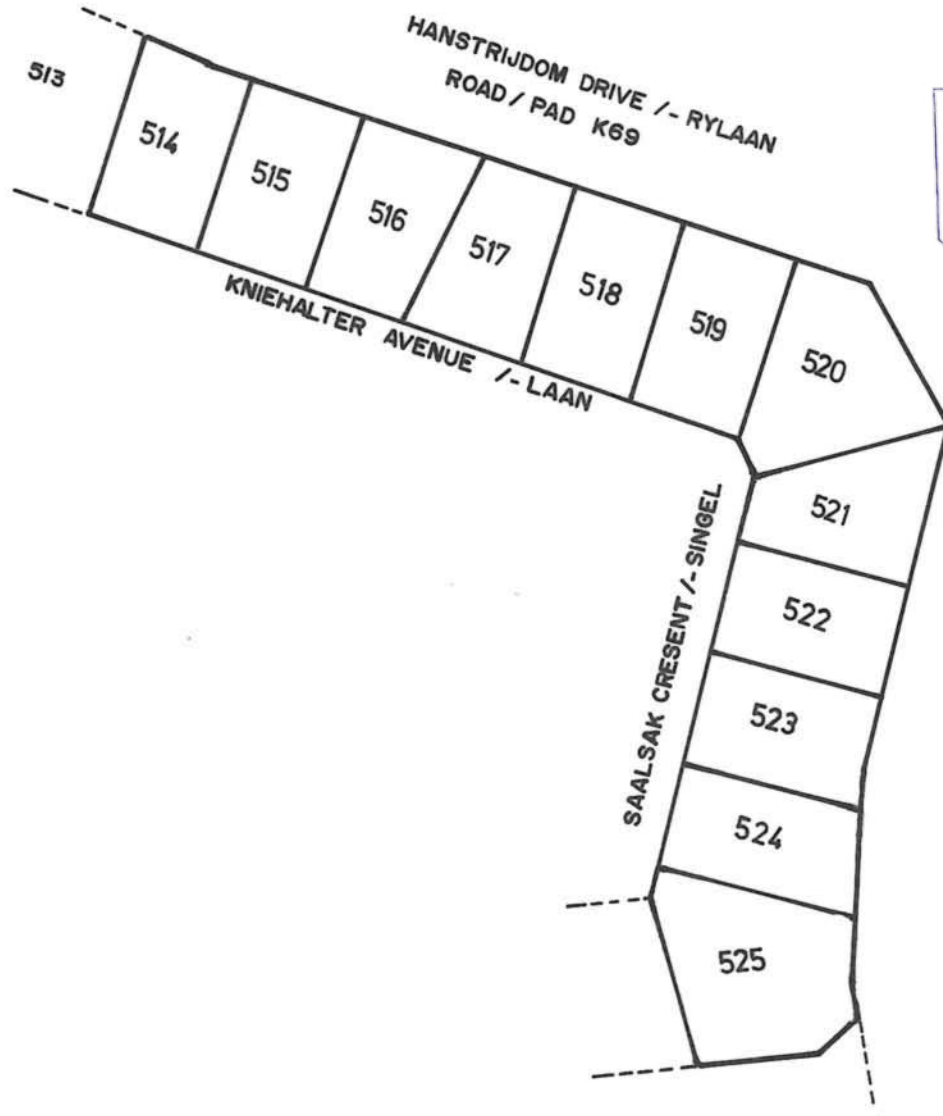
DORPSBEPLANNINGSKEMA
TOWN PLANNING SCHEME 1974

BYLAE
ANNEXURE B (2395)

WYSIGINGSKEMA
AMENDMENT SCHEME 2175

VEL
SHEET 1
VAN
OF 3
VELLE
SHEETS

SCALE/SKAAL 1:2000



ERASMUSKLOOF
EXTENSION /- UITBREIDING 2

VIR GOEDKEURING AANBEVEEL
RECOMMENDED FOR APPROVAL

VOORSITTER DORPERAAD
CHAIRMAN TOWNSHIPS BOARD

PRETORIA ----- 19-----

GOEDGEKEUR
APPROVED

Geteken: W. H. Louw
Geodatee: 31-10-1991

5890T

KODE 3
CODE 3 PRETORIA

DORPSBEPLANNINGSKEMA 1974
TOWN-PLANNING SCHEME

5891T

BYLAE ANNEXURE B (2395)

WYSIGINGSKEMA 2157
AMENDMENT SCHEME

VEL SHEET 2 VAN 3 VELLE SHEETS

GEBRUIKSONE I SPESIALE WOON;
onderworpe aan die volgende voorwaardes:

USE ZONE I "SPECIAL RESIDENTIAL;
subject to the following futher conditions:

1. Die geregistreeerde eienaar van die erf moet 'n fisiese versperring bestaande uit 'n 1,3 m hoë draadheining, of 'n heining van sodanige ander materiaal as wat die Stadsraad mag goedkeur volgens die jongste standarde van die Tak Paaie van die Transvaalse Provinsiale Administrasie, voor of tydens ontwikkeling van die erf lang die grens daarvan aangrensend aan Provinsiale Pad K69 tot bevrediging van die Stadsraad oprig en in stand hou: Met dien verstande dat indien gemelde pad nog nie verklaar is nie, die betrokke fisiese versperring binne 'n tydperk van ses maande na verklaring van sodanige pad opgerig moet word.

1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3 m high wire fence, or a fence of such other material as may be approved by the City Council in accordance with the most recent standards of the Roads Branch, Transvaal Provincial Administration before or during development of the erf along the boundary thereof abutting on Provincial Road K69 to the satisfaction of the City Council and shall maintain such fence to the satisfaction of the City Council: Provided that if such road has not yet been declared, the relevant physical barrier shall be erected within a period of six months after the declaration of such road.

ERWE 514 TOT EN MET 525
ERASMUSKOOFF-UITBREIDING 2

ERVEN 514 UP TO AND
INCLUDING 525
ERASMUSKLOOF EXTENSION 2

City of Tshwane

1 05 MAR 2026 1

VIR GOEDKEURING AANBEVEEL
RECOMMENDED FOR APPROVAL

VOORSITTER DORPERAAD
CHAIRMAN TOWNSHIPS BOARD

PRETORIA _____ 19 _____

GOEDGEKEUR
APPROVED

Geteken: W. H. Louw

Ge-dateer: 31-10-1991

KODE 3
CODE 3 PRETORIA

DORPSBEPLANNINGSKEMA 1974
TOWN-PLANNING SCHEME 1974

BYLAE ANNEXURE B (2395)

WYSIGINGSKEMA 2157
AMENDMENT SCHEME 2157

VEL SHEET 3 VAN OF 3 VELLE SHEETS

2. Uitgesonderd die fisiese versperring genoem in klousule 1 hierbo, 'n swembad of enige ander noodsaaklike stormwater-dreineringsstruktuur, moet geen gebou, struktuur of enigiets wat aan die grond verbonde is, al maak dit nie deel van daardie grond uit nie, opgerig word of enigiets onder of benede die oppervlakte van die erf binne 'n afstand van 16 meter van die grens van die erf aangrensend aan Pad K69 af gebou of geleë word nie, en geen verandering of toevoeging tot enige bestaande struktuur of gebou wat binne sodanige afstand van sodanige grens geleë is, mag sonder die skriftelike toestemming van die uitvoerende Direkteur, Tak Paaie, Transvaalse Provinsiale Administrasie aangebring word nie.

3. Ingang tot en uitgang van die erf moet nie langs die grens daarvan aan Pad K69 toegelaat word nie.

2. Except for the physical barrier referred to in clause 1 above, a swimming bath or any essential storm-water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16 metres from the boundary of the erf abutting on Road K69 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Executive Director, Roads Branch, Transvaal Provincial Administration.

3. Entrance to and exit from the erf shall not be permitted along the boundary thereof abutting on Road K69.

ERWE 514 TOT EN MET 525
ERASMUSKOOF-UITBREIDING 2

ERVEN 514 UP TO AND
INCLUDING 525
ERASMUSKLOOF EXTENSION 2

VIR GOEDKEURING AANBEVEEL
RECOMMENDED FOR APPROVAL

VOORSITTER DORPERAAD
CHAIRMAN TOWNSHIPS BOARD

City of Tshwane
PRETORIA
05 MAR 2026
Geo Spatial Information
CITY PLANNING AND DEVELOPMENT

GOEDGEKEUR
APPROVED

Geëseen: W.H. Louw

Geoordeel: 21-10-1991

Administrator's Notice 520

11 November 1992

DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares **Erasmuskloof Extension 2 Township** to be an approved township subject to the conditions set out in the Schedule hereto.

(PB 4-2-2-5081)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY JOCHEMUS RASMUS ERASMUS UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE FARM WATERFONTEIN 628 JR, PROVINCE OF THE TRANSVAAL, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Erasmuskloof Extension 2.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. A75/90.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

(a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

- (b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at his own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in the sub-clause (b).
- (d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.

Administrateurskennisgewing 520

11 November 1992

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp **Erasmuskloof-uitbreiding 2** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengeset in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR JOCHEMUS RASMUS ERASMUS INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP DIE PLAAS WATERFONTEIN 628 JR, PROVINSIE TRANSVAAL, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Erasmuskloof-uitbreiding 2.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. A75/90.

(3) STORMWATERDREINERING EN STRAATBOU

(a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.

Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

- (b) Die dorpseienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.
- (c) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b) gebou is.
- (d) Indien die dorpseienaar versuim om aan die bepalings van paragrawe (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(PB 4-2-2-5081)

05 MAR 2026

Geo Spatial Information

CITY OF TOWNSHIPS

(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

- (a) the following servitudes which do not affect the township area:
- (aa) The servitude for the conveyance of electricity registered in terms of Notarial Deed of Servitude 283/58S.
 - (bb) The servitude of outspan great 1/75th of 3 013 morgen 528 square rood.
 - (cc) The servitude of water right registered in terms of Deed of Servitude 43/1894.
 - (dd) The servitude for the conveyance of electricity registered in terms of Notarial Deed of Servitude 854/58S;
- (b) the following servitude which affects Erven 558, 564 and streets in the township only:
- The servitude for the conveyance of electricity registered in terms of Notarial Deed of Servitude K81/83;
- (c) the following servitude which affects Erf 517 and a street in the township only:
- The servitude for waterpipes registered in terms of Notarial Deed of Servitude 1263/72;
- (d) the following servitude which affect Erven 559 to 564 and streets in the township only:
- The servitude for waterpipes registered in terms of Notarial Deed of Servitude 1264/72;
- (e) the following servitudes which affect Erven 504, 505, 556, 557, 559 to 561, 563, 564 and streets in the township only:
- Servitudes for pipelines registered in terms of Notarial Deeds of Session K1136/76S and K1137/76S;
- (f) the following servitude which do not affect the township area:
- The servitude for waterpipes registered in terms of Notarial Deed of Servitude K2051/77S;
- (g) the servitude registered in terms of Notarial Deed of Servitude No. 400/1966S which affects erven 559 to 563 and streets in the township only.

(5) LAND FOR MUNICIPAL PURPOSES

Erven 559 to 564 shall be transferred to the local authority by and at the expense of the township owner as parks.

(6) ACCESS

No ingress from Provincial Roads K69 and P122/1 to the township and no egress to Provincial Roads K69 and P122/1 from the township shall be allowed.

(4) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd—

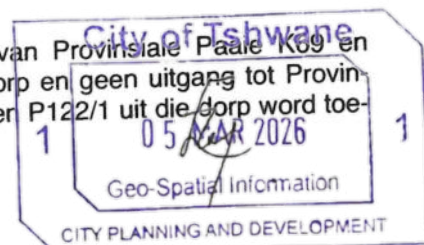
- (a) die volgende servitute wat nie die dorp raak nie:
- (aa) Die servituut vir die vervoer van elektrisiteit geregistreer kragtens Notariële Akte van Servituut 283/58S.
 - (bb) Die servituut van uitspanning groot 1/75ste van 3 013 morges 528 vierkante roede.
 - (cc) Die servituut van waterreg geregistreer kragtens Akte van Servituut 43/1894.
 - (dd) Die servituut vir die vervoer van elektrisiteit geregistreer kragtens Notariële Akte van Servituut 854/58S;
- (b) die volgende servituut wat slegs Erwe 558, 564 en strate in die dorp raak:
- Die servituut vir die vervoer van elektrisiteit geregistreer kragtens Notariële Akte van Servituut K81/83;
- (c) die volgende servituut wat slegs Erf 517 en 'n straat in die dorp raak:
- Die servituut vir waterpype geregistreer kragtens Notariële Akte van Servituut 1263/72;
- (d) die volgende servituut wat slegs Erwe 559 tot 564 en strate in die dorp raak:
- Die servituut vir waterpype geregistreer kragtens Notariële Akte van Servituut 1264/72;
- (e) die volgende servitute wat slegs Erwe 504, 505, 556, 557, 559 tot 561, 563, 564 en strate in die dorp raak:
- Servitute vir pyplyne geregistreer kragtens Notariële Aktes van Sessie K1136/76S en K1137/76S;
- (f) die volgende servituut wat nie die dorp raak nie:
- Die servituut vir waterpype geregistreer kragtens Notariële Akte van Servituut K2051/77S;
- (g) die servituut geregistreer kragtens Notariële Akte van Servituut No. 400/1966S wat slegs Erwe 559 tot 563 en strate in die dorp raak.

(5) GROND VIR MUNISIPALE DOELEINDES

Erwe 559 tot 564 moet deur en op koste van die dorpseienaar aan die plaaslike bestuur as parke oorgedra word.

(6) TOEGANG

Geen ingang van Provinsiale Paaie K69 en P122/1 tot die dorp en geen uitgang tot Provinsiale Paaie K69 en P122/1 uit die dorp word toegelaat nie.



(7) ACCEPTANCE AND DISPOSAL OF STORM-WATER

The township owner shall arrange for the drainage of the township to fit in with that Roads K69 and P122/1 and for all stormwater running off or being diverted from the road to be received and disposed of.

(8) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

(9) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefor, as previously agreed upon between the township owner and the local authority.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1965.

(1) ALL ERVEN WITH THE EXCEPTION OF THE ERVEN MENTIONED IN CLAUSE 1 (5)

- (a) The erf is subject to a servitude, 2 m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 m thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course 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 local authority.

(2) ERF 520

The erf is subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

(7) ONTVANGS EN VERSORGING VAN STORM-WATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat die inpas by dié van Paaie K69 en P122/1 en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

(8) VERSKUIWING OF DIE VERVANGING VAN MUNISIPALE DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang moet die koste daarvan deur die dorpseienaar gedra word.

(9) VERPLIGTINGE TEN OPSIGTE VAN NOOD-SAAKLIKE DIENSTE

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installering van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

2. TITELVOORWAARDES

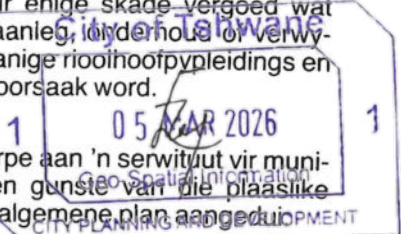
Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965:

(1) ALLE ERWE MET UITSONDERING VAN DIE ERWE GENOEM IN KLOUSULE 1 (5)

- (a) Die erf is onderworpe aan 'n serwituut van 2 m breed vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.
- (c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(2) ERF 520

Die erf is onderworpe aan 'n serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.



(3) ERF 554

The erf is subject to a servitude for road purposes in favour of the local authority, as indicated on the general plan.

Administrator's Notice 521

11 November 1992

PRETORIA AMENDMENT SCHEME 2175

The Administrator hereby in terms of the provisions of section 89 (1) of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Pretoria Town-planning Scheme, 1974, comprising the same land as included in the Township of Erasmuskloof Extension 2.

Map 3 and the scheme clauses of the amendment scheme are filed with the Head of Department, Local Government, Housing and Works, Pretoria, and the Town Clerk, Pretoria, and are open for inspection at all reasonable times.

This amendment is known as Pretoria Amendment Scheme 2175.

(PB 4-9-2-3H-2175)

Administrator's Notice 522

11 November 1992

REMOVAL OF RESTRICTIONS ACT, 1967

(ACT No. 84 OF 1967)

ERF 4583, LENASIA EXTENSION 3 TOWNSHIP

It is hereby notified in terms of section 2 (1) of the Removal of Restrictions Act, 1967, that the Administrator has approved that condition 2 (m) in Deed of Transfer T10796/1978 be removed.

(GO 15/4/2/1/2/63)

Administrator's Notice 523

11 November 1992

DECLARATION AS APPROVED TOWNSHIP

In terms of section 79 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Administrator hereby declares **Lenasia South Extension 4 Township**, to be an approved township, subject to the conditions set out in the Schedule hereto.

(GO 15/3/2/2/30)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE HOUSING DEVELOPMENT BOARD UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 1 OF THE FARM LENASIA, 352 IQ, PROVINCE OF THE TRANSVAAL, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township is Lenasia South Extension 4.

(3) ERF 554

Die erf is onderworpe aan 'n serwituu vir pad-doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

Administrateurskennisgewing 521

11 November 1992

PRETORIA-WYSIGINGSKEMA 2175

Die Administrateur verklaar hierby ingevolge die bepalings van artikel 89 (1) van die Ordonnansie op Dorpsbelanning en Dorpe, 1965, dat hy 'n wysigingskema synde 'n wysiging van Pretoria-dorpsbeplanningskema, 1974, wat uit dieselfde grond as die dorp Erasmuskloof-uitbreiding 2 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Departementshoof, Plaaslike Bestuur, Behuising en Werke, Pretoria, en die Stadsklerk, Pretoria, en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Pretoria-wysigingskema, 2175.

(PB 4-9-2-3H-2175)

Administrateurskennisgewing 522

11 November 1992

WET OP OPHEFFING VAN BEPERKINGS, 1967

(WET No. 84 VAN 1967)

ERF 4583 DORP LENASIA-UITBREIDING 3

Hierby word ooreenkomstig die bepalings van artikel 2 (1) van die Wet op Opheffing van Beperkings, 1967, bekendgemaak dat die Administrateur goedgekeur het dat voorwaarde 2 (m) in Akte van Transport T10796/1978 opgehef word.

(GO 15/4/2/1/2/63)

Administrateurskennisgewing 523

11 November 1992

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 79 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Administrateur hierby die dorp **Lenasia-Suid-uitbreiding 4** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(GO 15/3/2/2/30)

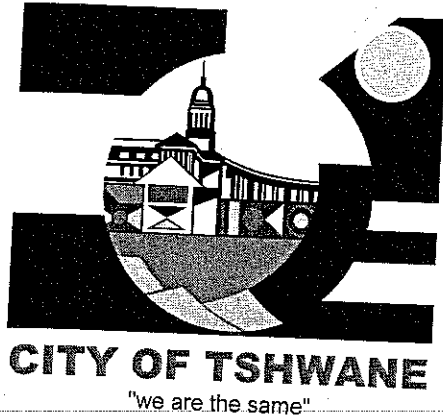
BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DIE RAAD OP BEHUISINGSONTWIKKELING INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 1 VAN DIE PLAAS LENASIA, 352 IQ, PROVINSIE TRANSVAAL, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Lenasia-Suid-uitbreiding 4.



CITY PLANNING, DEVELOPMENT AND REGIONAL SERVICES DEPARTMENT

Tel: (012) 358- 3883 / 3010
Switchboard: (012) 358-3211
Fax no: (012) 358-3434 / 3217
E-mail: AltaW@tshwane.gov.za
GvdWalt@tshwane.gov.za

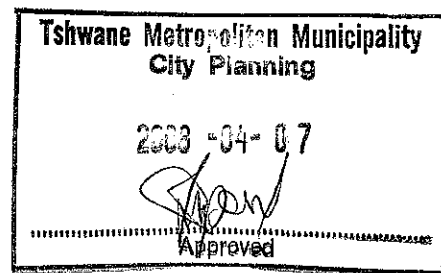
PO Box 1401
Lyttelton
0140

Room F 20
Tshwane Municipal Office
C/o Basden & Rabie Str
Lyttelton

Your ref:

Our ref : CPD EMFX2/221/522 (Item 12485)

Enquiries: G van der Walt/ A.Weyers



Mr J. Pieterse

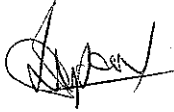
APPROVAL OF CONSENT USE IN TERMS OF CLAUSES 17 AND 18 OF THE PRETORIA TOWN-PLANNING SCHEME, 1974 FOR A SECOND DWELLING-HOUSE: ERF 522, ERASMUSKLOOF X 2, 55 SAALSAK CRECENT

- 1.1 The City of Tshwane has in terms of Clauses 17 and 18 of the Pretoria Town-planning Scheme, 1974 approved the application for a second dwelling-house on the above properties subject to all the conditions, as set out in Annexure 1 and as indicated on the sketch plan, Annexure 2 attached hereto.
- 1.2 Kindly take note that all amounts in respect of the abovementioned application, except for the amounts payable in respect of Electricity, must be paid at The Chief Financial Officer, BKS Building, 373 Pretorius Street, 1st Floor Counter 3. This approval letter must be produced when payments are made.
- 1.3 All amounts in respect of Electricity are payable at Room 426, Sanlam Plaza East Building, Schoeman Street.
3. The applicant's attention is drawn to the following:
 - 3.1 Refer any enquiries regarding service contributions and/or conditions directly to the applicable Service Department.
 - 3.2 This approval is given in terms of the Council resolution dated 24 August 2006 which delegated the authority to approve such applications to the Strategic Executive Director, City Planning, Development and Regional Services or an official authorized in writing by the latter.

Visit our Website @ www.tshwane.gov.za

3.3 The Municipality's approval in the above regard, should not be seen or interpreted thus being so, as approval or approval in principle, of any application that may follow on the relevant erf.

Kind regards



Dr V.J. Nel
Acting STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING, DEVELOPMENT AND REGIONAL SERVICES



Date: 7/4/08

HARD COPIES TO:

CHIEF FINANCIAL OFFICER: DEBTOR MANAGEMENT DIVISION, PROPERTY AND TAXES SECTION

(For attention: Nardus Dodds)

(For attention: Treasury Management: Meter Services: Dayalan Pillay)

THE HEAD: CORPORATE AND SHARED SERVICES

(For attention: Legal Services: Land use Rights and Township Establishment – Registration Office 17th floor Saambou Building)

For further finalization

CORPORATE SERVICES: PROPERTY VALUATION

(For Attention: Administration Services: Property and Estate)

CITY PLANNING, DEVELOPMENT, LAND USE LEGISLATION AND APPLICATIONS MANAGEMENT.

(For attention: Nadia Esau)

ELECTRONIC COPIES TO:

STRATEGIC EXECUTIVE OFFICER: SERVICE DELIVERY

(For Attention: Roads and Storm Water: Infrastructure Planning and Management)

(For Attention: Roads and Storm Water: Traffic Engineering and Operations)

(For Attention: Water and Sanitation: Infrastructure Development: Water)

(For Attention: Water and Sanitation: Infrastructure Development: Sewerage)

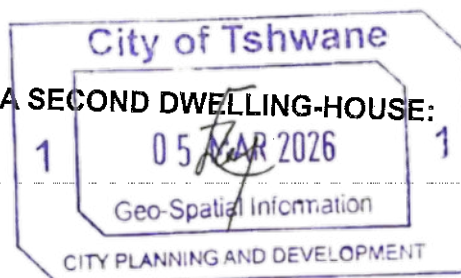
(For Attention: Energy and Electricity)

STRATEGIC EXECUTIVE OFFICER: AGRICULTURE AND ENVIRONMENTAL MANAGEMENT

(For Attention: Environmental Management: Environmental Planning)

(For Attention: Environmental Management: Parks & Horticultural Services)

**CONDITIONS APPLICABLE TO THE CONSENT FOR A SECOND DWELLING-HOUSE:
ERF 522 , ERASMUSKLOOF X 2, AS APPROVED:**



1. GENERAL

- 1.1 The siting and design of the dwelling-house on the erf shall take the privacy of the adjoining erven into account to the satisfaction of the Municipality.
- 1.2 The drive-way/drive/ways on the erf shall be paved to the satisfaction of the Municipality and must be indicated on the building plans.
- 1.3 Entrance shall be provided to the dwelling-houses, to the satisfaction of the Municipality.
- 1.4 The entrance road to the second dwelling house must be a minimum of 3 m wide, to the satisfaction of the Municipality.
- 1.5 All existing buildings/structures/trees and/or other obstructions that may obstruct the entrance to the dwelling house, must be removed by the applicant at his own cost, to the satisfaction of the Municipality.
- 1.6 The provision of services to the second dwelling-house shall be to the satisfaction of the Municipality.
- 1.7 The applicant is not absolved from complying with the requirement(s) /restriction(s) of any title deed, law, by-law or ordinance.
- 1.8 The applicant's attention is drawn to the fact that approval hereof does not in any way imply approval of any site plan required.

DEPARTMENTAL COMMENTS

1. Public Works and Infrastructure Development Department

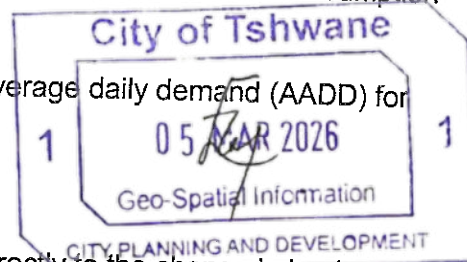
1.1 Water and Sanitation

1. The Division Water & Sanitation has no objection to this application.
2. Water and sewerage services are available.
3. Contributions are payable due to the fact that this application increases the demand on the existing infrastructure as set out :

WATER ENGINEERING SERVICES

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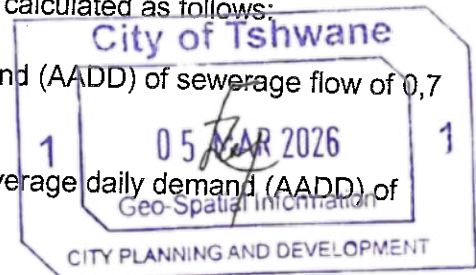
1. Particulars of the manner in which the amount of the contribution for water engineering services was determined, as well as the purpose for which the contribution required are set out below.
2. The contribution for water engineering services is calculated on the basis of the cost of the enhancement or improvement of the infrastructure necessary to supply the increased demand as a consequence of the coming into operation of an amendment scheme (rezoning), the granting of a consent in terms of the applicable Town Planning Scheme (consent use), or for the subdivision of an erf in a township, as the case may be.
3. The increased demand is expressed in kl per day and calculated as follows:
 - 3.1 The existing daily water demand for the subject property/is calculated on the total size thereof, being 1 350m² and the existing land uses pertaining thereto (Special Residential in terms of the Town Planning Scheme) is 2,0 kl per day calculated as follows:
 - erven larger than 1 001 m² up to 1 500 m² have an annual average daily demand (AADD) for water consumption of 2,0
 - 3.2 The escalated water demands for the subject property/is, with due consideration of the newly approved land use right for a second dwelling is 2,8 kl per day calculated as follows:
 - erven up to 500 m² have an annual average daily demand (AADD) for water consumption of 1,2 kl per erf;
 - erven between 501 m² and 1 000 m² have an annual average daily demand (AADD) for water consumption of 1,6 kl per erf;
 - 1,2 + 1,6 = 2,8 kl per day
 - 3.3 The increase in water demand which can be attributed directly to the change in land use rights of the subject property/is, i.e. the escalated water demand of 2,8kl per day minus the existing water demand of 2,0 kl per day = 0,8 kl per day.
4. The cost to enhance or upgrade the existing water engineering services in order to provide for the increased demand of 0,8 kl per day was calculated on a pro rata basis of the present-day cost to upgrade the existing water engineering services infrastructure, on a Rand per kl basis at R2 649,36 kl as set out below.
5. The growth in water consumption in the Municipal are between 2003 and 2028 was estimated at a total of 829 600 kl per day.
 - 5.1 The cost of new main water pipes and reservoirs in order to provide for this growth was estimated at R1 298 897 460, 00 as at 31 December 2003, or an amount of R1 566.00 per kl of future growth. This cost was rounded up to R1 570.00 per kl. Council resolved to provide a rebate of 10% of this amount when the calculation of contributions consequent upon rezoning, subdivision or consent use. The amount per kl used for the calculation of contributions is therefore R1 570,00 per kl – R157.00 = R1 413.00 per kl;
 - 5.2 the average cost to upgrade existing reticulation networks within established townships within which rezonings, subdivisions or consent used are granted, in order to provide for the increased demand consequent thereupon, was calculated at R782.00 per kl as at 31 December 2003. This figure was rounded off to R780.00 per kl. This cost is added to the R1 413.00 per kl in respect of main pipes and reservoirs to reach the amount of R2 193.00 per kl which, together with VAT amounts to R2 500.02 per kl;



- 5.3 this amount was escalated to 2005 in terms of the "Haylett formula" for Engineering related indices as published by the National Department of Statistics for February 2005, by 5.97% to R2 649.36 per kl.
6. The cost to enhance or upgrade the existing water engineering services infrastructure necessitated by the coming into operation of this amendment scheme is therefore calculated as $R2\ 649.36 \times 0,8\ \text{kl per day} = R2\ 119.49$ (inclusive of 14% VAT).
7. The purpose for which the contribution is required is to enhance or upgrade the existing water engineering services in order to create the necessary capacity for the increased demand which will result from the coming into operation of the amendment scheme.

Annexure SEWERAGE ENGINEERING SERVICES

1. Particulars of the manner in which the amount of the contribution for sewerage engineering services was determined, as well as the purpose for which the contribution is required are set out below.
2. The contribution for sewerage engineering services is calculated on the basis of the cost of the enhancement or improvement of the infrastructure necessary to supply the increased demand as a consequence of the coming into operation of an amendment scheme (rezoning), the granting of a consent in terms of the applicable town Planning Scheme (consent use), or for the subdivision of an erf in a township, as the case may be.
3. The increased demand is expressed in kl per day and calculated as follows:
 - 3.1 the existing daily sewerage outflow for the subject property/ies calculated on the total size thereof, being 1 350 m² and the existing land uses pertaining thereto (Special Residential in terms of the Town Planning Scheme) is 0,8 kl per day calculated as follows:
 - the sewerage outflow per day allocated to a special residential erf larger than 1 001 m² up to 1 500 m² is 0,8 kl/day;
 - one special residential erven $\times 0,8\ \text{kl per day} = 0,8\ \text{kl}$.
 - 3.2 the escalated sewerage outflow for the subject property/ies, with due consideration of the newly approved land a second dwelling is 1,5 kl per day calculated as follows:
 - erven up to 500m² have an annual average daily demand (AADD) of sewerage flow of 0,7 kl per erf;
 - erven between 1 001m² and 1500m² have an annual average daily demand (AADD) of sewerage flow of 0,8 kl per erf;
 - $0,7 + 0,8 = 1,5\ \text{kl per day}$
 - 3.3 The increase in sewerage outflow which be can attributed directly to the change in land use rights of the subject property/ies is calculated as 1,5 kl per day minus 0,8 kl per day = 0,70 kl per day.
4. The cost to enhance or upgrade the existing sewerage engineering services in order to provide for the increased demand of 0,8 kl per day was calculated on a pro rata basis of the present-day cost to upgrade the existing sewerage engineering services infrastructure, which was calculated on an average Rand per kl basis at R3 997.98 per kl as set out below.



5. The growth in sewerage outflow as a result of anticipated development and densification trends to the year 2020 for all the different areas in the Municipality was calculated at 315 505 kl per day.
- 5.1 The cost to provide new bulk waste water facilities over the period up to 2020 was estimated at R783 678 564,00 or an average cost of R2 484,00 per kl which was rounded off to R2 480,00 per kl of daily outflow. Council resolved to grant a rebate of 10% on this amount in the calculation of contributions consequent upon rezoning, subdivision or consent use. The amount per kl used for the calculation of contributions is therefore R2 480,00 per kl minus R248,00 = R2 232,00.
- 5.2 The average cost to upgrade localized sewer networks within existing townships, link sewer lines and interceptor sewers was determined at an:
- 5.3 average of R1 077,00 kl which was rounded up to R1 080,00 per kl of daily outflow.
- 5.4 The above two amounts added together totals R3 372,00 per kl which, together with 14% VAT amounts to R3 775,68 per kl of estimated increased sewerage outflow.
6. The cost to enhance or upgrade the existing sewerage engineering services infrastructure necessitated by the coming into operation of this amendment scheme is therefore calculated as R3 997,98 X 0,7 kl per day = R2 798.59 (inclusive of 14% VAT).
7. The purpose for which the contribution is required is to enhance or upgrade the existing sewerage engineering infrastructure in order to create the necessary capacity for the increased demand which will result from the coming into operation of the amendment scheme.

1.2 Roads and Storm-water

1.2.1 Infrastructure Planning and Management

This Division has no objection to the above application.

The control of stormwater must meet the requirements of the General Manager: Roads and Stormwater as the site is developed.

Bulk service contributions are subject to annual revision.

Contributions levied for roads: R1,380.29

Contributions levied for stormwater systems: R955.80

Total: R2,336.09

TSHWANE METROPOLITAN MUNICIPALITY: BULK SERVICE CONTRIBUTIONS TO BE PAID TOWARDS ROADS AND STORMWATER

APPLICATION CONSENT USE

SITE DESCRIPTION OF ERF 522, ERASMUSKLOOF X2

EXISTING DEVELOPMENT RIGHTS = RESIDENTIAL



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EXISTING NUMBER OF UNITS = 1

EXISTING ANNEXURE B COVERAGE = 50%

PROPOSED DEVELOPMENT RIGHTS = RESIDENTIAL

PROPOSED NUMBER OF UNITS = 2

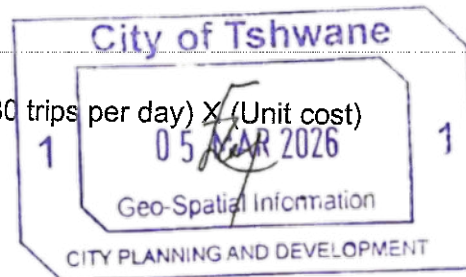
PROPOSED ANNEXURE B COVERAGE = 50%

CONTRIBUTIONS FOR MAIN ROADS

= (Primary Peak hour trips) X (Unit cost) + (E80 trips per day) X (Unit cost)

= 0.9 X R 1,533.65 + 0.0 X R 20.28

= R 1,380.29



STORMWATER CONTRIBUTION

= [(NEW RUNOFF "C1" - ORIGINAL RUNOFF "C0") X SITE AREA X (Unit cost)]

= (0.60 - 0.50) X 1350 X R 7.08

= R955.80

TOTAL BULK SERVICES CONTRIBUTION

= MAIN ROADS + LOCAL STREETS + STORMWATER

= R 1,380.29 + R955.80

= R 2,336.09

1.2.2 Infrastructure Planning and Management (Geology)

In order.

1.2.3. Energy and Electricity

Strategic Executive Officer of Tshwane Energy & Electricity has no objection to the application.

ELECTRICAL ENGINEERING SERVICES CALCULATIONS:

- (1) Particulars of the manner in which the amount of the contribution for Electrical Engineering Services was determined, as well as the purpose for which the contribution is required are set out below.
- (2) The contribution for electrical engineering services is calculated on the basis of the cost of the enhancement or improvement of the infrastructure necessary to supply the increased demand as a consequence of the coming into operation of an amendment scheme, the

granting of a consent in terms of the applicable Town Planning Scheme or for the subdivision of an erf in a township, as the case may be.

- (3) The increased demand is calculated in terms of the Schedule Supply of Electricity Part II: Additional, General and Sundry Service Charges with effect from 1 July 2007 are as follows: (NB Appropriate formula to be used for Residential, Business or Industrial)
 - (3.1) Residential: $13.8 \text{ kVA} \times \text{Area Class Factor} \times \text{Total Units} = \text{Total kVA}$, Business: $7.0 \text{ kVA per } 100\text{m}^2 \times \text{Stand Area} \times \text{Floor Area Ratio} = \text{Total kVA}$, Industrial: $2.5 \text{ kVA per } 100\text{m}^2 \times \text{Stand Area} \times \text{Floor Area Ratio} = \text{Total kVA}$, Undetermined = 0 kVA.
 - (3.2) The zoned maximum demand of the erf/erven concerned after coming into operation of the amendment was calculated on the basis of, Residential: $13.8 \text{ kVA} \times \text{Area Class Factor} \times \text{Total Units} = \text{Total kVA}$, Business: $7.0 \text{ kVA per } 100\text{m}^2 \times \text{Stand Area} \times \text{Floor Area Ratio} = \text{Total kVA}$, Industrial: $2.5 \text{ kVA per } 100\text{m}^2 \times \text{Stand Area} \times \text{Floor Area Ratio} = \text{Total kVA}$.
 - (3.3) The increased demand is calculated as the difference between the before and after calculations set out above in 3.1 and 3.2.
- (4) The cost to enhance or upgrade the existing electrical engineering infrastructure necessitated by the coming into operation of the amendment scheme is therefore calculated as: $\text{Increase in Demand in kVA} \times \text{Tariff at Point of Connection} + \text{VAT} = \text{Amount Payable}$.
- (5) The cost to enhance or upgrade the existing electrical engineering services in order to provide for the increased demand was calculated on a pro rata basis of the present day cost to replace the existing electrical engineering infrastructure, which was calculated on a Rand per kVA basis at point of connection per kVA, as set out as follow :
 - (5.1) Connection taken directly from the 11kV switchgear of a 132 kV substation where the developer provides the satellite substation - R359.65
 - (5.2) Connection taken directly from the 11kV switchgear of a satellite substation - R675.44
 - (5.3) Connection taken from the 11 kV distribution network - R833.33
 - (5.4) Connections made to the low voltage busbars within miniature and communal Substations, as well as to the outgoing terminals of the 11 000/415V transformer on rural lines - R1 114.04
 - (5.5) For connections made to the low-voltage distribution network - R1 421.03
 - (5.6) For connections made at a metering cubicle - R1 535.09
- (6) The purpose for which the contribution is required is to enhance or upgrade the existing electrical engineering infrastructure in order to create the necessary capacity for the increased demand which will result from the coming into operation of the amendment scheme.
- (7) Calculations: For the increase in demand from 7.0 kVA to 14.0 kVA $\times \text{R1 535.09} + \text{VAT}$ a quota charge of R12 250.02 is payable. All payments must be made at least 6 weeks before any new or an upgrade of the existing connection is needed.

Connection fees (Meter placing): A connection fee of R555.00 (VAT Inclusive) per connection point is payable at the Area Inspector when a supply of electricity is required.

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Changeover fees: The electrical service connection to the existing dwelling must be change over to the same connection point as the new second dwelling. The cost for the change over is R555.00 (VAT Inclusive) and is payable at the Area Inspector.

Payments of all mentioned fees can be made by cheque at Sanlam Plaza East, Room 426, Schoeman Street, Pretoria. Alternatively, payments by cash or any other form of payments can be made at any City Treasury Counters in Tshwane. If it is not paid in at Sanlam Plaza East a copy of the receipt MUST be submitted or faxed together with a copy of the approved Scheme Amendment to City Development, fax number (012) 358-4272.

Information: Should an electricity supply be required at any future stage which is capacity wise in excess of the existing credit or in excess of the existing connection, an additional external service contribution will be payable.

3. Agriculture and Environmental Management

3.1. Environmental Management: Environmental Planning

In considering the merits of the application, the Environmental Planning Section took heed from the following directives:

-The National Environmental Management Amendment Act, 2004 (Act 8 of 2004) (NEMA); its decision-making principles and Environmental Impact Assessment Regulations;

-The Tshwane Open Space Framework (TOSF) Policy Statements and Typologies.

CONCLUSION AND CONDITIONS

The application can in principle be supported by the Environmental Planning Section.

3.2 Environmental Management: Parks & Horticultural Provision Management

The application can only be supported by the Parks and Horticultural Services Section (Urban Forestry Sub-Section) subject to the following conditions:

The proposed development may have no adverse impact on any existing tree within the road reserve or result in the removal of any such tree. Should any form of road upgrading or road reserve upgrading be contemplated, such upgrading must take existing trees into consideration and integrate such trees within the overall planning solution. The removal of trees within the road reserve on account of such upgrading will not be supported and could result in the Section requesting an Environmental Impact Assessment.

4 SD: Roads & Stormwater: Traffic Engineering & Operations

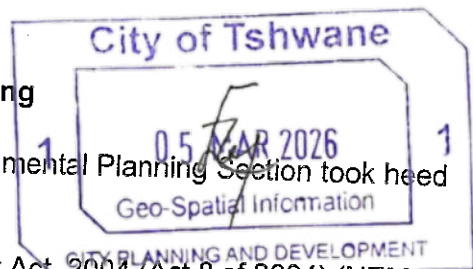
No objection in principle from a Traffic Engineering point of view.

5 City Planning, Development and Regional Services

5.1 City Planning and Development

5.2 Building Control

5.2.1. All Bulk Service Contributions must be paid prior to the approval of a Building Plan application.



5.2.2. A Building Plan must be submitted and no building work to commence prior to such Building Plan being approved.

5.2.3 Such Building Plan Application to show the following:

1. Position of second dwelling in relation to existing buildings and adjoining properties;
2. Entrance from street to second dwelling;
3. Such approval does not waiver the requirement to apply for a Building Line Encroachment and/or Height Encroachment as per relevant Town-planning Scheme.

6. Corporate and Shared Services

6.1 Legal Services

6.2 Development Compliance

The application is legally in order.



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APPROVED

7/4/08
.....
DATE

SURROUNDING OWNERS LIST – ERF 522,ERASMUSKLOOF EXT 2

Fitzaane Estate (Managing Agents for Wawielpark Complex) (Erf 551, Erasmuskloof Ext 2) Portfolio2@fitzaane.co.za	
The Registered land owner (Erf 523, Erasmuskloof Ext 2) 51 Saalsak Crescent Erasmuskloof 0181	
The Registered land owner (Erf 523, Erasmuskloof Ext 2) 53 Saalsak Crescent Erasmuskloof 0181	
The Registered land owner (Erf 521, Erasmuskloof Ext 2) 59 Saalsak Crescent Erasmuskloof 0181	
The Registered land owner (Erf 521, Erasmuskloof Ext 2) 61 Saalsak Crescent Erasmuskloof 0181	
The Registered land owner (Erf R/547, Erasmuskloof Ext 2) 74 Kniehalter Street Erasmuskloof 0181	
The Registered land owner (Erf 548, Erasmuskloof Ext 2) 50 Saalsak Crescent Erasmuskloof 0181	
The Registered land owner (Erf 548, Erasmuskloof Ext 2) 52 Saalsak Crescent Erasmuskloof 0181	