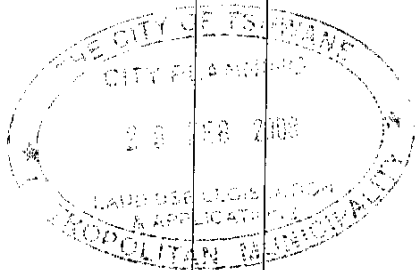


existing storm water drainage on the property. SANRAL hereby reserves its right to impose any conditions in this regard that it deems reasonable in the circumstances.

- (c) SANRAL will not be held liable should it be found at any future time that noise emanating from the road presents a problem for the development adjacent to the road and therefore either the developer, land owner or Local Authority will be liable for taking such steps as may be necessary to reduce the noise complained of.

4. CONDITIONS WHICH IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING TOWN PLANNING SCHEME, HAVE TO BE INCORPORATED IN PRETORIA TOWN PLANNING SCHEME, 1974, IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986

ERVEN 1 TO 124, WILLOW PARK MANOR EXTENSION 65		
1	Use Zone	XIV: SPECIAL
2	Uses permitted	<p>The erven may be used for industrial, commercial, supportive or similar purposes. For purposes of this scheme, industrial, commercial, supportive or similar purposes may consist of the following:</p> <ul style="list-style-type: none"> <li>(1) Business Buildings:</li> <li>(2) Cellular Base Station and Mast which may be shared</li> <li>(3) Car Market</li> <li>(4) Commercial Uses</li> <li>(5) Exhibition of Trade and Industry</li> <li>(6) High-technological Industrial Uses</li> <li>(7) Industrial Buildings</li> <li>(8) Industries</li> <li>(9) Motortown Uses</li> <li>(10) Motortown-related Uses</li> <li>(11) Motor Workshop</li> <li>(12) Parking Garages: Provided That any part of a parking garage may be used for purposes of a car market, flea market or farmers' market.</li> <li>(13) Parking Sites: Provided That any part of a parking site may be used for purposes of a car market, flea market or farmers' market.</li> <li>(14) Places of Instruction</li> <li>(15) Places of Refreshment for internal use and management</li> <li>(16) Public and/or Private Transport Facilities, Amenities, and Related Infrastructure</li> <li>(17) Restricted Industrial Buildings</li> <li>(18) Restricted Industries, including a car wash, that do not create a disturbance or pollution through excessive noise, smell, dust, radio-activity, gases, vibrations or other offensive conditions for the general public present on the erven</li> <li>(19) Retail Industries</li> <li>(20) Special Buildings that do not create a disturbance or pollution through excessive noise, smell, dust, radio-activity, gases, vibrations or other offensive conditions for the general public present on the erven</li> <li>(21) Spray-painting and panel-beating that do not create</li> </ul>



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ERVEN 1 TO 124, WILLOW PARK MANOR EXTENSION 65		
		<p>an excessive disturbance or pollution through noise, smell, dust, radio-activity, gases, vibrations or other offensive conditions for the general public present on the erven</p> <p>(22) Vehicle Fitment Centre            (23) Vehicle Sales Mart            (24) Vehicle Testing Centre            (25) Warehouses            (26) Wholesale Trading including wholesale trading establishments.            (27) Workshops, including motor workshops, that do not create an excessive disturbance or pollution through noise, smell, dust, radio-activity, gases, vibrations or other offensive conditions for the general public present on the erven;</p> <p>Provided That the uses set out in (1) to (27) above shall be interpreted to include such retail trade incidental and subservient to the main use on the erf.</p>
3	Uses with consent	<p>With the consent of the City of Tshwane Metropolitan Municipality, the provisions of Clause 18 excluded, the erven may be used for any land use which is subsidiary and ancillary to the main use.</p> <p>Provided that, when deemed necessary, the City of Tshwane Metropolitan Municipality may direct compliance with Clause 18.</p>
4	Uses not permitted	Noxious industries and noxious industrial buildings.
5	Definitions	<p>For purposes of this Scheme, the following definitions shall apply:</p> <p>Car Market means the temporary display and sale of used vehicles that are roadworthy and of good outward appearance, that may not occur more than twice a week.</p> <p>Commercial Use means logistic centres, distribution centres, wholesale trade, storage, cartage, transport services, laboratories, computer centres, builders' warehouse/yards, commercial printing, commercial bakeries or similar purposes and may include offices / retail trade directly related to and/or subservient to the main use.</p> <p>Exhibition of Trade and Industry means the display of trade, commercial, industrial or similar products, open to the general public and may include conference facilities as well as retail trade in such products for the duration of the exhibition or display.</p> <p>High-technological Industrial Use means land used or a building designed and used for purposes of high-technological manufacturing or research, specialised associated consulting services and related conference, training and office uses, including the normal maintenance and storage facilities, and may include the following:</p> <ul style="list-style-type: none"> <li>- Manufacture of electronic apparatus such as comput-</li> </ul>



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ing and accounting machinery, radio, television and telecommunication equipment and apparatus, professional and scientific measuring and controlling equipment.

- Manufacture of watches and clocks, jewellery and related articles.
- Manufacture of photographic and optical goods.
- Manufacture of glass products, musical instruments, data processing and tabulating services, motion picture production, printing (including commercial printing).
- Educational and research services and scientific institutions related to the above-mentioned high-technological industrial uses.
- Manufacture of bio-medical, medicinal and pharmaceutical products.
- Manufacture of pesticides, herbicides, insecticides.
- Manufacture of speciality goods and sophisticated plastic products.

Motortown Uses mean motor trade and trading agencies, vehicle sales mart for the display and/or sale of cars, motorbikes, trucks, agricultural implements, caravans, trailers and may include the hire of vehicles as an ancillary use.

Motortown-related Uses mean the display and sale of tyres, motor spare parts, or similar products as well as the refitting of exhausts, tyres, shock absorbers.

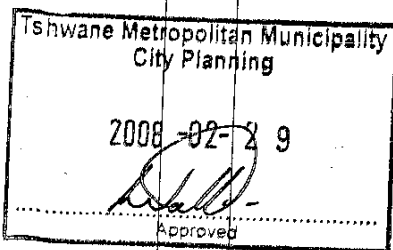
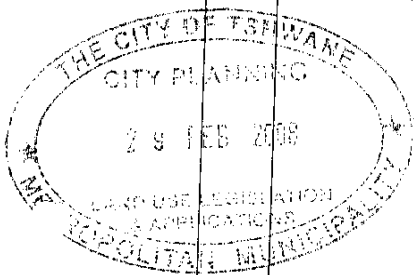
Motor Workshop means the repair and service of vehicles and installation of spare parts and accessories.

Private Open Space means open space to which the general public has no right of access.

Transport Facilities, Amenities and Related Infrastructure means land uses and/or land use components in public and/or private ownership aimed at the transportation of people by rail, bus, taxi or other modes of transport, which may include operational services, support services and related infrastructure such as stations, terminals, bus and/or taxi ranks, modal interchanges, shelter, signage, dedicated open or structured parking, retail trade, office components for management or maintenance and for similar purposes.

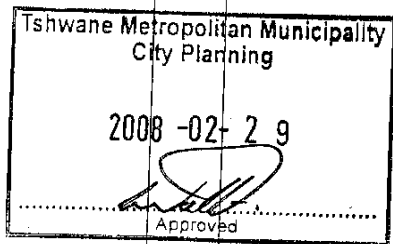
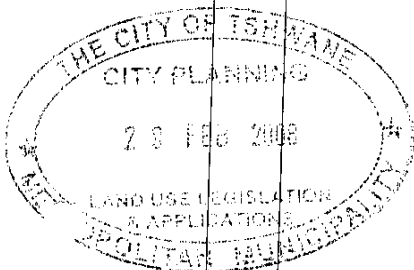
Use of Erven, where relevant, means the use of land, buildings erected thereon or buildings to be erected thereon.

Vehicle Fitment Centre means the testing of vehicles and their components, the fitment of mechanical, electric and electronic accessories to vehicles and sale of accessories or components associated therewith.



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		<p>such as exhausts, tyres, wheels, shock absorbers, wheel alignment, audio and audio-visual equipment, electric and electronic equipment or similar purposes and may include workshops incidental thereto.</p> <p>Vehicle Sales Mart means the display and sale of roadworthy cars, trucks, agricultural implements, caravans, tractors, trailers, and may include the hiring of vehicles/implements as ancillary use.</p> <p>Vehicle Testing Centre means the testing of vehicles for roadworthy purposes, inclusive of workshops related thereto, and may include a vehicle licensing component and retail trade associated therewith or similar purposes.</p>
6	Density	-
7	Coverage	The coverage of buildings shall be in accordance with an approved site development plan.
8	Height	The maximum height of buildings shall not exceed 3 storeys: Provided That on substantiation and motivation, the height of the buildings may be relaxed in accordance with the approved site development plan to accommodate specific operational and/or mechanical requirements.
9	Floor space ratio	The floor space ratio may not exceed 0.6.
10	Site development plan and landscape development plan	<p>The erven shall be subject to a site development plan and landscape development plan.</p> <p>(1) A site development plan and a landscape plan, unless otherwise determined by the City of Tshwane Metropolitan Municipality compiled by a suitably qualified person to the satisfaction of the City of Tshwane Metropolitan Municipality, shall be submitted to the City of Tshwane Metropolitan Municipality for approval prior to the submission of building plans.</p> <p>(2) The landscaping, in terms of the landscape development plan, shall be completed simultaneously with the completion of the development or any phase thereof as agreed to by the City of Tshwane Metropolitan Municipality. Continued maintenance of landscape development shall be to the satisfaction of the City of Tshwane Metropolitan Municipality.</p> <p>(3) In respect of the site development plan and landscape development plan, due cognisance shall be given to special measures to ensure land use compatibility between land uses, if and when required, such as the treatment of interfaces, buffer zones, building restriction areas or similar measures.</p>
11	Building lines	<p>(1) Erven adjacent to National Route N4 (Witbank Highway) shall be subject to the following building lines:</p> <p>- 20.0 m;</p> <p>Provided that the building line may be relaxed with</p>



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written approval of the Authorised Authority.

(2) Erven adjacent to K69 (Hans Strijdom Drive) and P154-1 (K22/R104) (Bronkhorstspuit Road):  
 – 20.0 m building line;  
 Provided that the building line may be relaxed with written approval of the Authorised Authority.

(3) Erven 35, 36, 39, 40, 41, 73 to 83 and 128:  
 – 15.0 m building line along the western boundary of the erven;  
 Provided that the related building restriction area may be used for purposes of parking and landscaping in accordance with an approved site development plan.

(4) All other building lines and/or building restriction areas shall be in accordance with an approved site development plan.

12 Parking requirements

Demarcated parking spaces with a permanent dust-free surface, together with the necessary manoeuvring space, shall be provided and maintained to the satisfaction of the City of Tshwane Metropolitan Municipality as follows:

Offices, Business Buildings:  
 4 parking spaces per 100 m<sup>2</sup> gross floor area

Medical and Dental Consulting Rooms:  
 4 parking spaces per 100 m<sup>2</sup> gross floor area

Motor Agency and Trade:

(i) Motor agency:  
 1 parking space per 100 m<sup>2</sup> gross floor area

(ii) Workshop:  
 6 parking spaces per work bay, work bay included

(iii) Offices:  
 3 parking spaces per 100 m<sup>2</sup> gross floor area

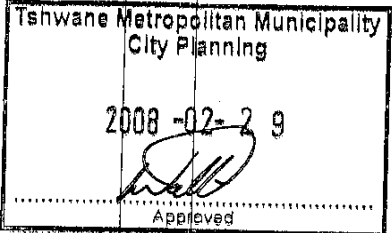
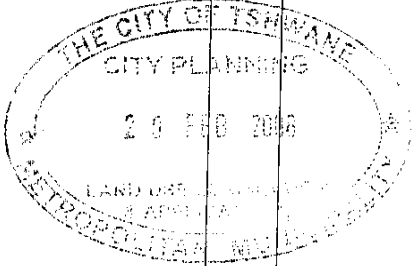
Industrial:  
 1 parking space per 100 m<sup>2</sup> gross floor area

Commercial:  
 1 parking space per 100 m<sup>2</sup> gross floor area

Retail Industries:  
 6 parking spaces per 100 m<sup>2</sup> gross floor area

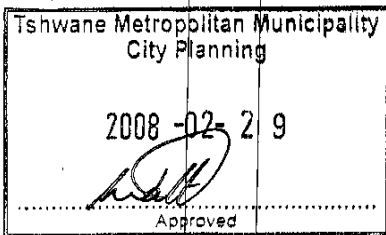
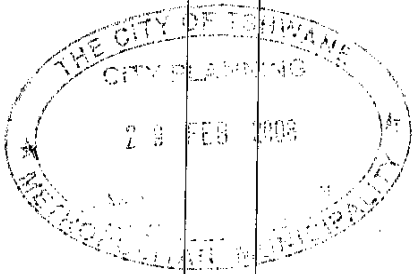
Restricted Industries:

(i) Commercial printing works:  
 2 parking spaces per 100 m<sup>2</sup> gross floor area

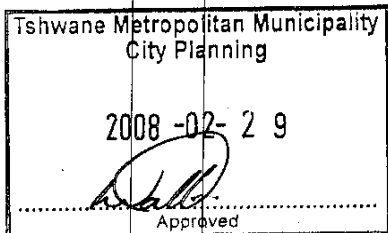
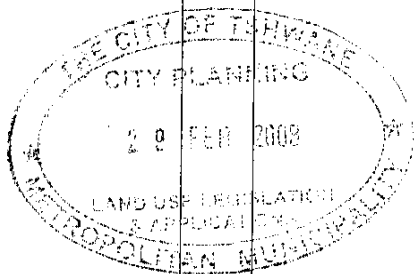


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		<p>(ii) Other: 1 parking space per 100 m<sup>2</sup> gross floor area</p> <p>Other Uses: To satisfaction of City of Tshwane Metropolitan Municipality</p> <p>Provided That the required parking may be relaxed by the City of Tshwane Metropolitan Municipality after a written motivation is submitted for approval.</p>
13	Paving of traffic areas	All parts of the erven upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface of such material as may be approved by the City of Tshwane Metropolitan Municipality, which surfaces shall be paved, drained and maintained to the satisfaction of the City of Tshwane Metropolitan Municipality.
14	Access to the erf	<p>(1) Lines of no access are applicable along National Road N4, K69 (Hans Strijdom Drive) and Road P154-1 (K22/R104) (Bronkhorstspruit Road), approved access excluded, as shown on the lay-out plan;</p> <p>Provided that, subject to approval of the Authorised Authority, the lines of no access may be relaxed.</p> <p>(2) Some erven along Mokwa and Ghaap Streets are subject to lines of no access, as shown on the lay-out plan.</p> <p>(3) Entrances to and exits from the erven shall be sited, constructed and maintained to the satisfaction of the City of Tshwane Metropolitan Municipality.</p>
15	Loading and off-loading facilities	<p>(1) All loading and off-loading activities shall take place on the erven.</p> <p>(2) Loading facilities shall be provided on the erven to the satisfaction of the City of Tshwane Metropolitan Municipality.</p>
16	Turning facilities	Turning space for heavy vehicles, if and when required, shall be provided on the erven to the satisfaction of the City of Tshwane Metropolitan Municipality.
17	Physical barriers	(1) The township owner shall at his own expense erect a permanent brick wall or security fence (at least 2.0 m high) on property boundaries bordering on the N4, K69 and Road P154-1 (K22/R104), approved township accesses excluded, to the satisfaction of the South African National Roads Agency Limited as and when required by him to do so, and the township owner shall maintain such brick wall or security fence in a good state of repair until such time as the erven in the township are transferred to ensuing landowners;



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		<p>Provided that after transfer of the relevant erven to ensuing landowners, the responsibility for the maintenance of such brick wall or security fence rests with the ensuing landowners.</p> <p>(2) The township owner shall at his own expense erect a brick wall of at least 2.5 m high, along the western boundary of the township, approved township access excluded, to the satisfaction of the City of Tshwane Metropolitan Municipality, and the township owner shall maintain such wall in a good state of repair until such time as the erven in the township are transferred to ensuing landowners;</p> <p>Provided That after transfer of the relevant erven to ensuing landowners, the responsibility for the maintenance of such fence or physical barrier rests with the ensuing landowners.</p>
18	Health matters	<p>(1) The siting, installation and use of machines that generate noise is subject to conditions and acoustical requirements, to the satisfaction of the City of Tshwane Metropolitan Municipality.</p> <p>(2) In respect of Erven 35, 36, 39, 40, 41, 73 to 83 and 128, and within the framework of permissible land uses, subsidiary and related land use components or activities with low noise output level shall be placed or located on the western part of the said erven to screen off sound, if any, from anticipated future residential development adjacent to and west of the said erven.</p> <p>(3) No land use and/or activity shall create an excessive disturbance or pollution through noise, smell, dust, radioactivity, gases, vibrations or other offensive conditions for the general public.</p> <p>(4) All extractor fans must be fitted with an acoustic attenuator on the outlet side of the fan, if and where required by the City of Tshwane Metropolitan Municipality.</p>
19	Outdoor advertising	<p>Advertisements and/or sign boards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.</p>
20	<p>General:</p> <p>(1) No used or polluted water shall be discharged onto the street reserve or into the storm water drainage system. Provision shall be made for such water to be diverted to the sewer system to the satisfaction of the City of Tshwane Metropolitan Municipality.</p> <p>(2) Proposals to overcome detrimental soil conditions to the satisfaction of the local authority shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the local authority.</p> <p>(3) No structures shall be erected on the site prior to the appointment of a</p>	