

## 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.**

19 MARCH 2026



YOUR REF.:  
OUR REF.: TPH26696

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

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

PO Box 11437  
Silver Lakes  
0054

Lombardy Corporate Park  
Block B, 1<sup>st</sup> Floor  
Cole Road  
Shere AH  
0084

**PERMISSION APPLICATION FOR AN ADDITIONAL DWELLING IN TERMS OF SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) READ WITH CLAUSE 14(10) OF THE TSHWANE LAND USE SCHEME, 2024 – PROPOSED REMAINDER OF PORTION 183 (A PORTION OF PORTION 9) OF THE FARM ZWAVELPOORT 373-JR**

The registered owner of the above-mentioned property instructed our office to submit an application with your Municipality for permission for an additional dwelling house. A subdivision application was approved on the property, however not registered. The permission application is to legalise the existing two dwelling houses on the property. Both these houses are situated on the proposed Remainder of Portion 183, and the intention is to have a permission for a second dwelling on the proposed Remainder.

Enclosed for your attention are the following:

- Copy of this letter addressed to the Strategic Executive: City Planning and Development.
- Copy of the proof of payment to the amount of R2 230-00 being the prescribed application fee.
- Copy of the prescribed application forms: Schedule 33, COT: F/1, COT: F/10 and COT: F/36.
- Copy of the signed Power of Attorney and Company Resolution.
- Copy of the Company Documentation (proof of Directors).
- Copy of the Motivating Memorandum.
- Copy of the draft Annexure L.
- Copy of the proposed site plan.
- Copy of the locality plan, zoning and land use plans.
- Copy of the zoning certificate.
- Copy of the registered Title Deed.
- Copy of the subdivision approval dated 22 November 2024.
- Copy of the extension of time granted until 22 November 2026.

We trust you find this in order.

Kind regards,

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



## Payment Instruction

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

**Beneficiary name**  
CITY OF TSHWANE (A)

---

**Account number**  
4060738263

---

**Bank**  
ABSA BANK

---

**Branch**  
ALL BRANCHES (63200500)

---

**Beneficiary reference**  
LU63087900000/183PAD

---

**Your reference**  
ZWAVELPOORT

---

**Payment date**  
19 March 2026

---

**Amount**  
R 2 230.00

**SCHEDULE 33**

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

**PROPERTY INFORMATION**

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

Township / Agricultural Holding / Farm	ZWAVELPOORT 373-JR		
Erf/Plot/Farm No.	183	Portion (e.g. /R/1)	-
Ward	101		
Street name	GRAHAM ROAD		
Street number	2365	Planning Region	6

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 19<sup>TH</sup> DAY OF MARCH 2026 , in my capacity as TOWN PLANNER

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

SIGNATURE

A handwritten signature in black ink, appearing to read "Beatrix Fletcher". The signature is written in a cursive style with a large initial 'B'.

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

**COT: F/1**

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

<b>APPLICANT DETAILS</b>			
Please indicate the type of applicant:			
Individual	<input type="checkbox"/>	Legal Entity / Other	<input checked="" type="checkbox"/>
<b>Applicant Details: Individual</b>			
Title			
Initial			
First Name(s)			
Surname			
Preferred Name			
ID Number			
Marital status if the owner is the applicant	Single/not married	<input type="checkbox"/>	In community of property <input type="checkbox"/>
	Out of community of property	<input type="checkbox"/>	
<b>Applicant Details: Legal Entity / Other</b>			
Name	THE TOWN PLANNING HUB CC		
Registration number	1999/010392/23		
Representative name	BEATRIX ELIZABETH FLETCHER		
<b>Physical Address of the Applicant</b>			
<b>Physical Address (Work)</b>			
Address Line 1 (street no.)	LOMBARDY CORPORATE PARK		
Address Line 2 (street name)	BLOCK B, 1 <sup>ST</sup> FLOOR, 1 COLE STREET		
Township	SHERE	Postal Code	0081
Specify City	PRETORIA		
<b>Physical Address (Home)</b>			
Address Line 1 (street no.)			
Address Line 2 (street name)			
Township		Postal Code	
Specify City			
<b>Postal Address of the Applicant</b>			
Postal Type	PO Box	<input checked="" type="checkbox"/>	Physical Address (Home) <input type="checkbox"/>
	Private Bag	<input type="checkbox"/>	Physical Address (Work) <input type="checkbox"/>
Postal Number	PO BOX 11437		

Township	SILVER LAKES	Postal Code	0054
Specify City	PRETORIA		
<b>Communication Details of the Applicant</b>			
E-Mail Address	<a href="mailto:bea@tph.co.za">bea@tph.co.za</a>		
Cell Phone	082 807 2030		
Home Phone	-		
Work Phone	012 809 2229		
Preferred method of communication – please indicate	EMAIL		

<b>OWNER DETAILS</b>			
Please indicate the type of applicant:			
Individual	<input type="checkbox"/>	Legal Entity / Other	<input checked="" type="checkbox"/>
<b>Owner Details : Individual</b>			
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"/>		
<b>Owner Details: Legal Entity/other</b>			
Name	CUMACOR INVESTMENTS (PTY) LTD		
Registration number	2010/022315/07		
Representative name	WAYNE VAN DER BURGH		
<b>Physical Address of the Owner</b>			
<b>Physical Address (Work)</b>			
Address Line 1 (street no.)	7 AVOCET CORNER		
Address Line 2 (street name)	HAZELDEAN OFFICE PARK		
Township	HAZELDEAN	Postal Code	0001
Specify City	PRETORIA		
<b>Physical Address (Home)</b>			
Address Line 1 (street no.)			
Address Line 2 (street name)			
Township		Postal Code	
Specify City			

Postal Address of the Owner			
Postal Type	PO Box <input type="checkbox"/>	Physical Address (Home) <input type="checkbox"/>	
	Private Bag <input type="checkbox"/>	Physical Address (Work) <input checked="" type="checkbox"/>	
Postal Number	7 AVOCET CORNER, HAZELDEAN OFFICE PARK		
Township	HAZELDEAN	Postal Code	0001
City	PRETORIA		
Communication Details of the Owner			
E-Mail Address	<a href="mailto:leroux@jmroodt.co.za">leroux@jmroodt.co.za</a>		
Cell Phone	078 052 5915		
Home Phone			
Work Phone			
Preferred method of communication – please indicate	EMAIL		
FOR OFFICIAL USE			
Receipt Amount			
Receipt Number			
Payment Date			
Application Form Date			

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

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

SIGNATURE



DATE: 19 MARCH 2026

**COT: F/36****APPLICATION FORM FOR A PERMISSION APPLICATION FOR AN ADDITIONAL DWELLING HOUSE IN TERMS OF SECTION 16(3) AND SCHEDULE 31 OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) READ WITH THE RELEVANT CLAUSE(S) OF THE LAND USE SCHEME****PROPERTY INFORMATION**

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

Township/Agricultural Holding/Farm	ZWAVELPOORT 373-JR	Portion (eg /R1)	183 (PROPOSED REMAINDER)
Erf/lot/plot/Farm No.	373-JR		
Ward	101		
Street Name	GRAHAM ROAD		
Street Number	2365	Planning Region	6

**ADDITIONAL DWELLING HOUSE DETAILS**

Use Zone	UNDETERMINED
Proposed Use	ADDITIONAL DWELLING HOUSE ON (PROPOSED REMAINING EXTENT OF PORTION 183)
Main Building Existing Area m <sup>2</sup>	500.49m <sup>2</sup>
Main Building New Area m <sup>2</sup>	0m <sup>2</sup>
Out Building Existing Area m <sup>2</sup>	197.32m <sup>2</sup>
Out Building New Area m <sup>2</sup>	0m <sup>2</sup>
Proposed Height	2 STOREYS
Proposed Coverage (%)	50% (As per Scheme)
Proposed FAR	Not applicable (as per Scheme)
Estimated Project Value	

**REQUIRED DOCUMENTS**

Proof of Payment of application fees	X	Cover Letter	X	Application Form	X
Power of Attorney	X	Bond holders Consent (if applicable)	-	Motivating Memorandum	X
Locality Plan	X	Land use plan (NB on A4 size)	X	Zoning certificate	X
Site Plan	X	List of adjoining owners	X	Title Deed	X
A Body Corporate Resolution for a Sectional Title Scheme	-	Proof of Members Company/Close Corporation/Trust (if required)	X	Company/Close Corporation/Trust Resolution (if required)	X
Proof of Marital Status of Owner (if required)	-	Proof of engagement with engineering service departments	-		
Form COT: F/1	X	Form COT: F/36	X	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: 19 MARCH 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:** PROPOSED REMAINDER OF PORTION 183 OF THE FARM ZWAVELPOORT 373JR

**APPLICATION TYPE:** PERMISSION APPLICATION FOR AN ADDITIONAL DWELLING IN TERMS OF SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) READ WITH CLAUSE 14(10) OF THE TSHWANE LAND USE SCHEME, 2024 – PROPOSED REMAINDER OF PORTION 183 (A PORTION OF PORTION 9) OF THE FARM ZWAVELPOORT 373-JR

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			
	N/A		In the instance of the owner being a company: CM 29 form			
	N/A		In the instance of a close corporation: CK 1 or 2 forms			
	N/A		In the instance of a Trust: Letter of appointment of the Trustees			
	N/A		Proof of marital status			
			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			
	N/A		Draft amendment scheme map			
	N/A		Statement of conditions			
X			Locality Plan			
X			Land use plan			
X			Zoning Plan			
X			Site Plan			
	N/A		Township layout plan (for Division of Township – per Division)			
	N/A		Phasing plan superimposed on the original approved townships			
X			Zoning certificate			
X			Registered Title Deed and/or Notarial Deed			

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

Checklist: to be completed by the Applicant				Checklist: for Official Use only		
YES	NO	ANNEXURE OR PAGE REFERENCE	DOCUMENT ATTACHED	YES	NO	NA
	N/A		Proof of engagement with Municipal Engineering Services departments Form COT: F/33			

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

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



SIGNATURE

DATE: 19 MARCH 2026

RESOLUTION OF THE BOARD OF DIRECTORS OF CUMACOR INVESTMENTS (PTY) LTD  
(REG NR 2010/022315/07) HELD AT Pretoria ON THE 27 DAY OF  
February 2026

Decide:

That the lawful agent of the Close Corporation applies to the competent authority for application(s) for permission and/or Appeal in respect of the under-mentioned property:

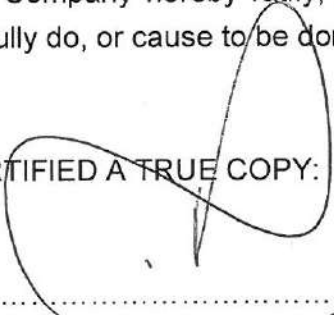
PORTION 183 (A PORTION OF PORTION 9) OF THE FARM ZWAVELPOORT 373JR

AND THAT: Wayne van der Burgh with ID no 7201275022082

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:

  
.....  
Wayne van der Burgh

**SPECIAL POWER OF ATTORNEY**

I, the undersigned,

Wayne van der Burgh with ID no 7201275022082

duly authorised by a resolution of the Board of Directors of **CUMACOR INVESTMENTS (PTY) LTD (REG NR 2010/022315/07)** 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 application(s) for permission and/or Appeal in respect of the under-mentioned property:

**PORTION 183 (A PORTION OF PORTION 9) OF THE FARM ZWAVELPOORT 373JR**

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 27 day of February 2026, in the presence of the undersigned witnesses.

AS WITNESSES:

1. [Signature]  
2. [Signature]

SIGNATORY:

[Signature]



Companies and Intellectual  
Property Commission  
↳ members of the abn group

Date: 26/05/2020

Our Reference: 9260367390

WAYNE VAN DER BURGH  
E-mail: ANJA@CUMACOR.CO.ZA  
NO 7 AVOCET CORNER  
HAZELDEAN OFFICE PARK  
SILVERLAKES  
0084

**RE: Amendment to Company Information**  
**Company Number: 2010/022315/07**  
**Company Name: CUMACOR INVESTMENTS (PTY) LTD**

We have received a COR21.1 (Address Change) from you dated 26/05/2020.

The COR21.1 was accepted and placed on file.

With effect from 03/06/2020, the registered address was changed to:

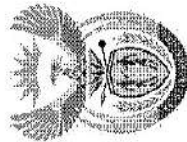
NO 7 AVOCET CORNER  
HAZELDEAN OFFICE PARK  
SILVERLAKES ROAD  
GAUTENG  
0054

Yours truly

**Commissioner: CIPC**

**Please Note:**

The attached certificate can be validated on the CIPC web site at [www.cipc.co.za](http://www.cipc.co.za).  
The contents of the attached certificate was electronically transmitted to the South African Revenue Services.



The Companies and Intellectual Property Commission  
of South Africa  
P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docec\_256, PRETORIA.  
Call Centre Tel 086 100 2472, Website [www.cipc.co.za](http://www.cipc.co.za)



**Certificate issued by the Companies and Intellectual Property Commission on Wednesday, June 03, 2020 07:38**  
**Certificate of Confirmation**



Companies and Intellectual  
Property Commission  
↳ members of the dti group

Registration number 2010 / 022315 / 07

Enterprise Name CUMACOR INVESTMENTS (PTY) LTD

Enterprise Shortened Name None provided.

Enterprise Translated Name None provided.

Registration Date 08/11/2010

Business Start Date 08/11/2010

Enterprise Type Private Company

Enterprise Status In Business

Financial year end February

Main Business/Main Object

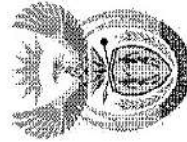
**VARIOUS INVESTMENTS AS PRINCIPAL AND GENERAL TRADING**

Postal address

**NO 7 AVOCET CORNER  
HAZELDEAN OFFICE PARK  
SILVERLAKES ROAD  
GAUTENG  
0054**

Address of registered office

**NO 7 AVOCET CORNER  
HAZELDEAN OFFICE PARK  
SILVERLAKES ROAD  
GAUTENG  
0054**



The Companies and Intellectual Property Commission  
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.  
Call Centre Tel 086 100 2472, Website [www.cipc.co.za](http://www.cipc.co.za)





Companies and Intellectual  
Property Commission  
← members of the abj group

**Certificate issued by the Companies and Intellectual Property  
Commission on Wednesday, June 03, 2020 07:38  
Certificate of Confirmation**

Registration number 2010/022315/07

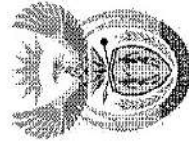
Enterprise Name CUMACOR INVESTMENTS (PTY) LTD

**Auditor**  
Name VAN DER WALT AND ENSLIN

Postal Address  
PO BOX 589  
RIVER CRESCENT  
1042

**Active Directors / Officers**

Surname and first names	ID number or date of birth	Director type	Appoint- ment date	Addresses
VAN DER BURG, WAYNE	7201275022082	Director	08/11/2010	Postal: 54 GUINEA FOWL LANE, SILVERLAKES GOLF ESTATE, SILVERLAKES, GAUTENG, 0081 Residential: 54 GUINEA FOWL LANE, SILVERLAKES GOLF ESTATE, SILVERLAKES, GAUTENG, 0081



The Companies and Intellectual Property Commission  
of South Africa

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

Call Centre Tel 086 100 2472, Website [www.cipc.co.za](http://www.cipc.co.za)



## MEMORANDUM

PERMISSION FOR A SECOND DWELLING IN TERMS OF SECTION 16(3) OF THE CITY OF TSWHANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) READ WITH CLAUSE 14(10) OF THE TSHWANE LAND USE SCHEME, 2024 – ON THE PROPOSED REMAINDER OF PORTION 183 OF THE FARM ZWAVELPOORT 373JR

PREPARED FOR: CUMACOR INVESTMENTS (PTY) LTD

PREPARED BY: THE TOWN PLANNING HUB CC

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

PO Box 11437  
Silver Lakes  
0054

98 Pony Street  
Tijger Valley Office Park  
Tijger Valley Ext 8  
Pretoria  
0181





# INDEX

**1. THE APPLICATION**

**2. GENERAL INFORMATION**

- 2.1 Local Authority
- 2.2 Property Description
- 2.3 Registered Owner
- 2.4 Property Size
- 2.5 Locality
- 2.6 Existing Zoning
- 2.7 Existing Land Use
- 2.8 Deed of Transfer
- 2.9 Bond

**3. MOTIVATION**

- 3.1 Background on the application
- 3.2 Immediate area / Surroundings
- 3.3 Need and Desirability
  - 3.3.1 Regional Spatial Development Framework 2013 (Region 5)
  - 3.3.2 Gauteng Spatial Development Framework, 2011
  - 3.3.3 Spatial Planning and Land Use Management Act, Act 16 of 2013

**4. PROPOSED DEVELOPMENT**

**5. CONCLUSION**



# PERMISSION FOR A SECOND DWELLING IN TERMS OF SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) READ WITH CLAUSE 14(10) OF THE TSHWANE LAND USE SCHEME, 2024 – ON THE PROPOSED REMAINDER OF PORTION 183 OF THE FARM ZWAVELPOORT 373JR

## 1. THE APPLICATION

Application for permission is made in terms of Section 16(3) of the City of Tshwane Land Use Management By-Law, 2016 (Amended 2024) read with Clause 14(10) of the Tshwane Land Use Scheme, 2024 for the permission to erect an additional dwelling on the Proposed Remainder of Portion 183 (a portion of Portion 9) of the farm Zwavelpoort 373JR.

Kindly note that this application is a requirement of an approved subdivision application. The application for subdivision was approved by the City of Tshwane on 22 November 2024. In order for the Section 16(10) Certificate to be issued, it will be required to comply with the conditions imposed by the Built Environment and Enforcement Division: Building Plan Management which states:

*“Only one dwelling house per holding is allowed. If the second dwelling house on the proposed Remainder is to be retained, approval for this must be obtained from the City of Tshwane Metropolitan Municipality, prior to building plan approval. Alternatively, the second dwelling house must be demolished, altered into an outbuilding or consent for a 2<sup>nd</sup> dwelling house must be obtained. This condition must be read in conjunction with condition 1.”*

As it is the intention to retain the additional dwelling house, this application is being submitted. Please note the permission must be linked to the Remainder Portion of the subdivision.

## 2. GENERAL INFORMATION

### 2.1 Local Authority

City of Tshwane Metropolitan Municipality.

### 2.2 Property Description

Portion 183 (a portion of Portion 9) of the farm Zwavelpoort 373JR. The permission application must be linked to the Remainder of Portion 183 after approval.

### 2.3 Registered Owner

The property is registered in the name of Cumacor Investments (Pty) Ltd.



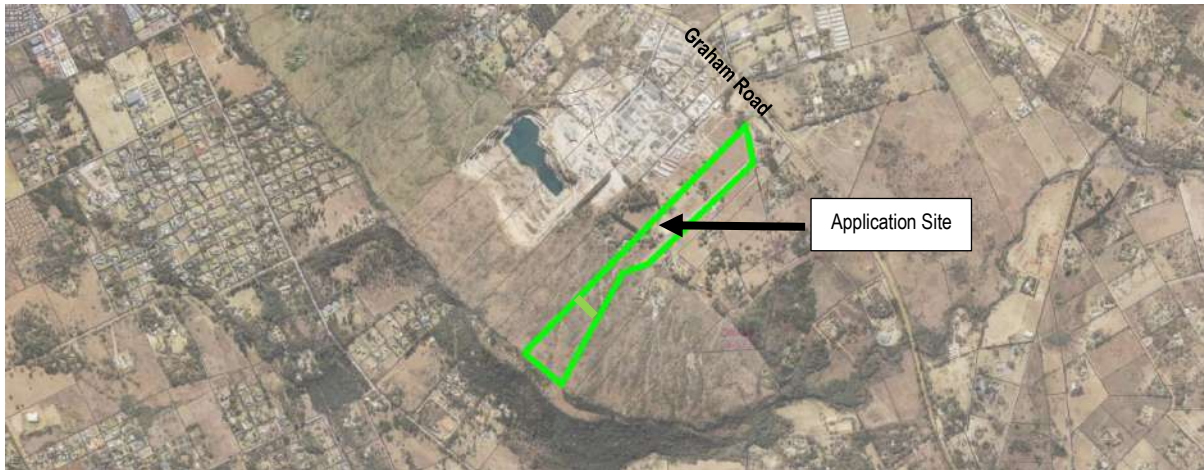
## 2.4 Property Size

The property measures 21.4133ha in extent. The proposed Remainder will be approximately 14,4024 ha.

## 2.5 Locality (see Locality Plan)

The application site is situated at 2365, Graham Road, Zwavelpoort.

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



## 2.6 Existing Zoning

The property is zoned “Undetermined”.

## 2.7 Existing Land Use

There are 2 dwelling houses on the property. Both these dwelling houses are on the proposed Remainder.

## 2.8 Deed of Transfer

The property is registered under Deed of Transfer T84990/2023.

## 2.9 Bond

The property is not bonded by any financial institution.

## 3. MOTIVATION

### 3.1 Background on the application

This application is a requirement of an approved subdivision application. The application for subdivision was approved by the City of Tshwane on 22 November 2024. In order for the Section 16(10) Certificate to be issued, it will be required to comply with the conditions imposed by the Built Environment and Enforcement Division: Building Plan Management which states:



*“Only one dwelling house per holding is allowed. If the second dwelling house on the proposed Remainder is to be retained, approval for this must be obtained from the City of Tshwane Metropolitan Municipality, prior to building plan approval. Alternatively, the second dwelling house must be demolished, altered into an outbuilding or consent for a 2<sup>nd</sup> dwelling house must be obtained. This condition must be read in conjunction with condition 1.”*

From there this application.

### **3.2 Immediate area / surroundings**

The immediate area is mixed use in character, with various properties surrounding the application site being used for residential uses (on farm portions) equestrian estates, retail, business, Church and a quarry.

The proposed second dwelling will be in line with the developments surrounding the application site, in the form of controlled densification and intensification of land uses.

Please refer to the land use plan attached to the application.

### **3.3 Need and Desirability**

#### **3.3.1 Regionalized Municipal Spatial Development Framework 2025: Region 6**

*“The City of Tshwane vision is Tshwane: A prosperous capital city through fairness, freedom and opportunity.*

*In order to respond to this vision, the RSDF focuses on spatial transformation as envisioned in the Roadmap towards Tshwane 2030. The IDP contains the following five strategic pillars that are to be the building blocks for the Roadmap towards Tshwane 2030:*

- 1. A City that facilitates economic growth and job creation*
- 2. A City that cares for residents and promotes inclusivity*
- 3. A City that delivers excellent services and protects the environment*
- 4. A City that keeps residents safe*
- 5. A City that is open, honest and responsive.” [Page 13](#)*

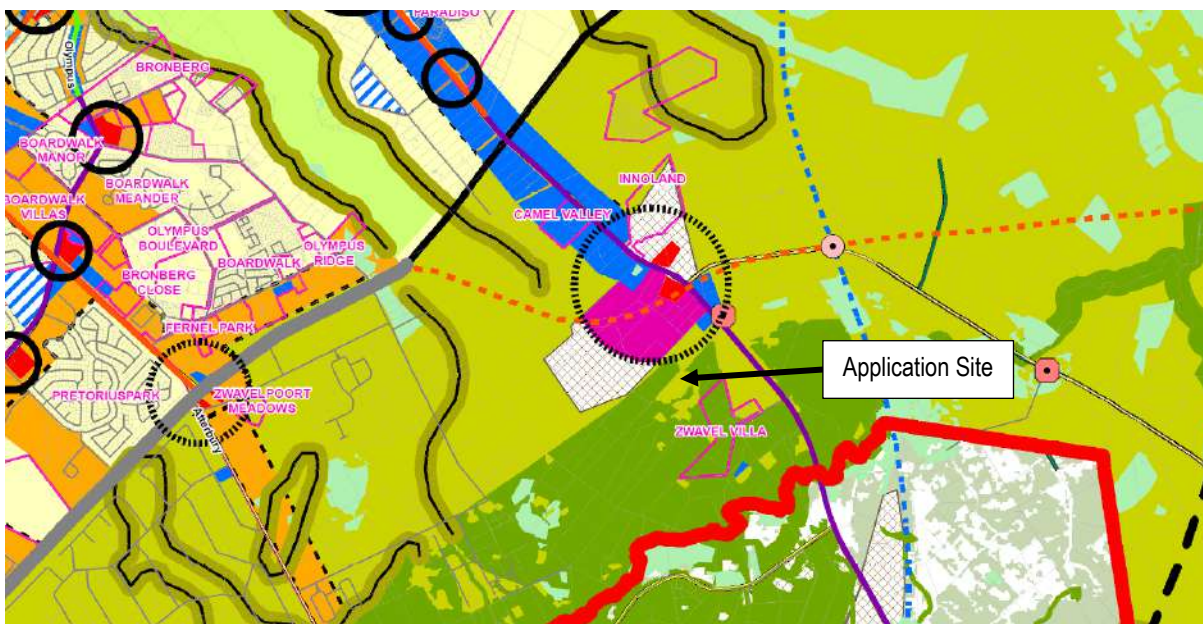
A just and fair City is inclusive and supports applications such as these. The application is not for residential densification in the common sense of the word. The application is to apply for an additional dwelling house on a property that measures approximately 14.4024ha. A subdivision application has been approved by the City of Tshwane, however not registered at the Deeds Office. In essence once this application has been approved and the subdivision registered,



there will be one dwelling house on a property that measures 7.0109ha in extent (proposed Portion 1) and two dwelling houses on a property that measures 14.4024ha in extent (proposed Remainder).

The application site is situated adjacent to an Emerging Node, as per the below diagram.

*“Over the past few years, certain economic, social and/or residential opportunities have begun to emerge in various localities in the city. The realization of these localities into fully fledged nodes will depend on a number of factors. While the future of these nodes is uncertain, the potential for greater development is clear. Identifying future urban areas also provides an opportunity to plan for the provision of new infrastructure and timely planning for growth that is sustainable. Emerging nodes will be managed subject to growth management principles. The circle must be regarded as schematic and only an indication of location and scale.” Page 90*



The application site is ideally situated south of Graham Road and is not affected by the alignment of the proposed K54 Road. The alignment of the K54 and construction thereof will be a major contributor to the expansion of the area.

*“A number of provincial road projects of a strategic nature are required in Region 6. The priority for implementation in this Region is the construction of the K54, east of the city. The implementation programme for this road is not clear. The K54 is expected to bring some relief to the congestion experienced in the east during peak hours. This road has been earmarked as one of the strategic public*



transport routes in the Integrated Transport Plan (ITP) by Tshwane and can possibly function as a new eastern bypass.” Page 109



It can be concluded that the application is in line with the views and proposal in the RSDF for the region and that of the Tshwane Land Use Scheme.

### **3.3.2 Gauteng Spatial Development Framework, 2011**

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

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

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

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

#### **3.3.3.1 How this application complies with the applicable sections set out in SPLUMA**

##### **Section 7**

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

**(a) The Principle of spatial justice, whereby –**

- (i) Past spatial and other development imbalances must be redressed through improved access to and use of land;**
- (ii) Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former**



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

This application is to obtain permission to erect an additional dwelling on a property. It will thus not be required to address the aforementioned principle; however all other sections are adhered to.

- (b) The principle of spatial sustainability, whereby spatial planning and land use management systems must –*
- (i) Promote land development that is within the fiscal, institutional and administrative means of the Republic;*
  - (ii) Ensure that special consideration is given to the protection of prime and unique agricultural land;*
  - (iii) Uphold consistency of land use measures in accordance with environmental management instruments;*
  - (iv) Promote and stimulate the effective and equitable functioning of land markets;*
  - (v) Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;*
  - (vi) Promote land development in locations that are sustainable and limit urban sprawl; and*
  - (vii) Result in communities that are viable;*

This application complies with the above principle. The site is not viable agricultural land in any form, will support the functioning of land markets in the area, the owner intends to pay the required contribution amounts for services infrastructure upgrades (if any), the application does not result in urban sprawl and will result in a viable community.

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



This application complies with the above principle, specifically the optimal use of existing services infrastructure. The owner wishes to finalise the application in order to obtain approved building plans for the property as soon as possible.

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

The Spatial Development Frameworks available to applicants allow for the change in land use and densities within the City of Tshwane, allowing for applications such as these. During the subdivision application the Environmental Planning and Open Space Management Department, provided positive comments. Contained within the comments is an indication that no development will be allowed on either of the subdivided properties without the proper approvals in terms of relevant legislations. **Note** all buildings are existing, looking back at historical Google Earth images, the dwelling houses have been there for at least the past 20 years. The intention is to legalise the existing additional dwelling house, so as to be in a position to register the approved subdivision application.

- (e) The principle of good administration, whereby –***
- (i) All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems embodied in this Act;***
  - (ii) All government departments must provide their sector inputs and comply with any prescribed requirements during the preparation or amendment of spatial development frameworks;***
  - (iii) The requirements of any law relating to land development frameworks;***
  - (iv) The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them; and***
  - (v) Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.”***

This application complies with the above principle; the development conforms to the applicable density provided for in the Regional Spatial Development Framework, as discussed under point 3.3.1. All the required internal departments will have the opportunity to provide comments on the application.

The following conditions under Section 49 are applicable to this application;

#### **Section 49**

- 49. (1) An applicant is responsible for the provision and installation of internal engineering services.**
- (2) A municipality is responsible for the provision of external engineering services.**

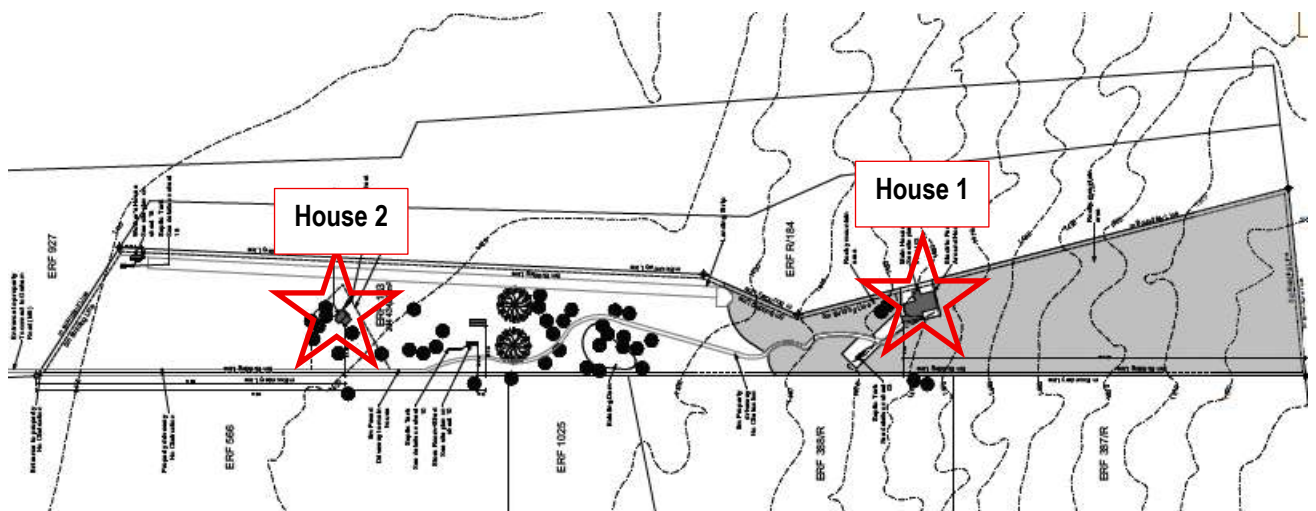


The owner fully intends to maintain the provision for services infrastructure to the additional dwelling. The internal services departments will provide for bulk contribution amounts to be paid by the owner after approval, if applicable.

#### 4. PROPOSED DEVELOPMENT

The owner wishes to finalise this application, so as to be in a position to comply with the conditions of the subdivision approval.

##### Overall Site Plan



The proposed additional dwelling can easily be accommodated on the property, within the applicable development controls. Access will be obtainable from the existing entrance.

There will be no physical barriers between the houses. The buildings have complete privacy, with no overlooking or overshadowing.

There will also be no impact on the surrounding farm portions, due to the sizes and vast areas in between buildings and boundaries.

A copy of the Site Plans is attached with the application.

#### 5. CONCLUSION

Application for permission is made in terms of Section 16(3) of the City of Tshwane Land Use Management By-Law, 2016 (Amended 2024) read with Clause 14(10) of the Tshwane Land Use Scheme, 2024 for the permission to erect an additional dwelling on the proposed Remainder of Portion 183 (a portion of Portion 9) of the farm Zwavelpoort 373JR.

The intention is that after the subdivision is registered that the permission application be linked to the Remainder of Portion 183 of the farm Zwavelpoort 373JR.



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

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

# PERMISSION

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

CPD XX/XX/XX ITEM NUMBER XXXXX  
PROPERTY DESCRIPTION: PORTION 183 (A PORTION OF PORTION 9) OF THE FARM  
ZWAVELPOORT 373JR

**PERMISSION: One (1) additional Dwelling House**

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

1	Use Zone number	19
2	Use Zone	Undetermined
3	Definitions	Clause 5
4	Floor Area Ratio	Table C, FAR Zone 21, subject to Clause 25
5	Height	Table D, Height Zone 10, subject to Clause 26
6	Coverage	Table E, Coverage Zone 5, subject to Clause 27
7	Parking requirements	Clause 28, Table G
8	Street Building Lines	Schedule 1
9	Side Building Line and Rear Building Line	Clause 12
10	Children's playground	Not Applicable
11	Paving of traffic areas	Clause 28(6)
12	Access to the Property	Not Applicable
13	Loading and off-loading facilities	Not required

**APPROVED**

.....  
**DATE** .....

**OFFICIAL USE**

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

# PERMISSION

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

CPD XX/XX/XX ITEM NUMBER XXXXX  
PROPERTY DESCRIPTION: PORTION 183 (A PORTION OF PORTION 9) OF THE FARM  
ZWAVELPOORT 373JR

14	Physical Barriers and screen wall	Not Applicable
15	Health measures	Clause 18(7)
16	Outdoor advertising	Clause 30(2)
17	Site Development Plan and Landscape Development Plan	Not Required
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





**SANS 10400-PART D-Public Safety Notes:**

- 4.2.2: The edge of any balcony, bridge, flat roof or similar place more than 1 m above the adjacent ground or floor level shall be provided with a balustrade or parapet wall not less than 1 m
- 4.2.4: Balustrades shall not have any opening greater than 100mm
- 4.3. b) driveway shall have a gradient of not more than 1 in 6
- 4.4.1: A wall or fence shall be provided by the owner of a site which contains a swimming pool.
- 4.4.3: Such wall or fence and any such gate therein shall be not less than 1,2 m high measured from the ground level, and shall not contain any opening greater than 100 mm. Access shall be granted through a self closing and self locking gate.

**Cut and Fill Note:** All site cut and fills as per Engineer's Specification

**Retaining Wall Note:** All retaining walls and weep holes as per Engineer's Specification

**Landscape Note:** All landscaping as per landscaper

**Expansion Joints:** All Expansion Joints as per Engineer's Specification

**Door Note:** All External Doors to be draft protected

**Balustrade Note:** All Balustrades to be min. 1000mm high with no opening greater than 100mm as per SANS 10400 part M and SANS 10400 part D.

**Finishing Note:** All finishes as per finishing Schedule and approval of client.

**Window & Door Note:** All Window and Doors to be confirmed by client and openings to be confirmed with client prior to installation

**Paint Note:** All paint colours and wall finishes to be confirmed with client and Architect prior to application.

**GENERAL NOTES:**

THIS DRAWING IS NOT TO BE SCALED. ONLY DIMENSIONS PROVIDED ARE TO BE FOLLOWED. CONTRACTORS ARE TO CHECK ALL DIMENSIONS BEFORE WORK COMMENCES AND TO REFER ANY APPARENT DISCREPANCY TO THE ARCHITECTS.

QUALITY OF WORKMANSHIP OF MATERIALS MUST COMPLY TO ALL RELEVANT SABS SPECIFICATIONS AND SHALL COMPLY WITH THE MINIMUM APPROVED STANDARDS.

CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING ACCORDING TO HEIGHTS, LEVELS AND DIMENSIONS.

CONTRACTOR MUST ALSO SEE THAT THE PROPER SECURITY WILL BE KEPT AT ALL TIMES DURING THE BUILDING PERIOD.

**GLASS NOTES:**

6mm THICK SAFETY GLASS TO ALL DOORS AND WINDOWS LOWER THAN 500mm FROM UNFINISHED FLOOR LEVEL. ALL GLASS MUST COMPLY TO SANS 10400, SANS 10137 & SANS 204

THIS DRAWING IS THE SOLE PROPERTY OF RICHTER & ASSOCIATES ARCHITECTS AND MAY NOT BE COPIED OR REPRODUCED IN ANY MANNER WHATSOEVER WITHOUT THE OWNERS WRITTEN CONSENT. COPYRIGHT RICHTER & ASSOCIATES ARCHITECTS.

Room Schedule		
Floor Level	Room Name	Area
Ground Floor		
	BASEMENT	25.6
	FOYER	13.3
	GARAGE	38.6
	STAIRS	7.5
	STORE ROOM	17.1
		<b>102.1 m²</b>
First Floor		
	ABLUT.	2.1
	BAR	17.5
	BATHROOM 1	5.9
	BATHROOM 2	7.3
	BATHROOM 3	7.1
	BEDROOM 1	12.3
	BEDROOM 2	13.7
	FOYER 2	20.7
	GUEST BEDROOM 1	26.2
	KITCHEN	14.7
	LIVING ROOM	71.6
	LOUNGE	33.5
	PANTRY	4.7
	SCULLERY	10.1
	STUDY	22.1
	SWIMMING POOL	23.5
		<b>293.0 m²</b>
Second Floor		
	MAIN BATHROOM	6.1
	MAIN BEDROOM	25.7
		<b>31.8 m²</b>
		<b>426.9 m²</b>

**AREA SCHEDULE MAIN HOUSE**

GROUND FLOOR	
Existing Ground Floor	128.84 m²
<b>Total Ground Floor</b>	<b>128.84 m²</b>
FIRST FLOOR	
Existing First Floor	332.07 m²
<b>Total First Floor</b>	<b>332.07 m²</b>
SECOND FLOOR	
Existing Second Floor	39.58 m²
<b>Total Second Floor</b>	<b>39.58 m²</b>
<b>TOTAL FLOOR AREA</b>	<b>500.49 m²</b>
COVERAGE + FAR	
Site Area	214 434 m²
<b>Building Footprint</b> (Main House+Store Room+Shed+House 2 +Worker's House)	799.29 m² 150 103.8 m²
<b>Total Floor Area</b> (Main House+Store Room+Shed+House 2 +Worker's House)	990.75 m² 257 320.8 m²
<b>COVERAGE</b>	0.37 % 70%
<b>FAR</b>	0.005 1.2

RevID	ChID	Change Name	Date
01	F01	First Submission	2020/05/13

Architect SACAP- ST0277

Owner: \_\_\_\_\_ Engineer: \_\_\_\_\_



PROJEK PROJECT

**De Graaf Residence**  
Redraw of Existing Plans  
Plot 183, Zwavelpoort  
ERF=183  
Zwavelpoort  
for Bert De Graaf

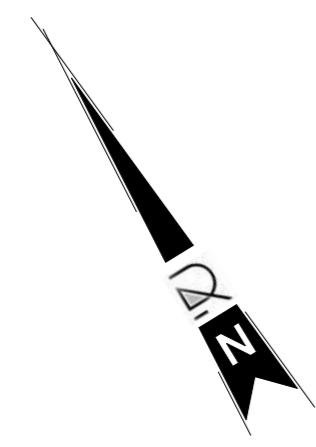
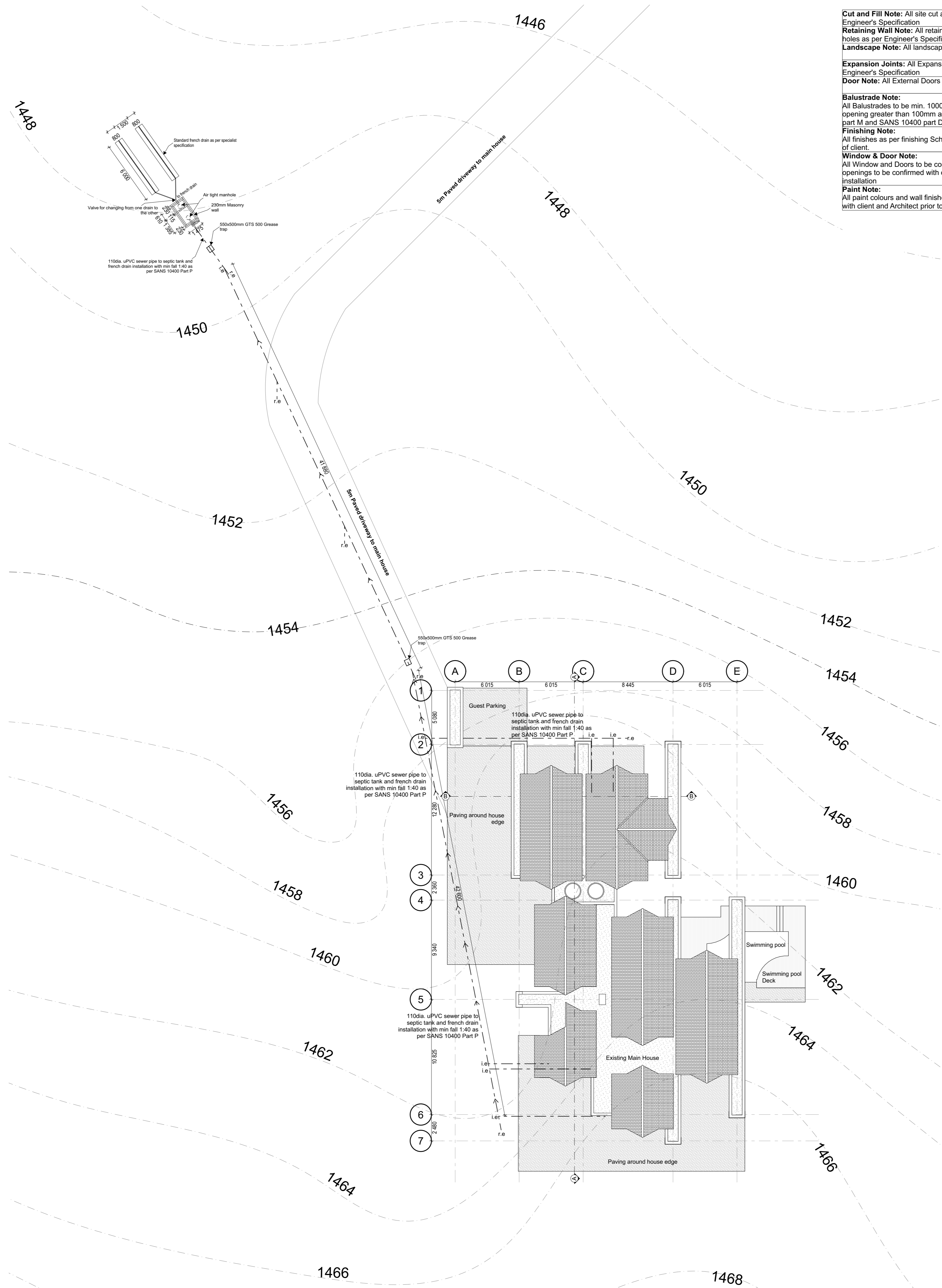
DATUM/DATE DRAWN/GETEKEN  
2023/06/14 S.B

TEKENING DRAWING  
**Site Plan**  
Main House

SKAAL/SCALE AS INDICATED

PRODUCT NO. PROJECT NO. P1623 rev# sheet 03

COPYRIGHT RESERVED BY ARCHITECT  
KOPIEREG BEHOU DEUR ARGITEK **A1**



Site Plan  
Scale 1:200

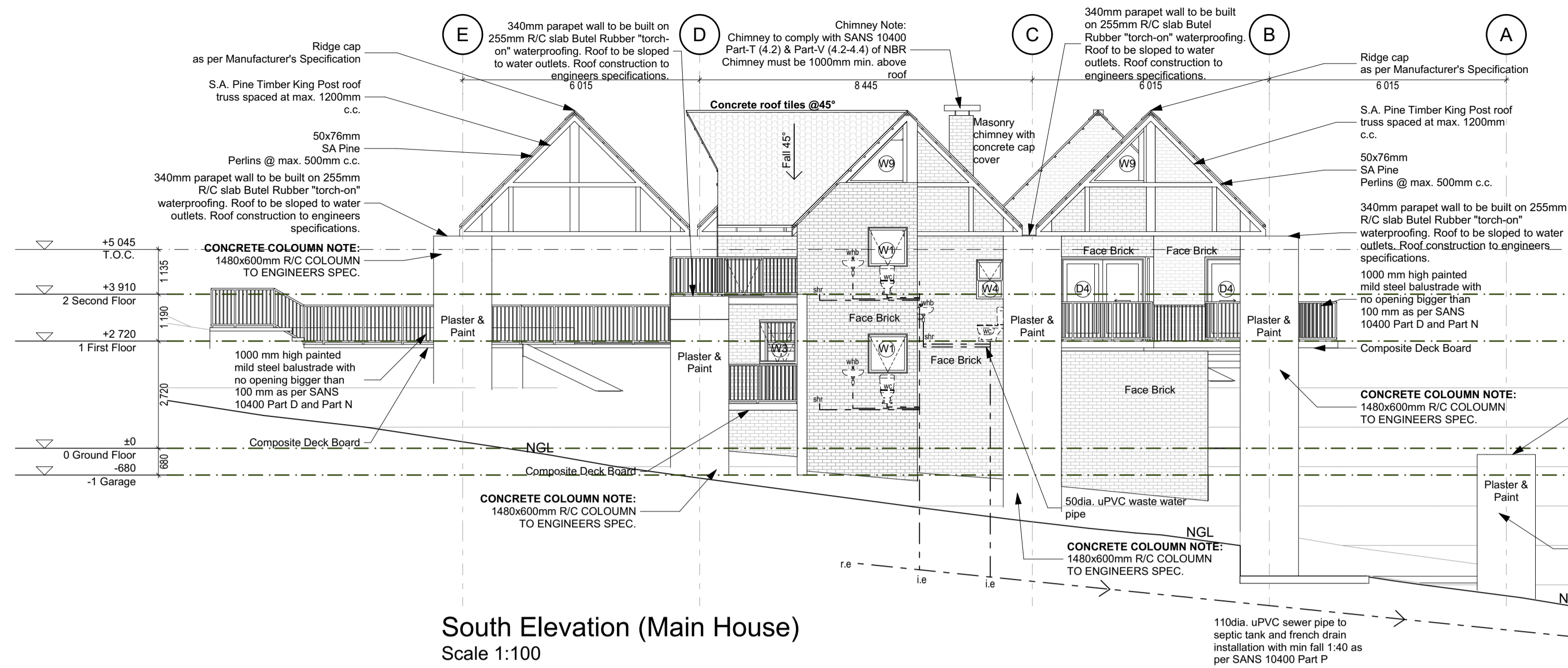
**FOR MUNICIPAL SUBMISSION ONLY**



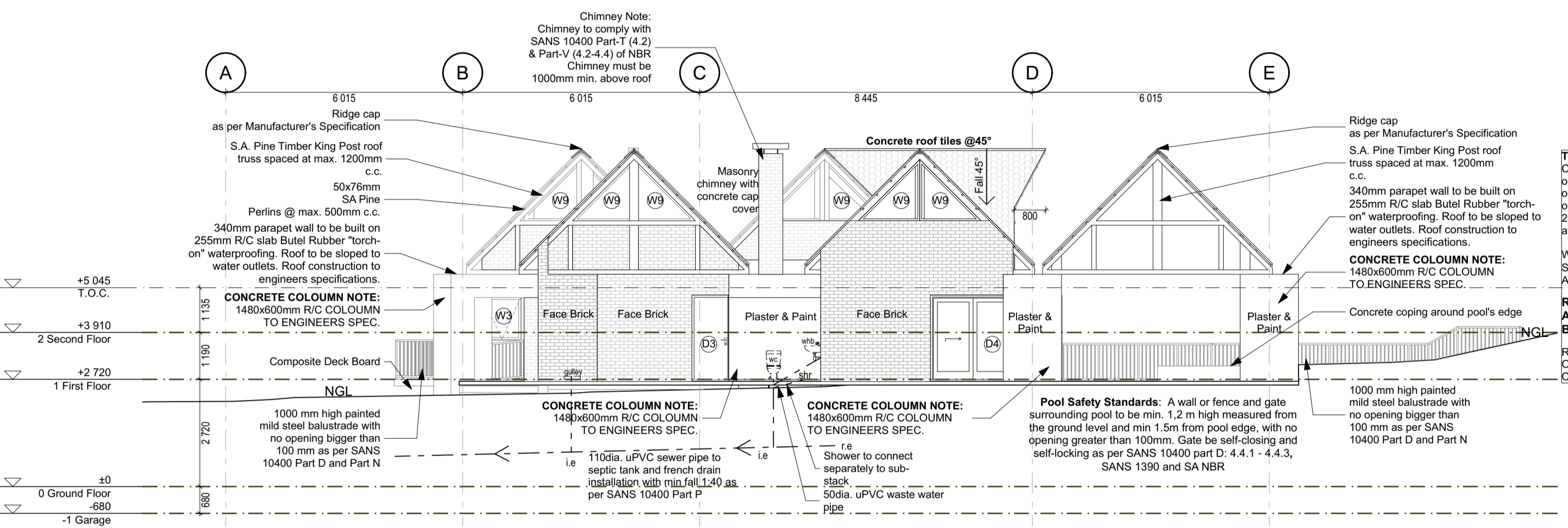




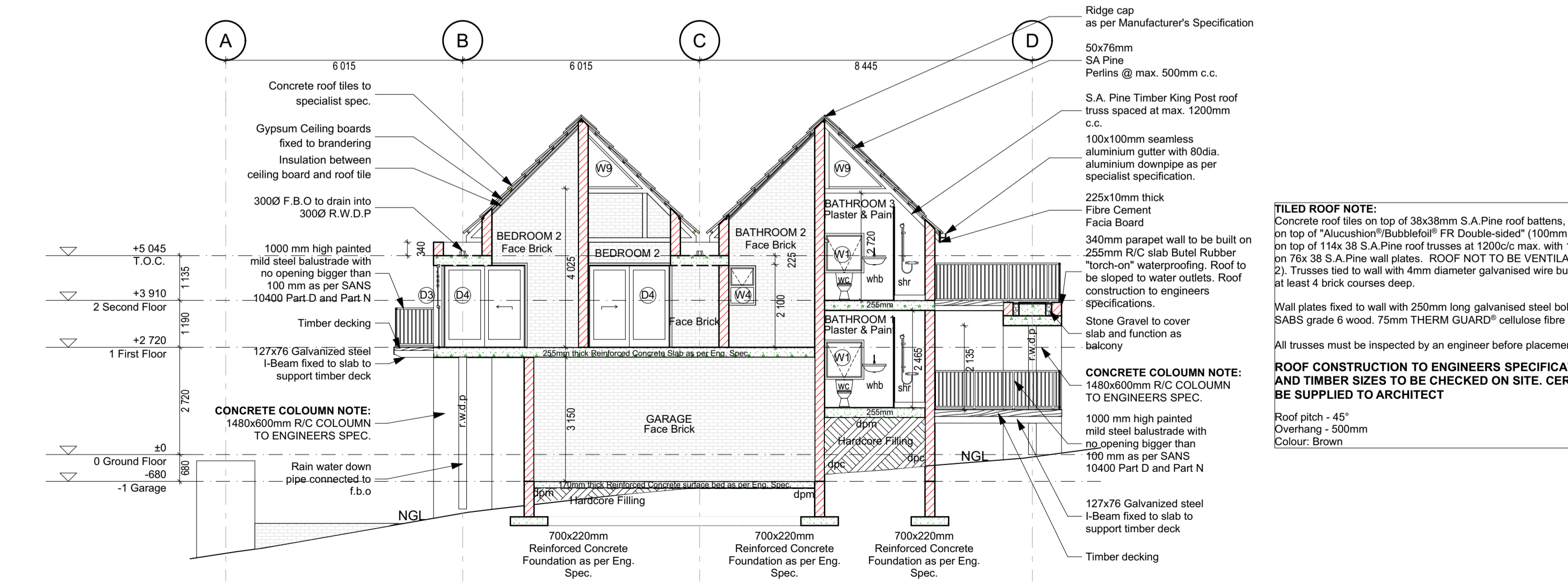




South Elevation (Main House)  
Scale 1:100



North Elevation (Main House)  
Scale 1:100



Section B-B (Main House)  
Scale 1:100

**TILED ROOF NOTE:**  
Concrete roof tiles on top of 38x38mm S.A. Pine roof battens, 345 c/c max. on top of "Alucoslon"/"Bubblefo" FR Double-sided" (100mm overlaps. Seams taped with buff tape), on top of 114x 38 S.A. Pine roof trusses at 1200c/c max. with 152x 38 lie beams on 76x 38 S.A. Pine wall plates. ROOF NOT TO BE VENTILATED as per SANS 204 (Climate zone 2). Trusses tied to wall with 4mm diameter galvanised wire built into wall at least 4 brick courses deep.

Wall plates fixed to wall with 250mm long galvanised steel bolts. All S.A. Pine to be of SABS grade 6 wood. 75mm THERM GUARD® cellulose fibre insulation lite on top of ceilings. All trusses must be inspected by an engineer before placement.

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS AND TIMBER SIZES TO BE CHECKED ON SITE. CERTIFICATE OF COMPLIANCE TO BE SUPPLIED TO ARCHITECT**

Roof pitch - 45°  
Overhang - 500mm  
Colour: Brown

**TILED ROOF NOTE:**  
Concrete roof tiles on top of 38x38mm S.A. Pine roof battens, 345 c/c max. on top of "Alucoslon"/"Bubblefo" FR Double-sided" (100mm overlaps. Seams taped with buff tape), on top of 114x 38 S.A. Pine roof trusses at 1200c/c max. with 152x 38 lie beams on 76x 38 S.A. Pine wall plates. ROOF NOT TO BE VENTILATED as per SANS 204 (Climate zone 2). Trusses tied to wall with 4mm diameter galvanised wire built into wall at least 4 brick courses deep.

Wall plates fixed to wall with 250mm long galvanised steel bolts. All S.A. Pine to be of SABS grade 6 wood. 75mm THERM GUARD® cellulose fibre insulation lite on top of ceilings. All trusses must be inspected by an engineer before placement.

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS AND TIMBER SIZES TO BE CHECKED ON SITE. CERTIFICATE OF COMPLIANCE TO BE SUPPLIED TO ARCHITECT**

Roof pitch - 45°  
Overhang - 500mm  
Colour: Brown

**TILED ROOF NOTE:**  
Concrete roof tiles on top of 38x38mm S.A. Pine roof battens, 345 c/c max. on top of "Alucoslon"/"Bubblefo" FR Double-sided" (100mm overlaps. Seams taped with buff tape), on top of 114x 38 S.A. Pine roof trusses at 1200c/c max. with 152x 38 lie beams on 76x 38 S.A. Pine wall plates. ROOF NOT TO BE VENTILATED as per SANS 204 (Climate zone 2). Trusses tied to wall with 4mm diameter galvanised wire built into wall at least 4 brick courses deep.

Wall plates fixed to wall with 250mm long galvanised steel bolts. All S.A. Pine to be of SABS grade 6 wood. 75mm THERM GUARD® cellulose fibre insulation lite on top of ceilings. All trusses must be inspected by an engineer before placement.

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS AND TIMBER SIZES TO BE CHECKED ON SITE. CERTIFICATE OF COMPLIANCE TO BE SUPPLIED TO ARCHITECT**

Roof pitch - 45°  
Overhang - 500mm  
Colour: Brown

**GENERAL NOTES:**  
THIS DRAWING IS NOT TO BE SCALED.  
ONLY DIMENSIONS PROVIDED ARE TO BE FOLLOWED.  
CONTRACTORS ARE TO CHECK ALL DIMENSIONS BEFORE WORK COMMENCES AND TO REFER ANY APPARENT DISCREPANCY TO THE ARCHITECTS.

**QUALITY OF WORKMANSHIP OF MATERIALS MUST COMPLY TO ALL RELEVANT SABS SPECIFICATIONS AND SHALL COMPLY WITH THE MINIMUM APPROVED STANDARDS.**

**CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING ACCORDING TO HEIGHTS, LEVELS AND DIMENSIONS.**

**CONTRACTOR MUST ALSO SEE THAT THE PROPER SECURITY WILL BE KEPT AT ALL TIMES DURING THE BUILDING PERIOD.**

**GLASS NOTES:**  
6mm THICK SAFETY GLASS TO ALL DOORS AND WINDOWS LOWER THAN 500mm FROM UNFINISHED FLOOR LEVEL.  
ALL GLASS MUST COMPLY TO SANS 10400, SANS 10137 & SANS 204

**THIS DRAWING IS THE SOLE PROPERTY OF RICHTER & ASSOCIATES ARCHITECTS AND MAY NOT BE COPIED OR REPRODUCED IN ANY MANNER WHATSOEVER WITHOUT THE OWNERS WRITTEN CONSENT. COPYRIGHT RICHTER & ASSOCIATES ARCHITECTS.**

**IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE INTERIM INSPECTIONS AS REQUIRED BY THE MUNICIPALITY. A FINAL INSPECTION IS REQUIRED AND FINAL SIGN-OFF TO BE PROVIDED TO THE ARCHITECT. THIS WILL ALLOW THE ARCHITECT TO FACILITATE IN OBTAINING AN OCCUPATION CERTIFICATE ON BEHALF OF THE CLIENT.**

**ALL COC'S AND REQUIRED STATUTORY DOCUMENTATION IS TO BE SUPPLIED BY THE CONTRACTOR TO THE ARCHITECT.**

**SANS 10400-PART D-Public Safety Notes:**

4.2.2: The edge of any balcony, bridge, flat roof or similar place more than 1 m above the adjacent ground or floor level shall be provided with a balustrade or parapet wall not less than 1 m

4.2.4: Balustrades shall not have any opening greater than 100mm

4.3. b) driveway shall have a gradient of not more than 1 in 8

4.4.1: A wall or fence shall be provided by the owner of a site which contains a swimming pool.

4.4.3: Such wall or fence and any such gate therein shall be not less than 1.2 m high measured from the ground level, and shall not contain any opening greater than 100 mm. Access shall be granted through a self closing and self locking gate.


**Cut and Fill Note:** All site cut and fills as per Engineer's Specification  
**Retaining Wall Note:** All retaining walls and weep holes as per Engineer's Specification  
**Landscape Note:** All landscaping as per landscaper

**Expansion Joints:** All Expansion Joints as per Engineer's Specification  
**Door Note:** All External Doors to be draft protected

**Balustrade Note:** All Balustrades to be min. 1000mm high with no opening greater than 100mm as per SANS 10400 part M and SANS 10400 part D.  
**Finishing Note:** All finishes as per finishing Schedule and approval of client.  
**Window & Door Note:** All Window and Doors to be confirmed by client and openings to be confirmed with client prior to installation  
**Paint Note:** All paint colours and wall finishes to be confirmed with client and Architect prior to application.

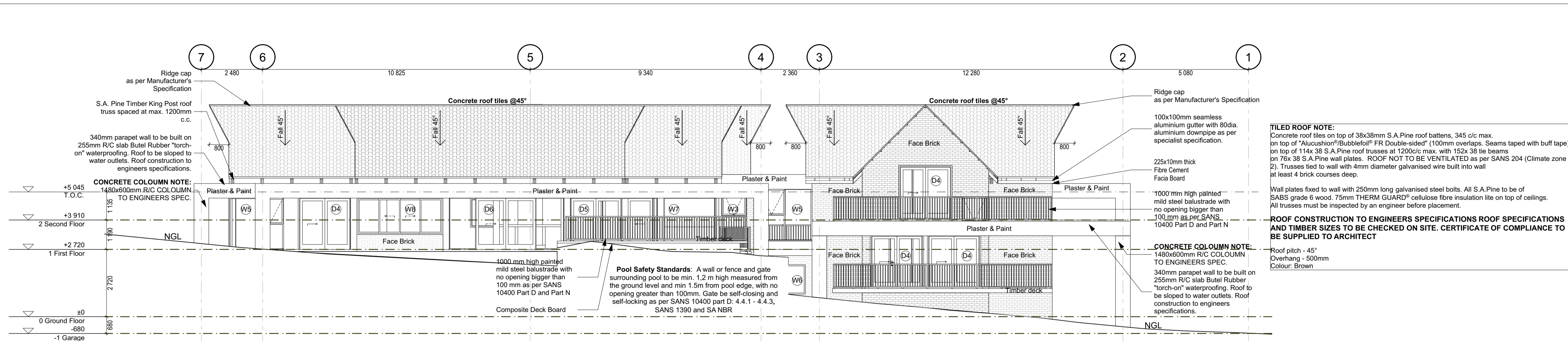
Room Schedule		
Floor Level	Room Name	Area
Ground Floor	BASEMENT	25.6
	FOYER	13.3
	GARAGE	38.6
	STAIRS	7.5
	STORE ROOM	17.1
First Floor	ABLUT.	2.1
	BAR	17.5
	BATHROOM 1	5.9
	BATHROOM 2	7.3
	BATHROOM 3	7.1
	BEDROOM 1	12.3
	BEDROOM 2	13.7
	FOYER 2	20.7
	GUEST BEDROOM 1	26.2
	KITCHEN	14.7
	LIVING ROOM	71.6
	LOUNGE	33.5
	PANTRY	4.7
	SCULLERY	10.1
STUDY	22.1	
SWIMMING POOL	23.5	
		293.0 m²
Second Floor	MAIN BATHROOM	6.1
	MAIN BEDROOM	25.7
		31.8 m²
		426.9 m²

AREA SCHEDULE MAIN HOUSE		
GROUND FLOOR		
Existing Ground Floor		128.84 m²
Total Ground Floor		128.84 m²
FIRST FLOOR		
Existing First Floor		332.07 m²
Total First Floor		332.07 m²
SECOND FLOOR		
Existing Second Floor		39.58 m²
Total Second Floor		39.58 m²
TOTAL FLOOR AREA		500.49 m²
COVERAGE + FAR	actual	allowed
Site Area	214 434 m²	
Building Footprint (Main House+Store Room+Shed+House 2 +Worker's House)	799.29 m²	150 103.8 m²
Total Floor Area (Main House+Store Room+Shed+House 2 +Worker's House)	990.75 m²	257 320.8 m²
COVERAGE	0.37 %	70%
FAR	0.005	1.2
RevId	ChId	Change Name
		Date

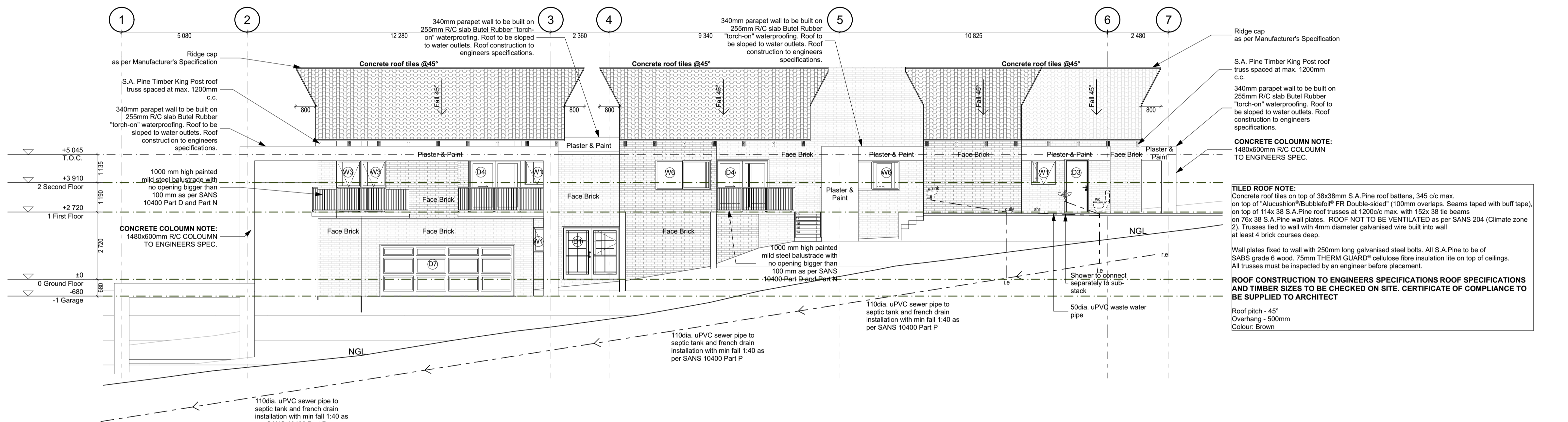
Architect SACAP- ST0277		
Owner:	Engineer:	
		
<small>RICHTER &amp; ASSOCIATES ARCHITECTS 1038 Pretoria Ave./Johannesburg, Centurion, 0157 P.O. Box 1561 Brooklyn Square 0075 Tel: 012 480 0301 Email: info@ria.co.za Website: www.ria.co.za S.A.C.A.P. PMB92 570277</small>		
PROJECT		
<b>De Graaf Residence</b> Redraw of Existing Plans Plot 183, Zwavelpoort ERF: 183 Zwavelpoort for Bert De Graaf		
DATUM/DATE		DRAWN/GETEKEN
2023/06/14		S.B
TEKENING		DRAWING
		Elevations+Sections 1
Main House		
SKAAL/SCALE		AS INDICATED
PROJECT NO		P1623
DRAWING NO		FEV
SHEET NO		08

FOR MUNICIPAL SUBMISSION ONLY

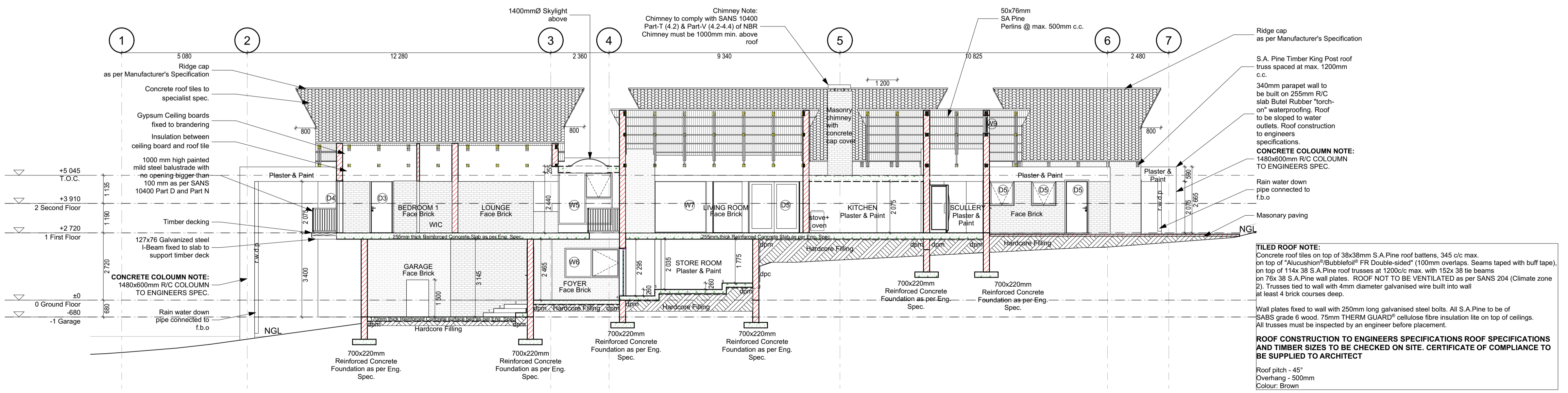
COPYRIGHT RESERVED BY ARCHITECT



West Elevation (Main House)  
Scale 1:100



East Elevation (Main House)  
Scale 1:100



Section A-A (Main House)  
Scale 1:100

**GENERAL NOTES:**  
THIS DRAWING IS NOT TO BE SCALED.  
ONLY DIMENSIONS PROVIDED ARE TO BE FOLLOWED.  
CONTRACTORS ARE TO CHECK ALL DIMENSIONS  
BEFORE WORK COMMENCES AND TO REFER ANY  
APPARENT DISCREPANCY TO THE ARCHITECTS.

QUALITY OF WORKMANSHIP OF MATERIALS MUST  
COMPLY TO ALL RELEVANT SABS SPECIFICATIONS  
AND SHALL COMPLY WITH THE MINIMUM APPROVED  
STANDARDS.

CONTRACTOR IS RESPONSIBLE FOR THE CORRECT  
SETTING OUT OF THE BUILDING ACCORDING TO  
HEIGHTS, LEVELS AND DIMENSIONS.

CONTRACTOR MUST ALSO SEE THAT THE PROPER  
SECURITY WILL BE KEPT AT ALL TIMES DURING THE  
BUILDING PERIOD.

GLASS NOTES:  
6mm THICK SAFETY GLASS TO ALL DOORS AND  
WINDOWS LOWER THAN 500mm FROM UNFINISHED  
FLOOR LEVEL.  
ALL GLASS MUST COMPLY TO SANS 10400, SANS 10137  
& SANS 204

THIS DRAWING IS THE SOLE PROPERTY OF RICHTER &  
ASSOCIATES ARCHITECTS AND MAY NOT BE COPIED  
OR REPRODUCED IN ANY MANNER WHATSOEVER  
WITHOUT THE OWNERS WRITTEN CONSENT.  
COPYRIGHT RICHTER & ASSOCIATES ARCHITECTS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO  
ARRANGE INTERIM INSPECTIONS AS REQUIRED BY  
THE MUNICIPALITY. A FINAL INSPECTION IS REQUIRED  
AND FINAL SIGN-OFF TO BE PROVIDED TO THE  
ARCHITECT. THIS WILL ALLOW THE ARCHITECT TO  
FACILITATE IN OBTAINING AN OCCUPATION CERTIFICATE  
ON BEHALF OF THE CLIENT.

ALL COC'S AND REQUIRED STATUTORY  
DOCUMENTATION IS TO BE SUPPLIED BY THE  
CONTRACTOR TO THE ARCHITECT.

SANS 10400-PART D-Public Safety Notes:

4.2.2: The edge of any balcony, bridge, flat roof or  
similar place more than 1 m above the adjacent  
ground or floor level shall be provided with a  
balustrade or parapet wall not less than 1 m

4.2.4: Balustrades shall not have any opening  
greater than 100mm

4.3. b) driveway shall have a gradient of not more  
than 1 in 8

4.4.1: A wall or fence shall be provided by the owner  
of a site which contains a swimming pool.

4.4.3: Such wall or fence and any such gate therein  
shall be not less than 1.2 m high measured  
from the ground level, and shall not contain any  
opening greater than 100 mm. Access shall be  
granted through a self closing and self locking gate.

Cut and Fill Note: All site cut and fills as per  
Engineer's Specification  
Retaining Wall Note: All retaining walls and weep  
holes as per Engineer's Specification  
Landscape Note: All landscaping as per landscaper

Expansion Joints: All Expansion Joints as per  
Engineer's Specification  
Door Note: All External Doors to be draft protected

Balustrade Note:  
All Balustrades to be min. 1000mm high with no  
opening greater than 100mm as per SANS 10400  
part M and SANS 10400 part D.

Finishing Note:  
All finishes as per finishing Schedule and approval  
of client.

Window & Door Note:  
All Window and Doors to be confirmed by client and  
openings to be confirmed with client prior to  
installation

Paint Note:  
All paint colours and wall finishes to be confirmed  
with client and Architect prior to application.

Room Schedule		
Floor Level	Room Name	Area
Ground Floor	BASEMENT	25.6
	FOYER	13.3
	GARAGE	38.6
	STAIRS	7.5
	STORE ROOM	17.1
	<b>102.1 m²</b>	
First Floor	ABLUT.	2.1
	BAR	17.5
	BATHROOM 1	5.9
	BATHROOM 2	7.3
	BATHROOM 3	7.1
	BEDROOM 1	12.3
	BEDROOM 2	13.7
	FOYER 2	20.7
	GUEST BEDROOM 1	26.2
	KITCHEN	14.7
	LIVING ROOM	71.6
	LOUNGE	33.5
	PANTRY	4.7
SCULLERY	10.1	
STUDY	22.1	
SWIMMING POOL	23.5	
	<b>293.0 m²</b>	
Second Floor	MAIN BATHROOM	6.1
	MAIN BEDROOM	25.7
	<b>31.8 m²</b>	
	<b>426.9 m²</b>	

AREA SCHEDULE MAIN HOUSE	
GROUND FLOOR	
Existing Ground Floor	128.84 m²
<b>Total Ground Floor</b>	<b>128.84 m²</b>
FIRST FLOOR	
Existing First Floor	332.07 m²
<b>Total First Floor</b>	<b>332.07 m²</b>
SECOND FLOOR	
Existing Second Floor	39.58 m²
<b>Total Second Floor</b>	<b>39.58 m²</b>

TOTAL FLOOR AREA		
	actual	allowed
<b>COVERAGE + FAR</b>		
Site Area	214 434 m²	
Building Footprint (Main House+Store Room+Shed+House 2 +Worker's House)	799.29 m²	150 103.8 m²
<b>Total Floor Area</b> (Main House+Store Room+Shed+House 2 +Worker's House)	990.75 m²	257 320.8 m²
<b>COVERAGE</b>	0.37 %	70%
<b>FAR</b>	0.005	1.2
Revid	ChID	Change Name
		Date

Architect SACAP- ST0277

Owner: \_\_\_\_\_ Engineer: \_\_\_\_\_

**RICHTER & ASSOCIATES ARCHITECTS**  
1028 Pretoria Ave, Pretoria Manor, Centurion, 0157  
P.O. Box 1561 Brooklyn Square 0075  
Tel: 012 460 6200 Email: info@ria.co.za  
Website: www.ria.co.za  
SACAP: PM692 ST0277

PROJEK PROJECT

**De Graaf Residence**  
Redraw of Existing Plans  
Plot 183, Zwavelpoort  
ERF: 183  
Zwavelpoort  
for Bert De Graaf

DATUM/DATE 2023/06/14 DRAWN/GETEKEN S.B.

TEKENING DRAWING  
**Elevations+Sections 2**  
Main House

SKAAL/SCALE AS INDICATED  
PROJECT NO P1623 sheet 09

**FOR MUNICIPAL SUBMISSION ONLY**

COPYRIGHT RESERVED BY ARCHITECT A1





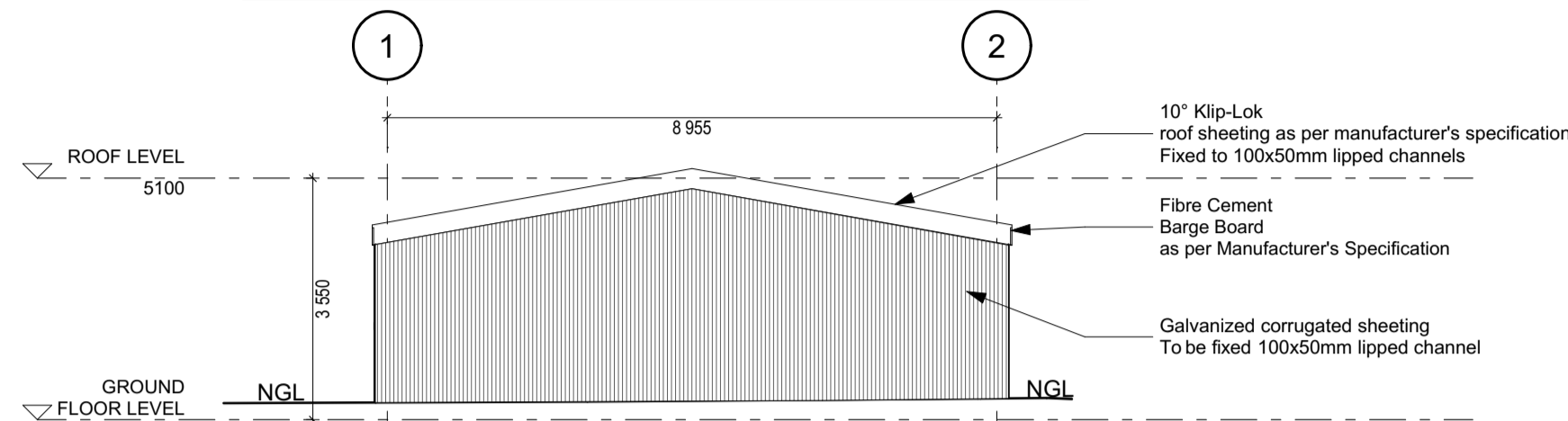




**Warehouse Roof Note: as per Engineer's Specification and Design**

-Fall: 10° Klip-Lok sheet metal roof as per manufacturer's Specification.  
 -100x50mm lipped channel@ max 1200mm c.c or to manufacturer's spec.  
 -Lipped channel's fixed to steel I-Beams.

Roof Structure as per SANS 10400 - Part L

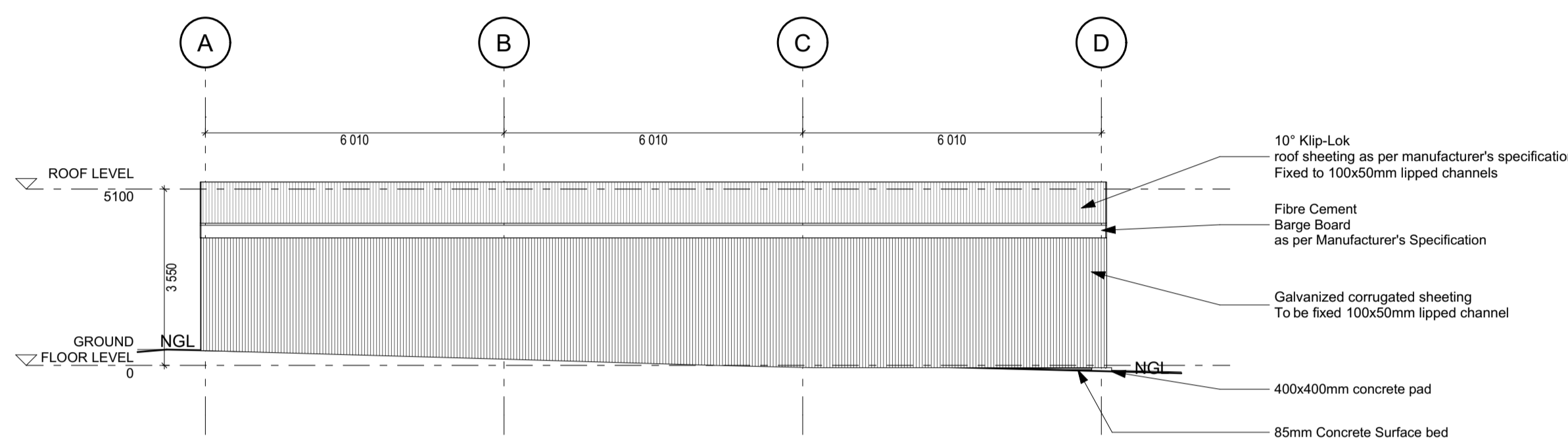


**East Elevation (Warehouse)**  
Scale 1:100

**Warehouse Roof Note: as per Engineer's Specification and Design**

-Fall: 10° Klip-Lok sheet metal roof as per manufacturer's Specification.  
 -100x50mm lipped channel@ max 1200mm c.c or to manufacturer's spec.  
 -Lipped channel's fixed to steel I-Beams.

Roof Structure as per SANS 10400 - Part L

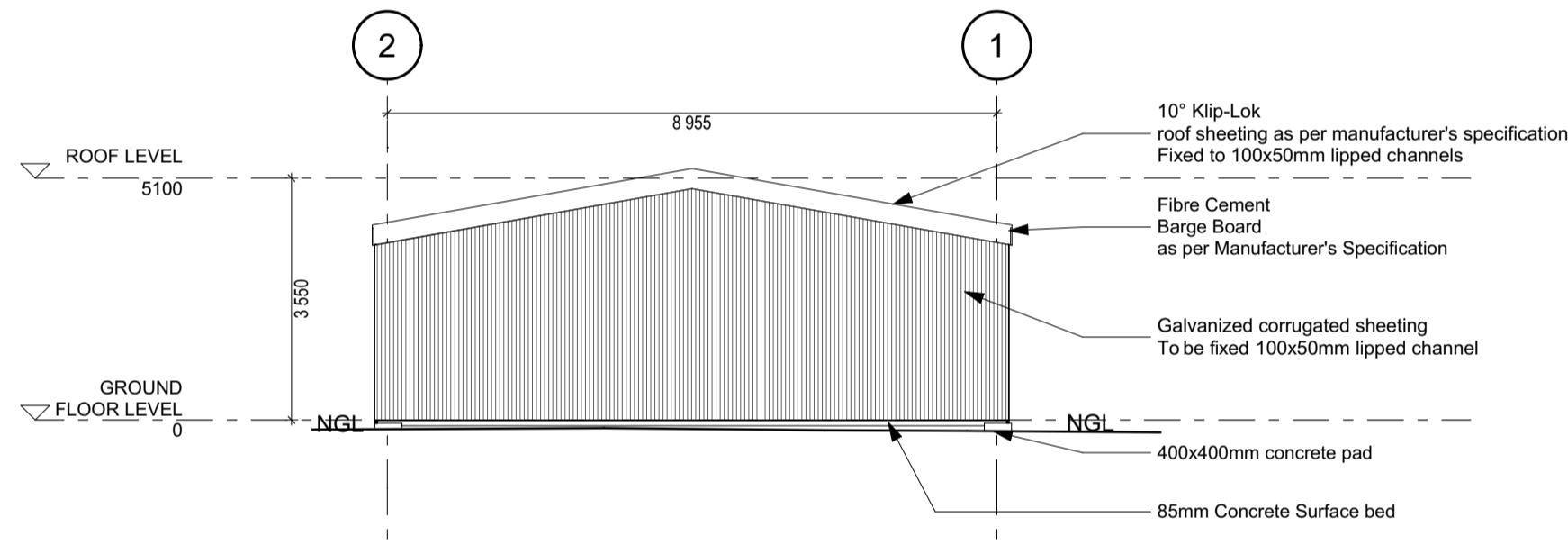


**North Elevation (Warehouse)**  
Scale 1:100

**Warehouse Roof Note: as per Engineer's Specification and Design**

-Fall: 10° Klip-Lok sheet metal roof as per manufacturer's Specification.  
 -100x50mm lipped channel@ max 1200mm c.c or to manufacturer's spec.  
 -Lipped channel's fixed to steel I-Beams.

Roof Structure as per SANS 10400 - Part L

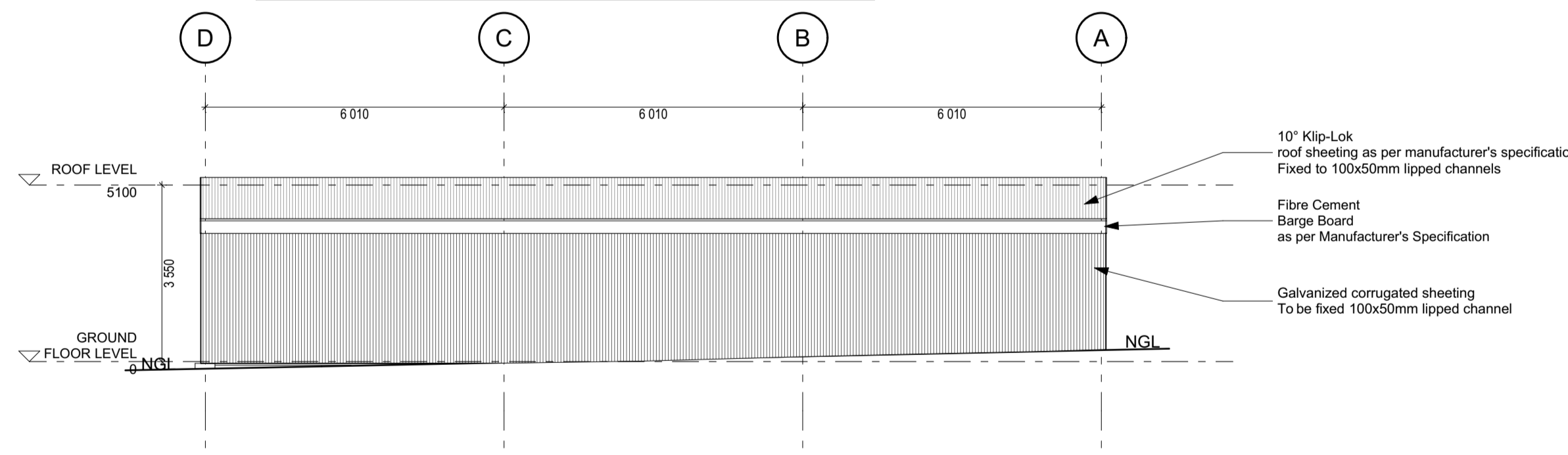


**West Elevation (Warehouse)**  
Scale 1:100

**Warehouse Roof Note: as per Engineer's Specification and Design**

-Fall: 10° Klip-Lok sheet metal roof as per manufacturer's Specification.  
 -100x50mm lipped channel@ max 1200mm c.c or to manufacturer's spec.  
 -Lipped channel's fixed to steel I-Beams.

Roof Structure as per SANS 10400 - Part L

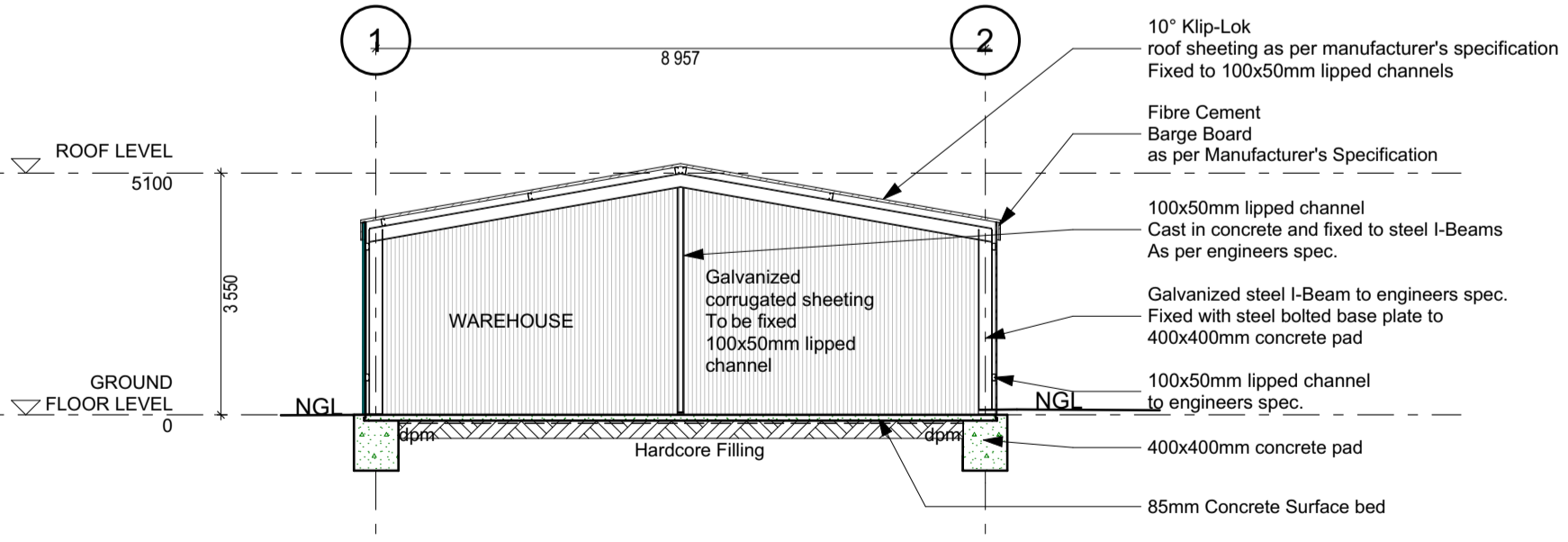


**South Elevation (Warehouse)**  
Scale 1:100

**Warehouse Roof Note: as per Engineer's Specification and Design**

-Fall: 10° Klip-Lok sheet metal roof as per manufacturer's Specification.  
 -100x50mm lipped channel@ max 1200mm c.c or to manufacturer's spec.  
 -Lipped channel's fixed to steel I-Beams.

Roof Structure as per SANS 10400 - Part L



**Section E-E (Warehouse)**  
Scale 1:100

**GENERAL NOTES:**  
 THIS DRAWING IS NOT TO BE SCALED.  
 ONLY DIMENSIONS PROVIDED ARE TO BE FOLLOWED.  
 CONTRACTORS ARE TO CHECK ALL DIMENSIONS BEFORE WORK COMMENCES AND TO REFER ANY APPARENT DISCREPANCY TO THE ARCHITECTS.

QUALITY OF WORKMANSHIP OF MATERIALS MUST COMPLY TO ALL RELEVANT SABS SPECIFICATIONS AND SHALL COMPLY WITH THE MINIMUM APPROVED STANDARDS.

CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING ACCORDING TO HEIGHTS, LEVELS AND DIMENSIONS.

CONTRACTOR MUST ALSO SEE THAT THE PROPER SECURITY WILL BE KEPT AT ALL TIMES DURING THE BUILDING PERIOD.

**GLASS NOTES:**  
 8mm THICK SAFETY GLASS TO ALL DOORS AND WINDOWS LOWER THAN 500mm FROM UNFINISHED FLOOR LEVEL.  
 ALL GLASS MUST COMPLY TO SANS 10400, SANS 10137 & SANS 204

THIS DRAWING IS THE SOLE PROPERTY OF RICHTER & ASSOCIATES ARCHITECTS AND MAY NOT BE COPIED OR REPRODUCED IN ANY MANNER WHATSOEVER WITHOUT THE OWNERS WRITTEN CONSENT. COPYRIGHT RICHTER & ASSOCIATES ARCHITECTS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE INTERIM INSPECTIONS AS REQUIRED BY THE MUNICIPALITY. A FINAL INSPECTION IS REQUIRED AND FINAL SIGN-OFF TO BE PROVIDED TO THE ARCHITECT. THIS WILL ALLOW THE ARCHITECT TO FACILITATE IN OBTAINING AN OCCUPATION CERTIFICATE ON BEHALF OF THE CLIENT.

ALL COC'S AND REQUIRED STATUTORY DOCUMENTATION IS TO BE SUPPLIED BY THE CONTRACTOR TO THE ARCHITECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE INTERIM INSPECTIONS AS REQUIRED BY THE MUNICIPALITY. A FINAL INSPECTION IS REQUIRED AND FINAL SIGN-OFF TO BE PROVIDED TO THE ARCHITECT. THIS WILL ALLOW THE ARCHITECT TO FACILITATE IN OBTAINING AN OCCUPATION CERTIFICATE ON BEHALF OF THE CLIENT.

ALL COC'S AND REQUIRED STATUTORY DOCUMENTATION IS TO BE SUPPLIED BY THE CONTRACTOR TO THE ARCHITECT.

SANS 10400-PART D-Public Safety Notes:

4.2.2: The edge of any balcony, bridge, flat roof or similar place more than 1 m above the adjacent ground or floor level shall be provided with a balustrade or parapet wall not less than 1 m

4.2.4: Balustrades shall not have any opening greater than 100mm

4.3. b) driveway shall have a gradient of not more than 1 in 8

4.4.1: A wall or fence shall be provided by the owner of a site which contains a swimming pool.

4.4.3: Such wall or fence and any such gate therein shall be not less than 1,2 m high measured from the ground level, and shall not contain any opening greater than 100 mm. Access shall be granted through a self closing and self locking gate.

**Cut and Fill Note:** All site cut and fills as per Engineer's Specification

**Retaining Wall Note:** All retaining walls and weep holes as per Engineer's Specification

**Landscape Note:** All landscaping as per landscaper

**Expansion Joints:** All Expansion Joints as per Engineer's Specification

**Door Note:** All External Doors to be draft protected

**Balustrade Note:** All Balustrades to be min. 1000mm high with no opening greater than 100mm as per SANS 10400 part M and SANS 10400 part D.

**Finishing Note:** All finishes as per finishing Schedule and approval of client.

**Window & Door Note:** All Window and Doors to be confirmed by client and openings to be confirmed with client prior to installation

**Paint Note:** All paint colours and wall finishes to be confirmed with client and Architect prior to application.

Room Schedule shed+store room		
Floor Level	Room Name	Area
Ground Floor	BATHROOM	5,3
	FOYER	4,9
	PATIO	4,9
	STORE ROOM	33,2
	WAREHOUSE	168,2
		<b>216,5 m²</b>

AREA SCHEDULE Store Room+Shed		
GROUND FLOOR		
Existing Ground Floor (Store Room)		57.65 m²
Existing Ground Floor (Shed)		168.16 m²
<b>Total Ground Floor</b>		<b>225.81 m²</b>
<b>TOTAL FLOOR AREA 225.81 m²</b>		

COVERAGE + FAR	actual	allowed
<b>Site Area</b>	214 434 m²	
<b>Building Footprint</b> (Main House+Store Room+Shed+House 2 +Worker's House)	799.29 m²	150 103.8 m²
<b>Total Floor Area</b> (Main House+Store Room+Shed+House 2 +Worker's House)	990.75 m²	257 320.8 m²
<b>COVERAGE</b>	0.37 %	70%
<b>FAR</b>	0.005	1.2

Revid	ChID	Change Name	Date

Architect SACAP- ST0277

Owner: \_\_\_\_\_ Engineer: \_\_\_\_\_



PROJEK PROJECT

**De Graaf Residence**

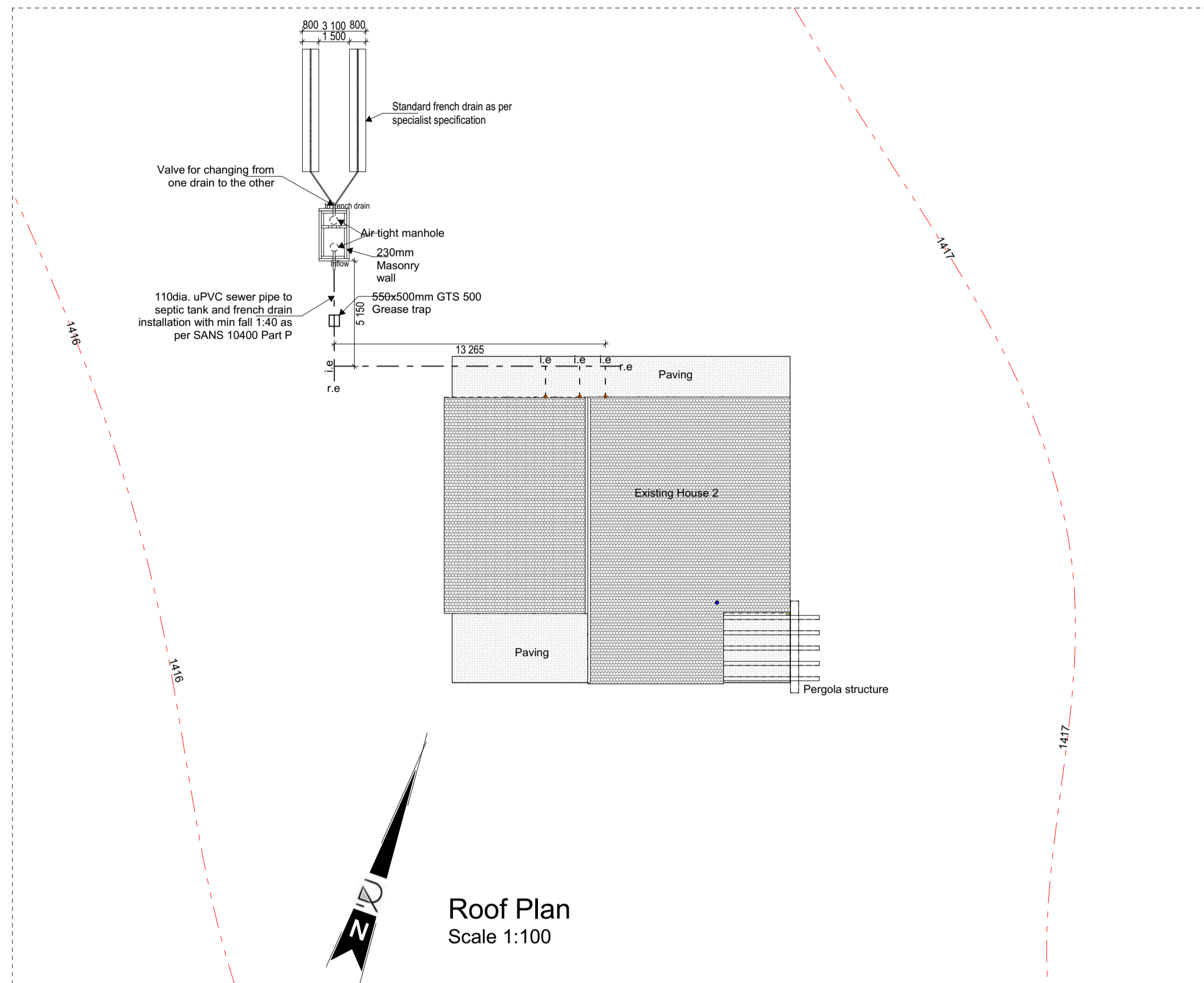
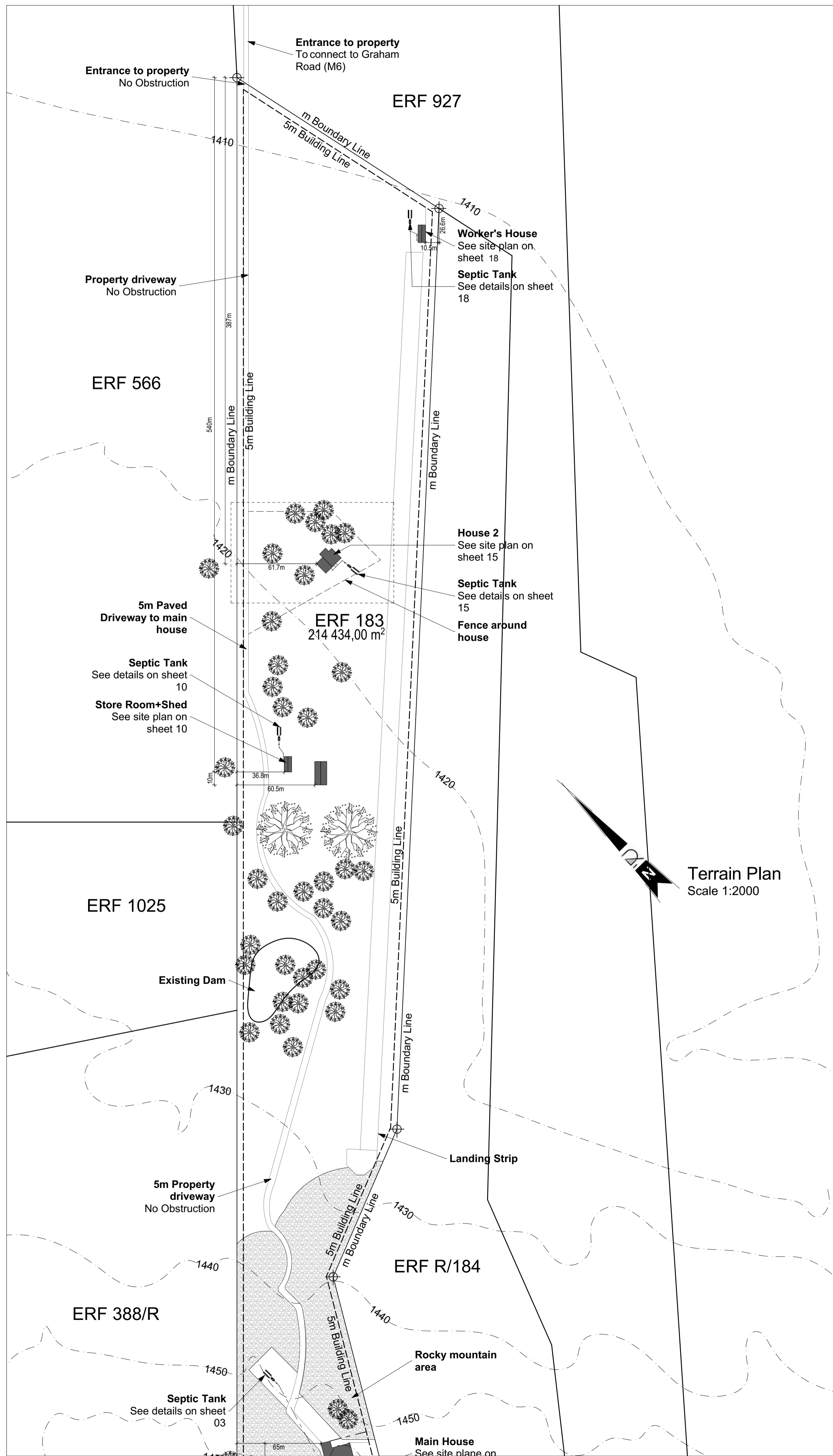
Redraw of Existing Plans  
 Plot 183, Zwavelpoort  
 ERF:183  
 Zwavelpoort 373-JR  
 for Bert De Graaf

DATUM/DATE 2023/06/14 DRAWN/GETEKEN S.B

TEKENING DRAWING  
**Sections + Elevations**  
 Shed

SKAAL/SCALE AS INDICATED

PROJECT NO P1623 sheet 14



WINDOW SCHEDULE			
Element ID	W1	W2	W3
Quantity	10	1	4
W x H Size	1240x1500	2500x1500	900x600
3D Back View			
Code	As per manufacturer's specification	As per manufacturer's specification	As per manufacturer's specification
Ironmongery & Accessories	As per specialist specification and to be confirmed by client	As per specialist specification and to be confirmed by client	As per specialist specification and to be confirmed by client
Material	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium
Glazing	3mm Single Clear As per Specialist Specification and SANS 10400 part N	3mm Single Clear As per Specialist Specification and SANS 10400 part N	3mm Single Clear As per Specialist Specification and SANS 10400 part N
NOTE			

DOOR SCHEDULE			
Element ID	D1	D2	D3
Quantity	2	5	1
W x H Size	900x2100	900x2100	900x1500
3D Back View			
Code	As per manufacturer's specification	As per manufacturer's specification	As per manufacturer's specification
Ironmongery & Accessories	As per specialist specification and to be confirmed by client	As per specialist specification and to be confirmed by client	As per specialist specification and to be confirmed by client
Leaf	Solid core timber door	Solid core timber door	Solid core timber door
Frame	Mild steel door frame for 220mm wall - 1 coat primer and 2 coats paint	Mild steel door frame for 110mm wall - 1 coat primer and 2 coats paint	Mild steel door frame for 220mm wall - 1 coat primer and 2 coats paint
NOTE			

**GENERAL NOTES:**  
 THIS DRAWING IS NOT TO BE SCALED.  
 ONLY DIMENSIONS PROVIDED ARE TO BE FOLLOWED.  
 CONTRACTORS ARE TO CHECK ALL DIMENSIONS BEFORE WORK COMMENCES AND TO REFER ANY APPARENT DISCREPANCY TO THE ARCHITECTS.

**QUALITY OF WORKMANSHIP OF MATERIALS MUST COMPLY TO ALL RELEVANT SABS SPECIFICATIONS AND SHALL COMPLY WITH THE MINIMUM APPROVED STANDARDS.**

**CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING ACCORDING TO HEIGHTS, LEVELS AND DIMENSIONS.**

**CONTRACTOR MUST ALSO SEE THAT THE PROPER SECURITY WILL BE KEPT AT ALL TIMES DURING THE BUILDING PERIOD.**

**GLASS NOTES:**  
 6mm THICK SAFETY GLASS TO ALL DOORS AND WINDOWS LOWER THAN 500mm FROM UNFINISHED FLOOR LEVEL.  
 ALL GLASS MUST COMPLY TO SANS 10400, SANS 10137 & SANS 204

**THIS DRAWING IS THE SOLE PROPERTY OF RICHTER & ASSOCIATES ARCHITECTS AND MAY NOT BE COPIED OR REPRODUCED IN ANY MANNER WHATSOEVER WITHOUT THE OWNERS WRITTEN CONSENT. COPYRIGHT RICHTER & ASSOCIATES ARCHITECTS.**

**IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE INTERIM INSPECTIONS AS REQUIRED BY THE MUNICIPALITY. A FINAL INSPECTION IS REQUIRED AND FINAL SIGN-OFF TO BE PROVIDED TO THE ARCHITECT. THIS WILL ALLOW THE ARCHITECT TO FACILITATE IN OBTAINING AN OCCUPATION CERTIFICATE ON BEHALF OF THE CLIENT.**

**ALL COC'S AND REQUIRED STATUTORY DOCUMENTATION IS TO BE SUPPLIED BY THE CONTRACTOR TO THE ARCHITECT.**

**SANS 10400-PART D-Public Safety Notes:**

**4.2.2:** The edge of any balcony, bridge, flat roof or similar place more than 1 m above the adjacent ground or floor level shall be provided with a balustrade or parapet wall not less than 1 m

**4.2.4:** Balustrades shall not have any opening greater than 100mm

**4.3. b)** driveway shall have a gradient of not more than 1 in 8

**4.4.1:** A wall or fence shall be provided by the owner of a site which contains a swimming pool.

**4.4.3:** Such wall or fence and any such gate therein shall be not less than 1,2 m high measured from the ground level, and shall not contain any opening greater than 100 mm. Access shall be granted through a self closing and self locking gate.

Room Schedule house 2		
Floor Level	Room Name	Area
Ground Floor	BATH	6,3
	BEDROOM 1	16,6
	BEDROOM 2	16,4
	COVERED CARPORT	34,4
	KITCHEN	18,5
	LIVING ROOM	27,2
	MAIN BEDROOM	18,3
	PASSAGE	18,6
	WC	1,8
		158,1 m²
First Floor	STORE ROOM	20,7
		20,7 m²
		178,8 m²

AREA SCHEDULE HOUSE 2		
GROUND FLOOR		
Existing Ground Floor		139,92 m²
Existing Covered Carport		34,36 m²
<b>Total Ground Floor</b>		<b>174,28 m²</b>
FIRST FLOOR		
Existing Residence		23,04 m²
<b>Total First Floor</b>		<b>23,04 m²</b>
<b>TOTAL FLOOR AREA</b>		<b>197,32 m²</b>
COVERAGE + FAR		
<b>COVERAGE + FAR</b>	<b>actual</b>	<b>allowed</b>
<b>Site Area</b>	214 434 m²	
<b>Building Footprint</b> (Main House+Store Room+Shed+House 2 +Worker's House)	799,29 m²	150103,8 m²
<b>Total Floor Area</b> (Main House+Store Room+Shed+House 2 +Worker's House)	990,75 m²	257320,8 m²
<b>COVERAGE</b>	0,37 %	70%
<b>FAR</b>	0,005	1,2

Revid	ChID	Change Name	Date

**Fire Note:** All fire installations according to approved fire consultants plans

**Cut and Fill Note:** All site cut and fills as per Engineer's Specification

**Retaining Wall Note:** All retaining walls and weep holes as per Engineer's Specification

**Landscape Note:** All landscaping as per landscape architect

**Expansion Joints:** All Expansion Joints as per Engineer's Specification

**Door Note:** All External Doors to be draught protected

**Balustrade Note:** All Balustrades to be min. 1000mm high with no opening greater than 100mm as per SANS 10400 part M and SANS 10400 part D.

**HVAC Note:** All mechanical heating ventilation and cooling as per engineer and specialist specification.

**Finishing Note:** All finishes as per finishing Schedule and approval of client.

**Window & Door Note:** All Window and Doors to be confirmed by client and openings to be confirmed with client prior to installation

**Paint Note:** All paint colours and wall finishes to be confirmed with client and Architect prior to application.

Architect SACAP- ST0277

Owner: \_\_\_\_\_ Engineer: \_\_\_\_\_



PROJEK PROJECT

**De Graaf Residence**  
 Redraw of Existing Plans  
 Plot 183, Zwavelpoort  
 ERF: 183  
 Zwavelpoort  
 for Bert De Graaf

DATUM/DATE 2023/06/14 DRAWN/GETEKEN S.B

TEKENING DRAWING  
**Site+Terrain Plan**  
 House 2

SKAAL/SCALE AS INDICATED

PROJECT NO P1623 sheet 15

**FOR MUNICIPAL SUBMISSION ONLY**

COPYRIGHT RESERVED BY ARCHITECT A1



**TILED ROOF NOTE:**  
Concrete roof tiles on top of 38x38mm S.A.Pine roof battens, 345 c/c max. on top of "Alucoshion"/Bubblefof® FR Double-sided" (100mm overlaps. Seams taped with buff tape), on top of 114x38 S.A.Pine roof trusses at 1200c/c max. with 152x38 tie beams on 76x38 S.A.Pine wall plates. ROOF NOT TO BE VENTILATED as per SANS 204 (Climate zone 2). Trusses tied to wall with 4mm diameter galvanised wire built into wall at least 4 brick courses deep.

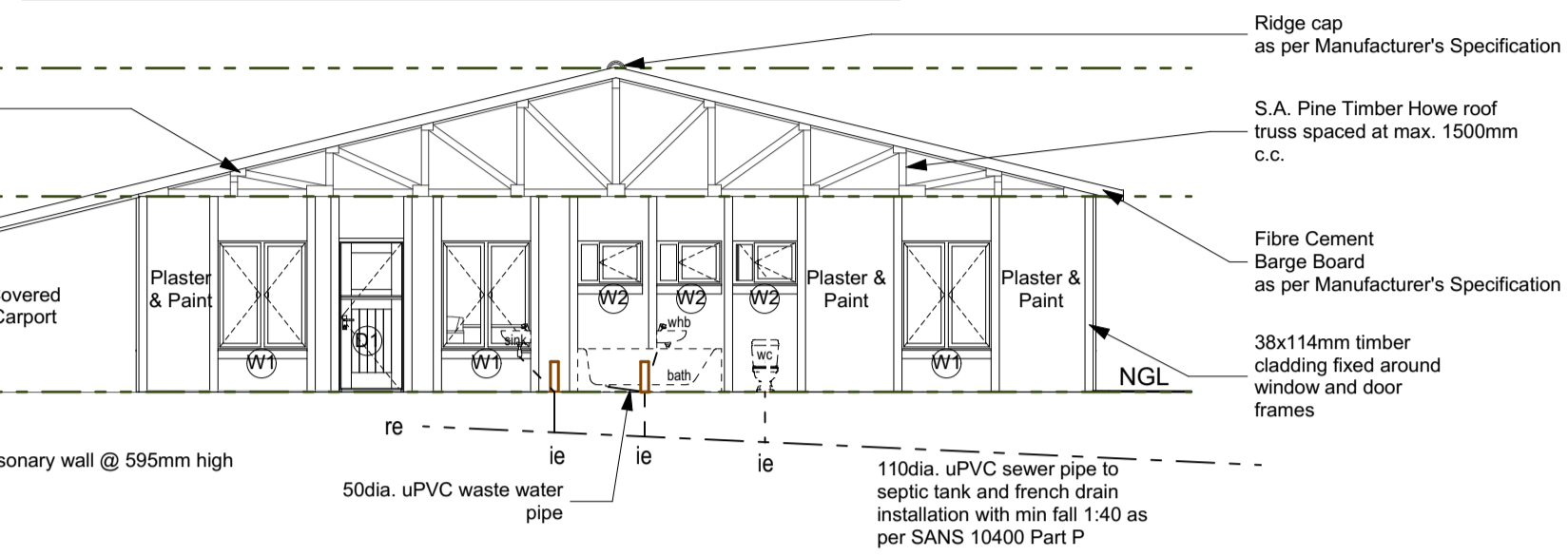
Wall plates fixed to wall with 250mm long galvanised steel bolts. All S.A.Pine to be of SABS grade 6 wood. 75mm THERM GUARD® cellulose fibre insulation lite on top of ceilings. All trusses must be inspected by an engineer before placement.

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS AND TIMBER SIZES TO BE CHECKED ON SITE. CERTIFICATE OF COMPLIANCE TO BE SUPPLIED TO ARCHITECT**

Roof pitch - 14°  
Overhang - 500mm  
Colour: Grey

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS AND TIMBER SIZES TO BE CHECKED ON SITE. CERTIFICATE OF COMPLIANCE TO BE SUPPLIED TO ARCHITECT**

Roof pitch - 14°  
Overhang - 500mm  
Colour: Grey



South Elevation (House 2)  
Scale 1:100

**TILED ROOF NOTE:**  
Concrete roof tiles on top of 38x38mm S.A.Pine roof battens, 345 c/c max. on top of "Alucoshion"/Bubblefof® FR Double-sided" (100mm overlaps. Seams taped with buff tape), on top of 114x38 S.A.Pine roof trusses at 1200c/c max. with 152x38 tie beams on 76x38 S.A.Pine wall plates. ROOF NOT TO BE VENTILATED as per SANS 204 (Climate zone 2). Trusses tied to wall with 4mm diameter galvanised wire built into wall at least 4 brick courses deep.

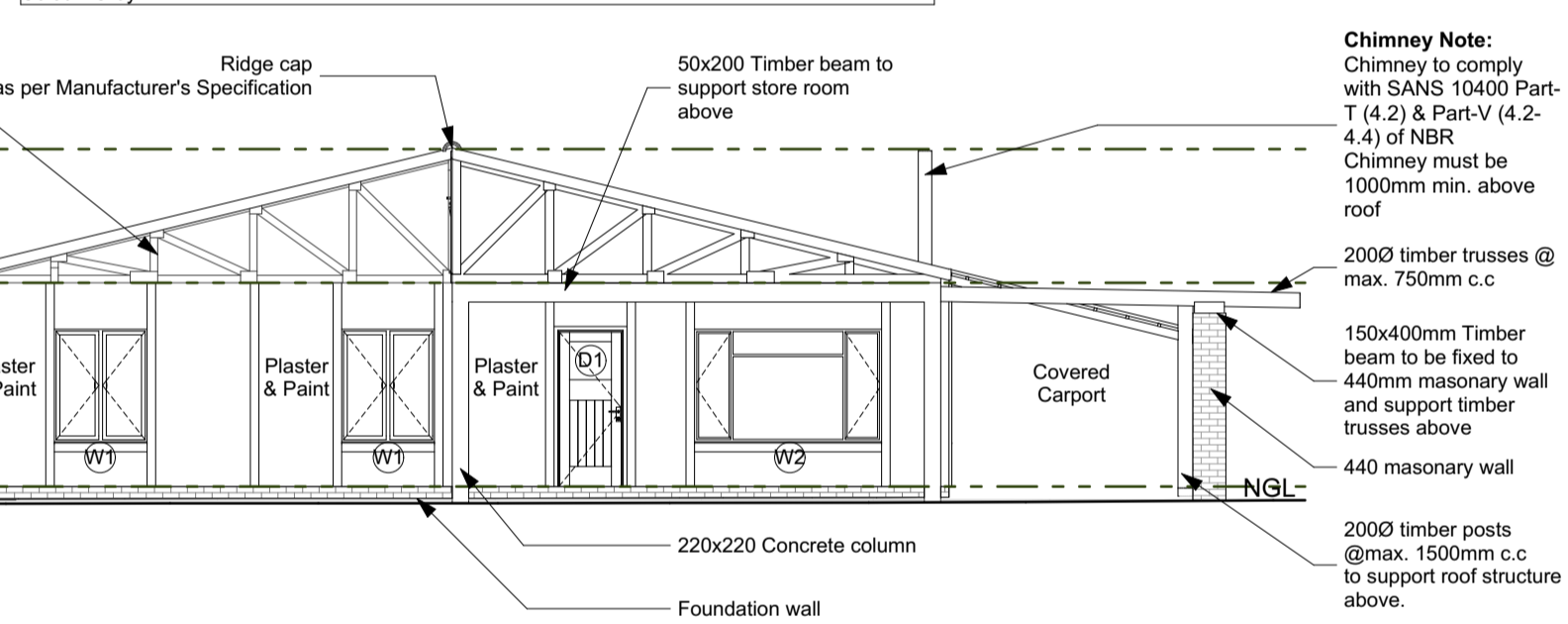
Wall plates fixed to wall with 250mm long galvanised steel bolts. All S.A.Pine to be of SABS grade 6 wood. 75mm THERM GUARD® cellulose fibre insulation lite on top of ceilings. All trusses must be inspected by an engineer before placement.

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS AND TIMBER SIZES TO BE CHECKED ON SITE. CERTIFICATE OF COMPLIANCE TO BE SUPPLIED TO ARCHITECT**

Roof pitch - 14°  
Overhang - 500mm  
Colour: Grey

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS AND TIMBER SIZES TO BE CHECKED ON SITE. CERTIFICATE OF COMPLIANCE TO BE SUPPLIED TO ARCHITECT**

Roof pitch - 14°  
Overhang - 500mm  
Colour: Grey



North Elevation (House 2)  
Scale 1:100

**TILED ROOF NOTE:**  
Concrete roof tiles on top of 38x38mm S.A.Pine roof battens, 345 c/c max. on top of "Alucoshion"/Bubblefof® FR Double-sided" (100mm overlaps. Seams taped with buff tape), on top of 114x38 S.A.Pine roof trusses at 1200c/c max. with 152x38 tie beams on 76x38 S.A.Pine wall plates. ROOF NOT TO BE VENTILATED as per SANS 204 (Climate zone 2). Trusses tied to wall with 4mm diameter galvanised wire built into wall at least 4 brick courses deep.

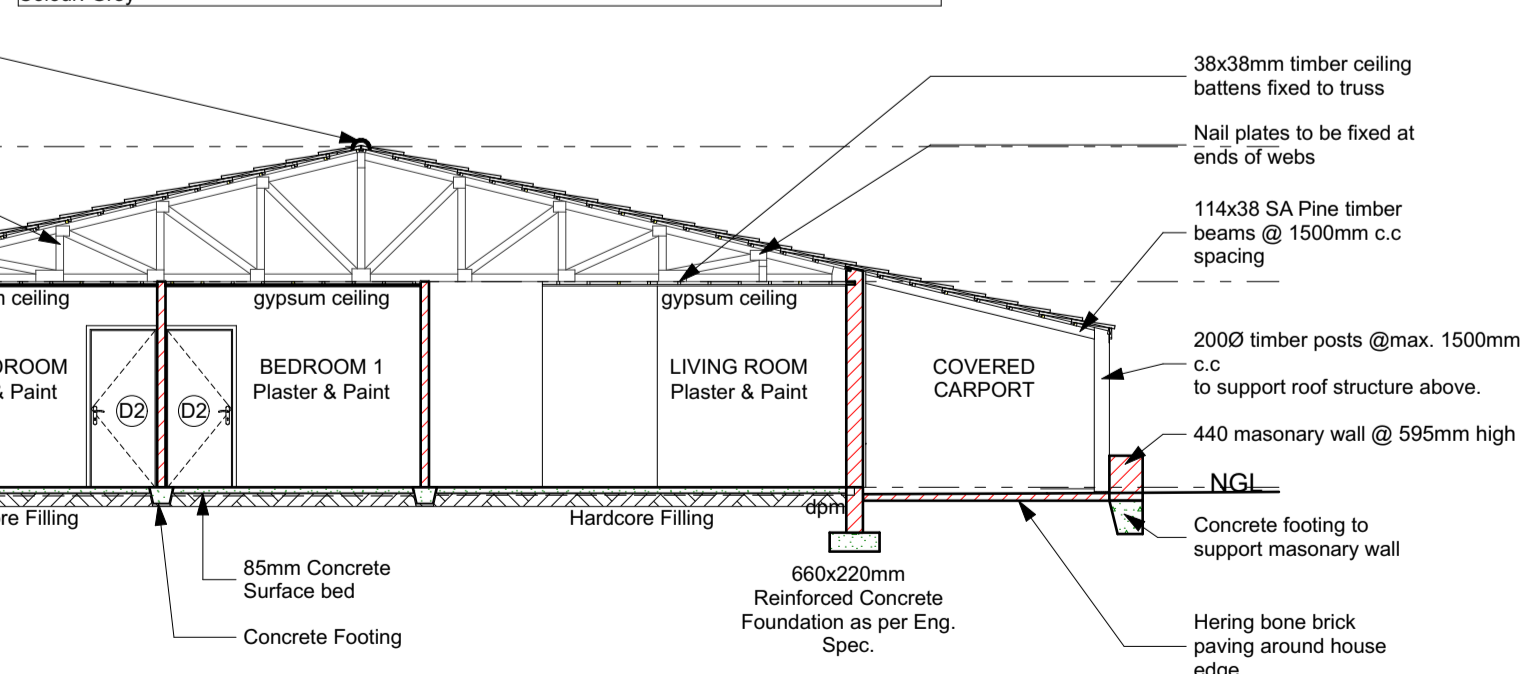
Wall plates fixed to wall with 250mm long galvanised steel bolts. All S.A.Pine to be of SABS grade 6 wood. 75mm THERM GUARD® cellulose fibre insulation lite on top of ceilings. All trusses must be inspected by an engineer before placement.

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS AND TIMBER SIZES TO BE CHECKED ON SITE. CERTIFICATE OF COMPLIANCE TO BE SUPPLIED TO ARCHITECT**

Roof pitch - 14°  
Overhang - 500mm  
Colour: Grey

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS AND TIMBER SIZES TO BE CHECKED ON SITE. CERTIFICATE OF COMPLIANCE TO BE SUPPLIED TO ARCHITECT**

Roof pitch - 14°  
Overhang - 500mm  
Colour: Grey



Section H-H (House 2)  
Scale 1:100

**TILED ROOF NOTE:**  
Concrete roof tiles on top of 38x38mm S.A.Pine roof battens, 345 c/c max. on top of "Alucoshion"/Bubblefof® FR Double-sided" (100mm overlaps. Seams taped with buff tape), on top of 114x38 S.A.Pine roof trusses at 1200c/c max. with 152x38 tie beams on 76x38 S.A.Pine wall plates. ROOF NOT TO BE VENTILATED as per SANS 204 (Climate zone 2). Trusses tied to wall with 4mm diameter galvanised wire built into wall at least 4 brick courses deep.

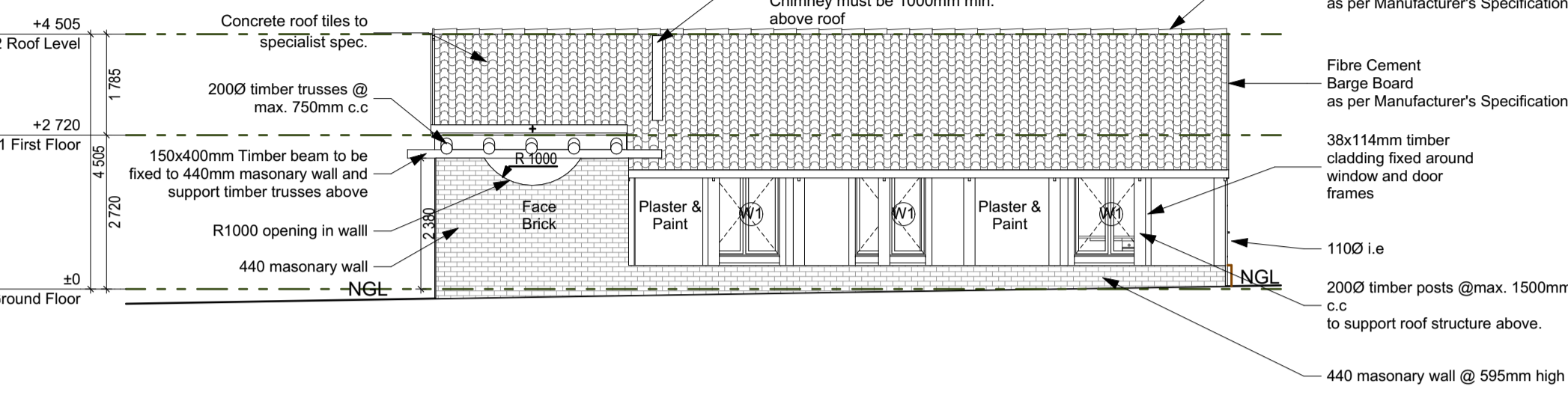
Wall plates fixed to wall with 250mm long galvanised steel bolts. All S.A.Pine to be of SABS grade 6 wood. 75mm THERM GUARD® cellulose fibre insulation lite on top of ceilings. All trusses must be inspected by an engineer before placement.

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS AND TIMBER SIZES TO BE CHECKED ON SITE.**

Roof pitch - 14°  
Overhang - 500mm  
Colour: Grey

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS AND TIMBER SIZES TO BE CHECKED ON SITE.**

Roof pitch - 14°  
Overhang - 500mm  
Colour: Grey



West Elevation (House 2)  
Scale 1:100

**TILED ROOF NOTE:**  
Concrete roof tiles on top of 38x38mm S.A.Pine roof battens, 345 c/c max. on top of "Alucoshion"/Bubblefof® FR Double-sided" (100mm overlaps. Seams taped with buff tape), on top of 114x38 S.A.Pine roof trusses at 1200c/c max. with 152x38 tie beams on 76x38 S.A.Pine wall plates. ROOF NOT TO BE VENTILATED as per SANS 204 (Climate zone 2). Trusses tied to wall with 4mm diameter galvanised wire built into wall at least 4 brick courses deep.

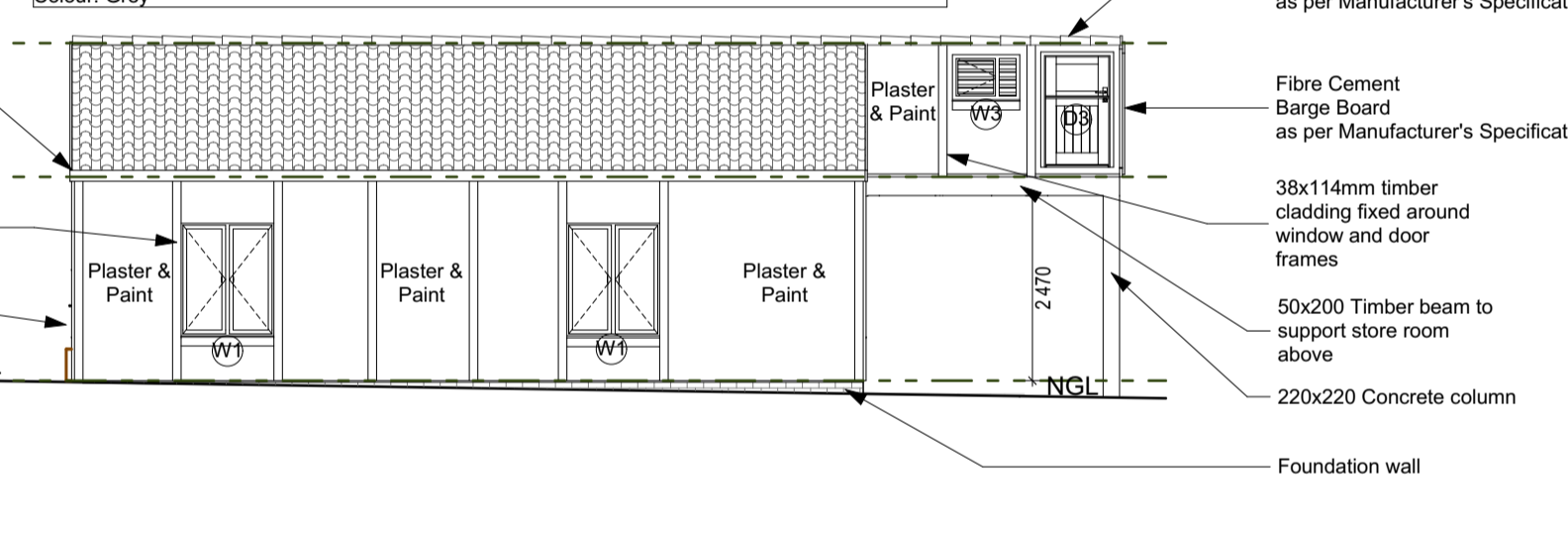
Wall plates fixed to wall with 250mm long galvanised steel bolts. All S.A.Pine to be of SABS grade 6 wood. 75mm THERM GUARD® cellulose fibre insulation lite on top of ceilings. All trusses must be inspected by an engineer before placement.

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS AND TIMBER SIZES TO BE CHECKED ON SITE. CERTIFICATE OF COMPLIANCE TO BE SUPPLIED TO ARCHITECT**

Roof pitch - 14°  
Overhang - 500mm  
Colour: Grey

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS AND TIMBER SIZES TO BE CHECKED ON SITE. CERTIFICATE OF COMPLIANCE TO BE SUPPLIED TO ARCHITECT**

Roof pitch - 14°  
Overhang - 500mm  
Colour: Grey



East Elevation (House 2)  
Scale 1:100

**TILED ROOF NOTE:**  
Concrete roof tiles on top of 38x38mm S.A.Pine roof battens, 345 c/c max. on top of "Alucoshion"/Bubblefof® FR Double-sided" (100mm overlaps. Seams taped with buff tape), on top of 114x38 S.A.Pine roof trusses at 1200c/c max. with 152x38 tie beams on 76x38 S.A.Pine wall plates. ROOF NOT TO BE VENTILATED as per SANS 204 (Climate zone 2). Trusses tied to wall with 4mm diameter galvanised wire built into wall at least 4 brick courses deep.

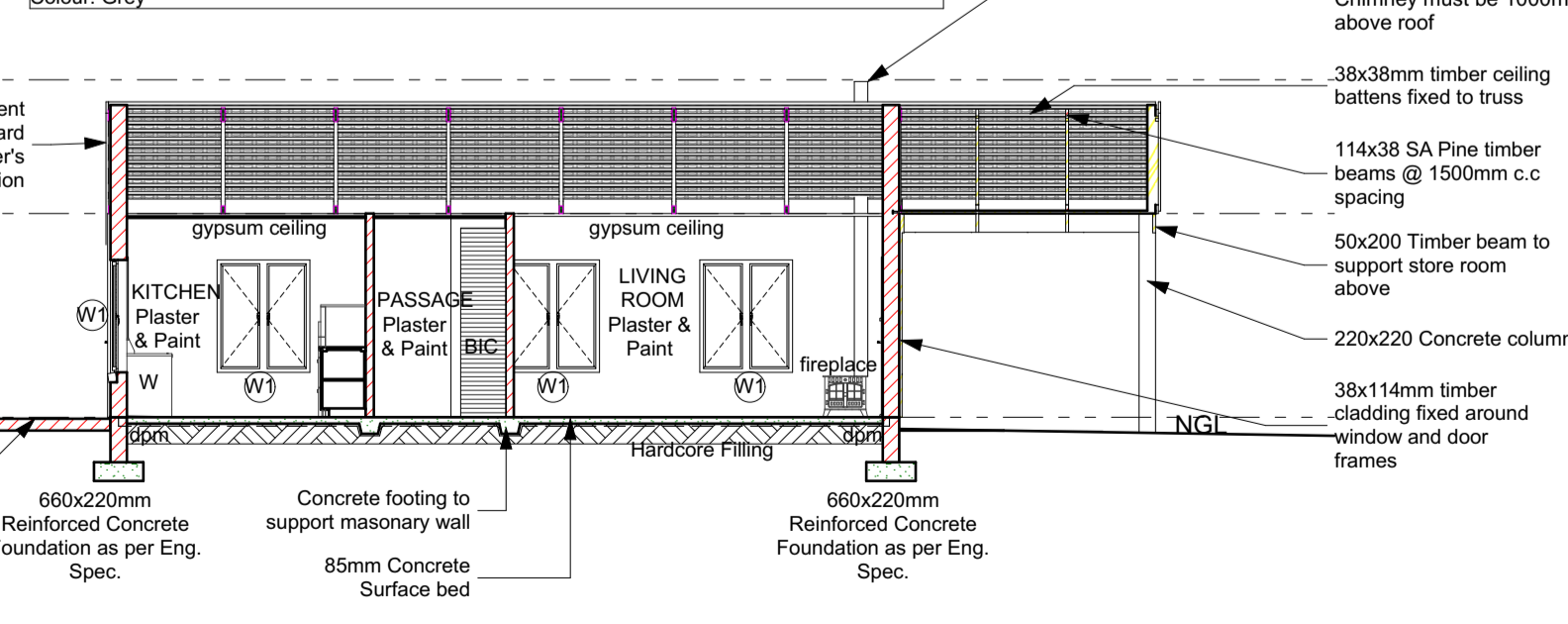
Wall plates fixed to wall with 250mm long galvanised steel bolts. All S.A.Pine to be of SABS grade 6 wood. 75mm THERM GUARD® cellulose fibre insulation lite on top of ceilings. All trusses must be inspected by an engineer before placement.

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS AND TIMBER SIZES TO BE CHECKED ON SITE. CERTIFICATE OF COMPLIANCE TO BE SUPPLIED TO ARCHITECT**

Roof pitch - 14°  
Overhang - 500mm  
Colour: Grey

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS AND TIMBER SIZES TO BE CHECKED ON SITE. CERTIFICATE OF COMPLIANCE TO BE SUPPLIED TO ARCHITECT**

Roof pitch - 14°  
Overhang - 500mm  
Colour: Grey



Section I-I (House 2)  
Scale 1:100

**GENERAL NOTES:**  
THIS DRAWING IS NOT TO BE SCALED.  
ONLY DIMENSIONS PROVIDED ARE TO BE FOLLOWED.  
CONTRACTORS ARE TO CHECK ALL DIMENSIONS BEFORE WORK COMMENCES AND TO REFER ANY APPARENT DISCREPANCY TO THE ARCHITECTS.

**QUALITY OF WORKMANSHIP OF MATERIALS MUST COMPLY TO ALL RELEVANT SABS SPECIFICATIONS AND SHALL COMPLY WITH THE MINIMUM APPROVED STANDARDS.**

**CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING ACCORDING TO HEIGHTS, LEVELS AND DIMENSIONS.**

**CONTRACTOR MUST ALSO SEE THAT THE PROPER SECURITY WILL BE KEPT AT ALL TIMES DURING THE BUILDING PERIOD.**

**GLASS NOTES:**  
6mm THICK SAFETY GLASS TO ALL DOORS AND WINDOWS LOWER THAN 500mm FROM UNFINISHED FLOOR LEVEL.  
ALL GLASS MUST COMPLY TO SANS 10400, SANS 10137 & SANS 204

**THIS DRAWING IS THE SOLE PROPERTY OF RICHTER & ASSOCIATES ARCHITECTS AND MAY NOT BE COPIED OR REPRODUCED IN ANY MANNER WHATSOEVER WITHOUT THE OWNERS WRITTEN CONSENT. COPYRIGHT RICHTER & ASSOCIATES ARCHITECTS.**

**IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE INTERIM INSPECTIONS AS REQUIRED BY THE MUNICIPALITY. A FINAL INSPECTION IS REQUIRED AND FINAL SIGN-OFF TO BE PROVIDED TO THE ARCHITECT. THIS WILL ALLOW THE ARCHITECT TO FACILITATE IN OBTAINING AN OCCUPATION CERTIFICATE ON BEHALF OF THE CLIENT.**

**ALL COC'S AND REQUIRED STATUTORY DOCUMENTATION IS TO BE SUPPLIED BY THE CONTRACTOR TO THE ARCHITECT.**

**SANS 10400-PART D-Public Safety Notes:**

- 4.2.2: The edge of any balcony, bridge, flat roof or similar place more than 1 m above the adjacent ground or floor level shall be provided with a balustrade or parapet wall not less than 1 m
- 4.2.4: Balustrades shall not have any opening greater than 100mm
- 4.3. b) driveway shall have a gradient of not more than 1 in 8
- 4.4.1: A wall or fence shall be provided by the owner of a site which contains a swimming pool.
- 4.4.3: Such wall or fence and any such gate therein shall be not less than 1,2 m high measured from the ground level, and shall not contain any opening greater than 100 mm. Access shall be granted through a self closing and self locking gate.

- Fire Note:** All fire installations according to approved fire consultants plans
- Cut and Fill Note:** All site cut and fills as per Engineer's Specification
- Retaining Wall Note:** All retaining walls and weep holes as per Engineer's Specification
- Landscape Note:** All landscaping as per landscape architect
- Expansion Joints:** All Expansion Joints as per Engineer's Specification
- Door Note:** All External Doors to be draught protected
- Balustrade Note:** All Balustrades to be min. 1000mm high with no opening greater than 100mm as per SANS 10400 part M and SANS 10400 part D.
- HVAC Note:** All mechanical heating ventilation and cooling as per engineer and specialist specification.
- Finishing Note:** All finishes as per finishing Schedule and approval of client.
- Window & Door Note:** All Window and Doors to be confirmed by client and openings to be confirmed with client prior to installation
- Paint Note:** All paint colours and wall finishes to be confirmed with client and Architect prior to application.

Room Schedule house 2		
Floor Level	Room Name	Area
Ground Floor	BATH	6.3
	BEDROOM 1	16.6
	BEDROOM 2	16.4
	COVERED CARPORT	34.4
	KITCHEN	18.5
	LIVING ROOM	27.2
	MAIN BEDROOM	18.3
	PASSAGE	18.6
	WC	1.8
		158.1 m²

	STORE ROOM	20.7
		20.7 m²
		178.8 m²

**AREA SCHEDULE HOUSE 2**

GROUND FLOOR	
Existing Ground Floor	139.92 m²
Existing Covered Carport	34.36 m²
<b>Total Ground Floor</b>	<b>174.28 m²</b>
FIRST FLOOR	
Existing Residence	23.04 m²
<b>Total First Floor</b>	<b>23.04 m²</b>

**TOTAL FLOOR AREA 197.32 m²**

COVERAGE + FAR	actual	allowed
<b>Site Area</b>	214 434 m²	
<b>Building Footprint</b> (Main House+Store Room+Shed+House 2 +Worker's House)	799.29 m²	150103.8 m²
<b>Total Floor Area</b> (Main House+Store Room+Shed+House 2 +Worker's House)	990.75 m²	257320.8 m²
<b>COVERAGE</b>	0.37 %	70%
<b>FAR</b>	0.005	1.2

Revid	ChID	Change Name	Date

Architect SACAP-570277

Owner: \_\_\_\_\_ Engineer: \_\_\_\_\_



PROJEK PROJECT

**De Graaf Residence**  
Redraw of Existing Plans  
Plot 183, Zwavelpoort  
ERF: 183  
Zwavelpoort  
for Bert De Graaf

DATUM/DATE 2023/06/14 DRAWN/GETEKEN S.B

TEKENING DRAWING  
**Elevations+Sections**  
House 2

SKAAL/SCALE AS INDICATED

PROJECT NO P1623

sheet 17

**FOR MUNICIPAL SUBMISSION ONLY**

COPYRIGHT RESERVED BY ARCHITECT A1



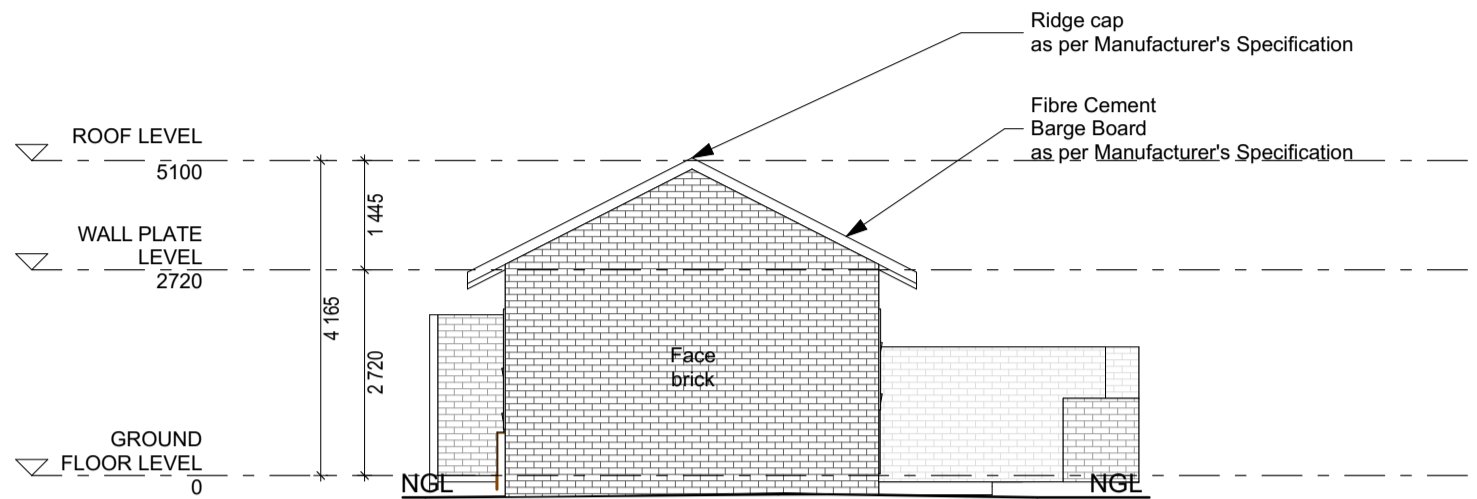


**TILED ROOF NOTE:**  
Concrete roof tiles on top of 38x38mm S.A.Pine roof battens, 400 c/c max.  
on top of "Alucushion"/Bubblefoil® FR Double-sided" (100mm overlaps. Seams taped with buff tape),  
on top of 114x 38 S.A.Pine roof trusses at 1200c/c max. with 152x 38 tie beams  
on 76x 38 S.A.Pine wall plates. ROOF NOT TO BE VENTILATED as per SANS 204 (Climate zone  
2). Trusses tied to wall with 4mm diameter galvanised wire built into wall  
at least 4 brick courses deep.

Wall plates fixed to wall with 250mm long galvanised steel bolts. All S.A.Pine to be of  
SABS grade 6 wood. 75mm THERM GUARD® cellulose fibre insulation lite on top of ceilings.  
All trusses must be inspected by an engineer before placement.

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS  
AND TIMBER SIZES TO BE CHECKED ON SITE. CERTIFICATE OF COMPLIANCE TO  
BE SUPPLIED TO ARCHITECT**

Roof pitch - 27°  
Overhang - 500mm  
Colour: Grey



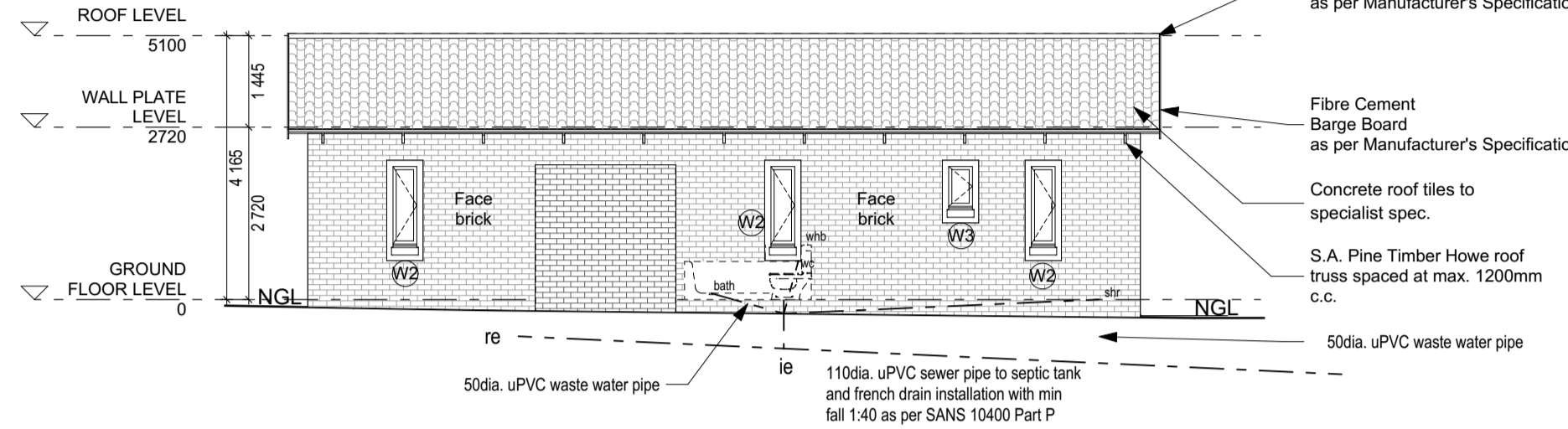
East Elevation (Worker's House)  
Scale 1:100

**TILED ROOF NOTE:**  
Concrete roof tiles on top of 38x38mm S.A.Pine roof battens, 400 c/c max.  
on top of "Alucushion"/Bubblefoil® FR Double-sided" (100mm overlaps. Seams taped with buff tape),  
on top of 114x 38 S.A.Pine roof trusses at 1200c/c max. with 152x 38 tie beams  
on 76x 38 S.A.Pine wall plates. ROOF NOT TO BE VENTILATED as per SANS 204 (Climate zone  
2). Trusses tied to wall with 4mm diameter galvanised wire built into wall  
at least 4 brick courses deep.

Wall plates fixed to wall with 250mm long galvanised steel bolts. All S.A.Pine to be of  
SABS grade 6 wood. 75mm THERM GUARD® cellulose fibre insulation lite on top of ceilings.  
All trusses must be inspected by an engineer before placement.

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS  
AND TIMBER SIZES TO BE CHECKED ON SITE. CERTIFICATE OF COMPLIANCE TO  
BE SUPPLIED TO ARCHITECT**

Roof pitch - 27°  
Overhang - 500mm  
Colour: Grey



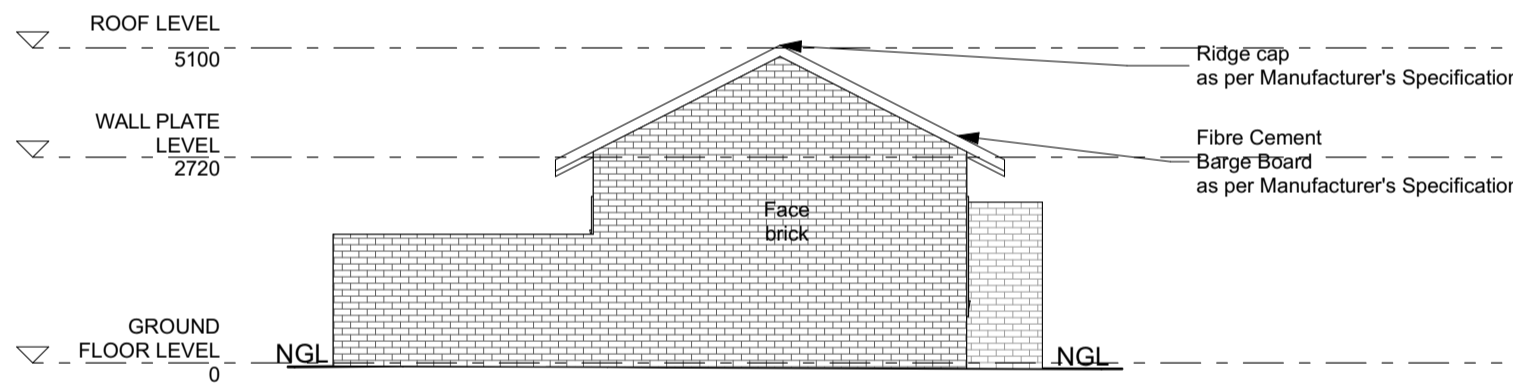
South Elevation (Worker's House)  
Scale 1:100

**TILED ROOF NOTE:**  
Concrete roof tiles on top of 38x38mm S.A.Pine roof battens, 400 c/c max.  
on top of "Alucushion"/Bubblefoil® FR Double-sided" (100mm overlaps. Seams taped with buff tape),  
on top of 114x 38 S.A.Pine roof trusses at 1200c/c max. with 152x 38 tie beams  
on 76x 38 S.A.Pine wall plates. ROOF NOT TO BE VENTILATED as per SANS 204 (Climate zone  
2). Trusses tied to wall with 4mm diameter galvanised wire built into wall  
at least 4 brick courses deep.

Wall plates fixed to wall with 250mm long galvanised steel bolts. All S.A.Pine to be of  
SABS grade 6 wood. 75mm THERM GUARD® cellulose fibre insulation lite on top of ceilings.  
All trusses must be inspected by an engineer before placement.

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS  
AND TIMBER SIZES TO BE CHECKED ON SITE. CERTIFICATE OF COMPLIANCE TO  
BE SUPPLIED TO ARCHITECT**

Roof pitch - 27°  
Overhang - 500mm  
Colour: Grey



West Elevation (Worker's House)  
Scale 1:100

**TILED ROOF NOTE:**  
Concrete roof tiles on top of 38x38mm S.A.Pine roof battens, 400 c/c max.  
on top of "Alucushion"/Bubblefoil® FR Double-sided" (100mm overlaps. Seams taped with buff tape),  
on top of 114x 38 S.A.Pine roof trusses at 1200c/c max. with 152x 38 tie beams  
on 76x 38 S.A.Pine wall plates. ROOF NOT TO BE VENTILATED as per SANS 204 (Climate zone  
2). Trusses tied to wall with 4mm diameter galvanised wire built into wall  
at least 4 brick courses deep.

Wall plates fixed to wall with 250mm long galvanised steel bolts. All S.A.Pine to be of  
SABS grade 6 wood. 75mm THERM GUARD® cellulose fibre insulation lite on top of ceilings.  
All trusses must be inspected by an engineer before placement.

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS  
AND TIMBER SIZES TO BE CHECKED ON SITE. CERTIFICATE OF COMPLIANCE TO  
BE SUPPLIED TO ARCHITECT**

Roof pitch - 27°  
Overhang - 500mm  
Colour: Grey



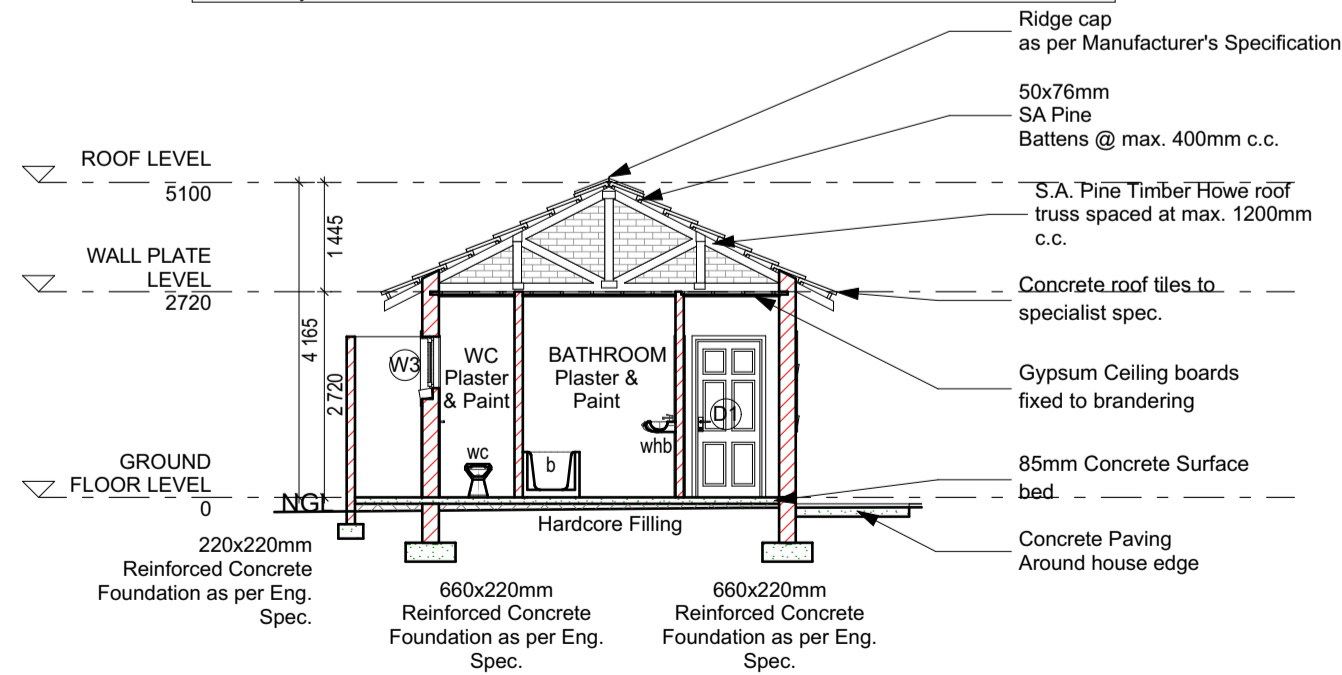
North Elevation (Worker's House)  
Scale 1:100

**TILED ROOF NOTE:**  
Concrete roof tiles on top of 38x38mm S.A.Pine roof battens, 400 c/c max.  
on top of "Alucushion"/Bubblefoil® FR Double-sided" (100mm overlaps. Seams taped with buff tape),  
on top of 114x 38 S.A.Pine roof trusses at 1200c/c max. with 152x 38 tie beams  
on 76x 38 S.A.Pine wall plates. ROOF NOT TO BE VENTILATED as per SANS 204 (Climate zone  
2). Trusses tied to wall with 4mm diameter galvanised wire built into wall  
at least 4 brick courses deep.

Wall plates fixed to wall with 250mm long galvanised steel bolts. All S.A.Pine to be of  
SABS grade 6 wood. 75mm THERM GUARD® cellulose fibre insulation lite on top of ceilings.  
All trusses must be inspected by an engineer before placement.

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS  
AND TIMBER SIZES TO BE CHECKED ON SITE. CERTIFICATE OF COMPLIANCE TO  
BE SUPPLIED TO ARCHITECT**

Roof pitch - 27°  
Overhang - 500mm  
Colour: Grey



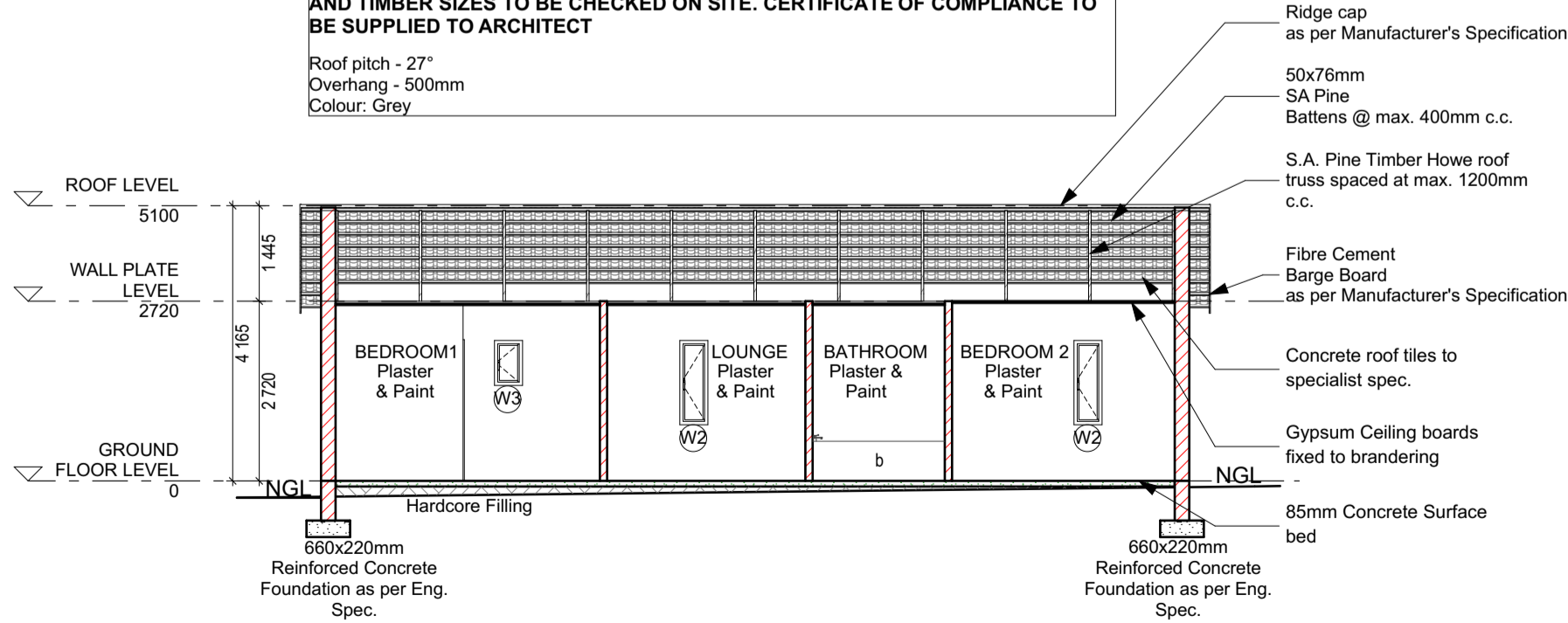
Section G-G  
Scale 1:100

**TILED ROOF NOTE:**  
Concrete roof tiles on top of 38x38mm S.A.Pine roof battens, 400 c/c max.  
on top of "Alucushion"/Bubblefoil® FR Double-sided" (100mm overlaps. Seams taped with buff tape),  
on top of 114x 38 S.A.Pine roof trusses at 1200c/c max. with 152x 38 tie beams  
on 76x 38 S.A.Pine wall plates. ROOF NOT TO BE VENTILATED as per SANS 204 (Climate zone  
2). Trusses tied to wall with 4mm diameter galvanised wire built into wall  
at least 4 brick courses deep.

Wall plates fixed to wall with 250mm long galvanised steel bolts. All S.A.Pine to be of  
SABS grade 6 wood. 75mm THERM GUARD® cellulose fibre insulation lite on top of ceilings.  
All trusses must be inspected by an engineer before placement.

**ROOF CONSTRUCTION TO ENGINEERS SPECIFICATIONS ROOF SPECIFICATIONS  
AND TIMBER SIZES TO BE CHECKED ON SITE. CERTIFICATE OF COMPLIANCE TO  
BE SUPPLIED TO ARCHITECT**

Roof pitch - 27°  
Overhang - 500mm  
Colour: Grey



Section F-F  
Scale 1:100

**GENERAL NOTES:**  
THIS DRAWING IS NOT TO BE SCALED.  
ONLY DIMENSIONS PROVIDED ARE TO BE FOLLOWED.  
CONTRACTORS ARE TO CHECK ALL DIMENSIONS  
BEFORE WORK COMMENCES AND TO REFER ANY  
APPARENT DISCREPANCY TO THE ARCHITECTS.

QUALITY OF WORKMANSHIP OF MATERIALS MUST  
COMPLY TO ALL RELEVANT SABS SPECIFICATIONS  
AND SHALL COMPLY WITH THE MINIMUM APPROVED  
STANDARDS.

CONTRACTOR IS RESPONSIBLE FOR THE CORRECT  
SETTING OUT OF THE BUILDING ACCORDING TO  
HEIGHTS, LEVELS AND DIMENSIONS.

CONTRACTOR MUST ALSO SEE THAT THE PROPER  
SECURITY WILL BE KEPT AT ALL TIMES DURING THE  
BUILDING PERIOD.

GLASS NOTES:  
6mm THICK SAFETY GLASS TO ALL DOORS AND  
WINDOWS LOWER THAN 500mm FROM UNFINISHED  
FLOOR LEVEL.  
ALL GLASS MUST COMPLY TO SANS 10400, SANS 10137  
& SANS 204

THIS DRAWING IS THE SOLE PROPERTY OF RICHTER &  
ASSOCIATES ARCHITECTS AND MAY NOT BE COPIED  
OR REPRODUCED IN ANY MANNER WHATSOEVER  
WITHOUT THE OWNERS WRITTEN CONSENT.  
COPYRIGHT RICHTER & ASSOCIATES ARCHITECTS.

**SANS 10400-PART D-Public Safety Notes:**

4.2.2: The edge of any balcony, bridge, flat roof or  
similar place more than 1 m above the adjacent  
ground or floor level shall be provided with a  
balustrade or parapet wall not less than 1 m

4.2.4: Balustrades shall not have any opening  
greater than 100mm

4.3. b) driveway shall have a gradient of not more  
than 1 in 8

4.4.1: A wall or fence shall be provided by the owner  
of a site which contains a swimming pool.

4.4.3: Such wall or fence and any such gate therein  
shall be not less than 1,2 m high measured  
from the ground level, and shall not contain any  
opening greater than 100 mm. Access shall be  
granted through a self closing and self locking gate.

**Fire Note:** All fire installations according to  
approved fire consultants plans

**Cut and Fill Note:** All site cut and fills as per  
Engineer's Specification

**Retaining Wall Note:** All retaining walls and weep  
holes as per Engineer's Specification

**Landscape Note:** All landscaping as per landscape  
architect

**Expansion Joints:** All Expansion Joints as per  
Engineer's Specification

**Door Note:** All External Doors to be draught  
protected

**Balustrade Note:**  
All Balustrades to be min. 1000mm high with no  
opening greater than 100mm as per SANS 10400  
part M and SANS 10400 part D.

**HVAC Note:**  
All mechanical heating ventilation and cooling as per  
engineer and specialist specification.

**Finishing Note:**  
All finishes as per finishing Schedule and approval  
of client.

**Window & Door Note:**  
All Window and Doors to be confirmed by client and  
openings to be confirmed with client prior to  
installation

**Paint Note:**  
All paint colours and wall finishes to be confirmed  
with client and Architect prior to application.

Room Schedule		
Floor Level	Room Name	Area
Ground Floor	BATHROOM	4.0
	BEDROOM 1	14.3
	BEDROOM 2	15.2
	LOUNGE	16.2
	SHOWER	3.3
	WC	2.0
		<b>55.0 m²</b>

AREA SCHEDULE		
WORKER'S HOUSE		
GROUND FLOOR		
Existing Ground Floor		67.13 m²
<b>Total Ground Floor</b>		<b>67.13 m²</b>
<b>TOTAL FLOOR AREA</b>		<b>67.13 m²</b>
<b>COVERAGE + FAR</b>	actual	allowed
Site Area	214 434 m²	
<b>Building Footprint</b> (Main House+Store Room+Shed+House 2 +Worker's House)	799.29 m²	150 103.8 m²
<b>Total Floor Area</b> (Main House+Store Room+Shed+House 2 +Worker's House)	990.75 m²	257 320.8 m²
<b>COVERAGE</b>	0.37 %	70%
<b>FAR</b>	0.005	1.2

Revid	ChID	Change Name	Date

Architect SACAP- ST0277

Owner: Engineer:



RICHTER & ASSOCIATES ARCHITECTS  
1028 Pretoria Ave, Joburg Manor, Centurion, 0157  
P.O. Box 1561 Brooklyn Square 0075  
Tel: 012 460 6281 Email: info@riaa.co.za  
Website: www.riaa.co.za  
S.A.C.A.P. 1998/2 ST0277

PROJEK PROJECT  
**De Graaf Residence**  
Redraw of Existing Plans  
Plot 183, Zwavelpoort  
ERF-183  
Zwavelpoort  
for Bert De Graaf

DATUM/DATE DRAWN/GETEKEN  
2023/06/14 S.B

TEKENING DRAWING  
**Elevations+Sections**  
Worker's house

SKAAL/SCALE AS INDICATED  
P1623 sheet 20

**FOR MUNICIPAL SUBMISSION ONLY**

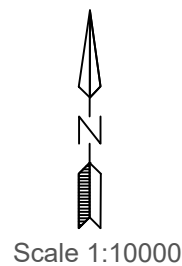
COPYRIGHT RESERVED BY ARCHITECT

# LOCALITY PLAN

## PORTION 183 OF THE FARM ZWAVELPOORT 373-JR



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



Scale 1:10000


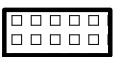
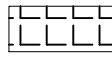
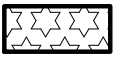
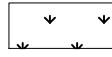
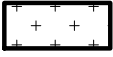

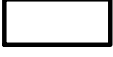

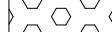
PO BOX 11437  
SILVER LAKES  
0054  
TEL: (012) 809 2229

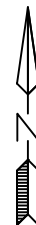


# LAND USE PLAN

PORTION 183 OF THE FARM ZWAVELPOORT 373-JR



- |  |                                  |   |                   |
|--|----------------------------------|---|-------------------|
|  | The Site                         |  | Industry          |
|  | Residential / Dwelling House     |  | Equestrian Centre |
|  | Vacant                           |  | Church            |
|  | Quarry                           |  | Existing Streets  |
|  | Venue                            |   |                   |
|  | Mixed (retail, storage, factory) |   |                   |






Scale 1:8000

# ZONING PLAN

## PORTION 183 OF THE FARM ZWAVELPOORT 373-JR



-  The Site
-  Existing Streets
-  Undetermined



Scale 1:8000





# Economic Development and Spatial Planning

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

Generated by: TSHWANE\DanielSha

Date 2026/03/11

## TO WHOM IT MAY CONCERN

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

**PROPERTY LIS KEY (GIS KEY): 087900000/183**

**ZONING KEY: 087900000/183**

**SPLIT ZONING: Not Applicable**

**PROPERTY DESCRIPTION: Farm Portion Ptn 183 ZWAVELPOORT 373-JR (2365 GRAHAM ROAD)**

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

#### A. USE ZONE 19: UNDETERMINED

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
Access Control Agriculture Farm Store Home Enterprise subject to Schedule 9	Agricultural Industry Airfield Animal Boarding Place Auctioneer Backpackers Beauty Salon Builder's Yard Camping Site Commune Conference Centre Equestrian Centre Flea Market Garden Centre Guest House Health Spa Helipad Institution Lodge Medical Consulting Rooms which do not comply with Schedule 9 Municipal Transitional Settlement subject to Schedule 16 Parking Site Petting Zoo Picnic Place Place of Day Care for the Aged which does not comply with Schedule 9 Place of Child Care which does not comply with Schedule 9 Place of Education which does not comply with Schedule 9 Place of Public Worship Place of Refreshment	All other uses not listed in Columns (3) and (4)

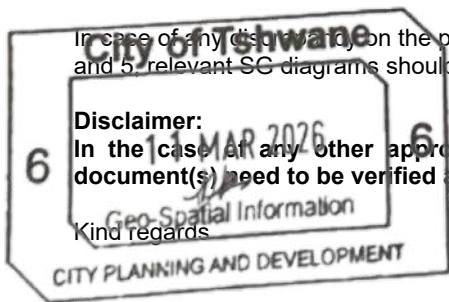
Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweletsopole ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthukiswa kwezomNtho noma Plani veeNdawo • Kgoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mveledziso ya Ikonomi na Vupulani na Nethu • Ndzawulo ya Nhuvukiso wa Ikonomi na Vupulani bya Ndhawo • Umyango wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

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

Document Ref: 087900000/183\_20260311\_103028188\_1

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
	Power Station Retail Industry which does not comply with Schedule 9 Shooting Range Shop Social Hall Solar Power Plant Special Use Sport and Recreation Ground Tourist Facilities Wall of Remembrance in conjunction with a Place of Public Worship Veterinary Clinic which does not comply with Schedule 9 Veterinary Hospital Zoo	

<b>B</b>	<b>ANNEXURE L</b>	Not Applicable
<b>C</b>	<b>MINIMUM ERF SIZE</b>	Not Applicable
<b>D</b>	<b>UNITS PER HA</b>	Not Applicable
<b>E</b>	<b>DENSITY</b>	Not Applicable
<b>F</b>	<b>FLOOR AREA RATIO</b>	Table C, FAR Zone 21, subject to Clause 25
<b>G</b>	<b>HEIGHT</b>	Table D, Height Zone 10, subject to Clause 26
<b>H</b>	<b>COVERAGE</b>	Table E, Coverage Zone 5, subject to Clause 27
<b>I</b>	<b>OTHER APPROVALS</b>	Not Applicable
<b>J</b>	<b>BUILDING LINES</b>	Streets: Subject to Schedule 1 Rear and Side: Subject to Clause 12
<b>K</b>	<b>SCHEDULE 5</b>	Not Applicable
<b>L</b>	<b>ATTACHED DOCUMENTS</b>	Schedule 1-P53



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



Township, Agricultural Holdings or Farms	Erf/ Property	Position applicable	Building line(s) in Metres for all storeys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)
<b>FARMS (refer to p 13 under subheading F)</b>						
WILDEBEESTHOEK 309-JR	All portions	All streets	10			
WILDEBEESTHOEK 310-JR	All portions	All streets	10			
WILGE FARM 645-JR	All portions	All streets	10			
WILLERS VALLEI 647-JR	All portions	All streets	10			
WINTERVELD 101-JR	All portions	All streets	10			
WINTERVELD 749-JR	All portions	All streets	10			
WITBLITS 613-JR	All portions	All streets	10			
WITFONTEIN 301-JR	All portions	All streets	10			
WITFONTEIN 305-JR	All portions	All streets	10			
WITFONTEIN 510-JR	All portions	All streets	10			
WITFONTEIN 521-JR	All portions	All streets	10			
WITKLIP 539-JR	All portions	All streets	10			
WITPOORT 550-JR	All portions	All streets	10			
WITPOORT 551-JR	All portions	All streets	10			
WITPOORT 563-JR	All portions	All streets	10			
WOLVENGAT 442-JR	All portions	All streets	10			
WOLVENKOP 227-JS	All portions	All streets	10			
WONDERBOOM 302-JR	All portions	All streets	10			
YZERVARKFONTEIN 194-IR	All portions	All streets	10			
ZAAGKUILFONTEIN 204-JR	All portions	All streets	10			
ZACHSEDAM 632-JR	All portions	All streets	10			
ZANDFONTEIN 317-JR	All portions	All streets	10			
ZANDKLOOF 230-JR	All portions	All streets	10			
ZANDKOP ZYN LAAGTE 108-JR	All portions	All streets	10			
ZEEKOEGAT 296-JR	All portions	All streets	10			
ZONDERWATER 482-JR	All portions	All streets	10			
ZONKOLOL 473-JR	All portions	All streets	10			
ZORGLIET 557-JR	All portions	All streets	10			
ZOUTPAN 104-JR	All portions	All streets	10			
ZUSTERSTROOM 447-JR	All portions	All streets	10			
ZUSTERSTROOM 767-JR	All portions	All streets	10			
ZUSTERSTROOM 776-JR	All portions	All streets	10			
ZWAARD 472-JR	All portions	All streets	10			
ZWARTKOP 356-JR	All portions	All streets	10			
ZWARTKOPPIES 364-JR	All portions	All streets	10			
ZWAVELPOORT 373-JR	All portions	All streets	10			
308-JR	All portions	All streets	10			
475-JR	All portions	All streets	10			
JOSUIM 809-JR	All portions	All streets	10			
KLIP-KRUISFONTEIN 792-JR	All portions	All streets	10			
MASOMBUTA 697-JR	All portions	All streets	10			
MOOIPLAATS 800-JR	All portions	All streets	10			
SALVOKOP 750-JR	All portions	All streets	10			
SOSHANGUVE 747-JR	All portions	All streets	10			
STEYNRIJS 799-JR	All portions	All streets	10			
WELGEVONDEN 57-JR	All portions	All streets	10			
ZUSTERSTROOM 496-JR	All portions	All streets	10			

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

Adopted: 08 May 2024

Comes into operation: 01 July 2024



# 2220

**J M Roodt Incorporated**  
225 Muller Street  
Queenswood  
Pretoria  
Tel: +27127565373

## DEED OF TRANSFER

in favour of

CUMACOR INVESTMENTS PROPRIETARY LIMITED

over

PORTION 183 (A PORTION OF PORTION 9) OF THE FARM ZWAVELPOORT 373

**2220**

**J M Roodt Incorporated**  
225 Muller Street  
Queenswood  
Pretoria  
Tel: +27127565373

SEELREG
STAMP DUTY R.....
FOOI
FEES R. <u>3 401.00</u>

Prepared by me

  
CONVEYANCER  
**CHANTELLE JOUBERT**  
(LPCM: 44326)

**DEED OF TRANSFER**

**T** 000084990 / 2023

BE IT HEREBY MADE KNOWN THAT

ANNETTE JOHANNA LOUW (LPCM: 6332)

appeared before me, the Registrar of Deeds at Pretoria, the said appearer, being duly authorised thereto by a power of attorney granted to her by

ALBERT JAN DE GRAAF  
Identity Number 520408 5109 18 2  
Married out of Community of Property

signed at PRETORIA on 7 SEPTEMBER 2023

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 21 August 2023 by Private Treaty

Now therefore the Appearer on behalf of the Transferor, did by these presents, cede and transfer to and on behalf of

CUMACOR INVESTMENTS PROPRIETARY LIMITED  
Registration Number 2010/022315/07

its successors in title or assigns, in full and free property

PORTION 183 (A PORTION OF PORTION 9) OF THE FARM ZWAVELPOORT 373,  
REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING 21,4133 (TWENTY ONE COMMA FOUR ONE THREE THREE)  
HECTARES

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T41935/1969 WITH  
DIAGRAM ANNEXED THERETO AND HELD BY DEED OF TRANSFER NUMBER  
T40902/1985

SUBJECT to the following conditions:

Die voormalige Gedeelte 9 ('n gedeelte van gedeelte) van die plaas ZWAVELPOORT 373,  
voormeld, waarvan die eiendom hiermee getranspoteer 'n deel vorm, is onderhewig aan die  
volgende:-

- (a) Kragtens Notariële Akte Nr. 134/1949S is die reg verleen aan die  
ELEKTRISITEITSVOORSIENINGSKOMMISSIE om elektrisiteit oor die eiendom te  
vervoer soos meer ten volle sal blyk uit gemelde Notariële Akte.
- (b) Kragtens Notariële Akte Nr. 139/1961S is die reg verleen aan die  
ELEKTRISITEITSVOORSIENINGSKOMMISSIE om elektrisiteit oor die eiendom te  
vervoer tesame met bykomende regte en onderhewig aan kondisies, soos meer ten volle  
sal blyk uit gemelde Notariële Akte.

AND FURTHER SUBJECT to all such conditions as are mentioned or referred to in the  
aforesaid deed/s.

WHEREFORE the appearer, renouncing all the rights and title the said

ALBERT JAN-DE GRAAF, 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

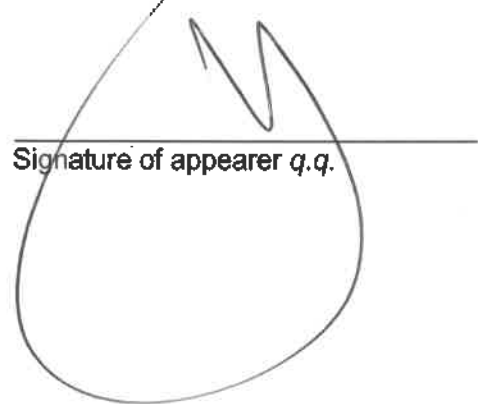
CUMACOR INVESTMENTS PROPRIETARY LIMITED

its 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 that the  
purchase price is the amount of R9 450 000,00 (Nine Million Four Hundred and Fifty 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 at Pretoria on **14 DEC 2023**

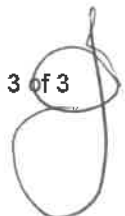
Signature of appearer *q.q.*

A large, handwritten signature in black ink, consisting of a large loop and a sharp upward stroke, positioned above a horizontal line.

In my presence

A handwritten signature in black ink, appearing to be a stylized 'A' or similar character, positioned above a horizontal line.

Registrar of Deeds

A handwritten signature in black ink, consisting of a large loop and a vertical stroke, positioned below the page number.



## Economic Development and Spatial Planning

1<sup>st</sup> Floor | Middelstad Building | 252 Thabo Sehume Street | Pretoria  
PO Box 3242 | Pretoria | 0001  
Email: CityP\_Registration@tshwane.gov.za  
www.tshwane.gov.za | www.facebook.com/CityOfTshwane

My ref: CPD 373-JR/0879/00183 (Item no: 38623) Tel: 012-358-6449 / 1109  
Your ref: Fax: 086-485-9989  
Contact person: Bianca Joubert / Nonkululeko Myeza Email: BiancaJ@tshwane.gov.za / NonkululekoM@tshwane.gov.za  
Section/Unit: Land Use Management Administration

### REGISTERED LETTER

**J Paul van Wyk Urban Economists & Planners CC**  
**Postnet Suite #323**  
**Private Bag X1**  
**Woodhill**  
**Pretoria**  
**0076**

Sir/Madam

### **APPLICATION FOR SUBDIVISION OF PORTION 183 (A PORTION OF PORTION 9) OF THE FARM ZWAVELPOORT 373-JR IN TERMS OF SECTION 16(12) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (the "LUM BY-LAW")**

The Authorised Official, in terms of the provisions of section 16(1)(v) of the LUM By-law, hereby approves the subdivision application in terms of section 16(12) of the LUM By-law subject to the conditions contained herein, Annexure 1.

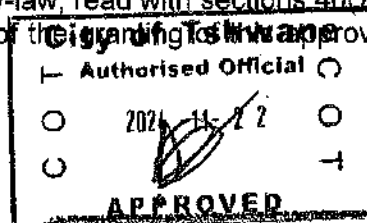
The subdivision shall be in accordance with the attached subdivision plan as approved by the Authorised Official referred to as Annexure 2.

- 1. THE CONDITIONS AS SET OUT IN THIS APPROVAL AND ANNEXURE 1 ATTACHED HERETO, INCLUDING ANY LEGISLATIVE PROVISION THAT MAY BE APPLICABLE, SHALL BE COMPLIED WITH, TO THE SATISFACTION OF THE MUNICIPALITY, BEFORE THE REGISTRATION OR TRANSFER OF ANY SUBDIVIDED ERF/ PROPERTY AS A RESULT OF THE LAND DEVELOPMENT APPLICATION AS CONTEMPLATED IN SECTION 16(10) OF THE LUM BY-LAW WITHIN 12 MONTHS**

#### **Payment of development charges and contributions**

- 1.1 The approval is specifically, also subject to the payment of development charges and/or monies for the provision of engineering services and parks and open spaces/development charges contemplated in Chapter 7 of the LUM By-law read with sections 40(7), 49 and 50 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), with regard to any impact that may arise out of the granting of this approval on current and future municipal infrastructure provisions, as a condition of approval which amounts and conditions are as indicated in Annexure 1.**

The approval is further specifically subject to the payment of development charges/engineering services contributions contemplated in Chapter 7 in the LUM By-law, read with sections 40(7) and 49 of SPLUMA, with regard to any impact that may arise out of the granting of this approval on



current and future municipal infrastructure services and provision, as a condition of approval, which amounts are payable and are indicated in Annexure 1.

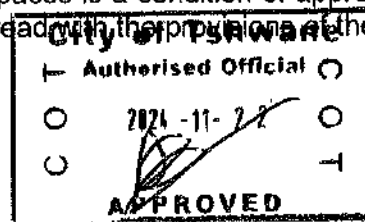
The particulars of the manner in which the amount of development charges/engineering contributions, parks, and open space contribution was determined can be obtained from the relevant engineering services departments. The purpose for which the development charges are required is as indicated above.

1.1.1 The owner is responsible for the payment of the amounts for engineering services and parks and open spaces contributions/development charges in terms of sections 40(7), 49 and 50 of SPLUMA, and:

- (a) No clearance in terms of section 118 of the Municipal Systems Act, 2000 (Act 32 of 2000) for registration of any portion and or transfer of the land that forms the subject of this application may be issued until and unless the owner has paid engineering service and park and open spaces contributions/development charges.
- (b) The owner may not exercise any rights granted in terms of this approval until and unless the owner has paid engineering service and park and open spaces contributions/development charges.
- (c) Nothing contained in this approval shall prevent the Municipality upon payments having to be made for purposes of compliance, for engineering services and parks and open spaces contributions/development charges from recalculation of the contributions/charges including the payment of interest as may be contained in the applicable policies of the City of Tshwane approved from time to time.
- (d) The amounts for engineering services contributions/development charges as indicated in the conditions and/or comments of the engineering services departments are payable, by the owner of the subject property, before any rights being adopted and/or coming into operation, provided that: the amounts may be adjusted by the Departments, based on an engineering services agreement, upon which the amounts as indicated in the engineering services agreements will be payable and/or as per the re-calculation contemplated in (c) above, and further, provided that proof of the reason for recalculation or offsetting in terms of an agreement shall be provided by the owner/applicant and confirmed by the Department to that effect.
- (e) Development charges are subject to revision if not paid before the end of the financial year in which this approval was granted. Should the Council, however, adjust the general tariffs on which the mentioned charges are based before or after the 30<sup>th</sup> of June in the financial year of the date of approval, the new amounts of the then approved tariffs will be payable. For applications submitted in terms of the LUM By-law, above mentioned development charges will be valid for the financial year that the application was approved after which charges will be revised to be in line with the latest tariffs at that point in time.

1.1.2 No transfer or clearance for registration of any transaction for transfer may be issued until and unless the owner has complied with the conditions of approval referred to herein and paid engineering contribution/development charges as stipulated in section 53 of SPLUMA and or section 16(10) of the LUM By-law as the case may be.

The payment of development charges/engineering services contribution and/or a contribution towards the provision of parks and open spaces is a condition of approval as contemplated in sections 40(7)(b) and (c) of SPLUMA read with the provisions of the LUM By-law related thereto.



## Compliance with the conditions of the approval process

### 1.2 Exercising of rights and coming into operation

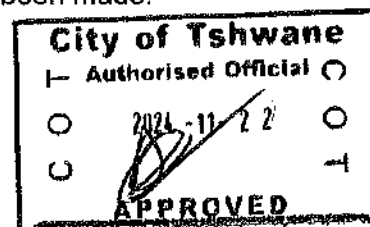
- 1.2.1 The applicant shall provide proof to the satisfaction of the Municipality that the conditions that have to be complied with in order to bring the rights into operation have been complied with within 12 months from the date of this approval, or such further period as the Municipality may allow. If the applicant fails to comply with the conditions of this approval or fails to request a further extension of time prior to the 12 months or such extension of time being granted, this approval shall lapse. The applicant's attention is drawn to the fact that such lapsing is regarded as an *ex lege*, lapsing read with section 16(1)(x) of the LUM By-law. The applicant's attention is drawn to the provisions of section 43 of SPLUMA that any extension of time granted may not exceed a period of 5 years (including any extensions of time as indicated above) failing which his/her approval shall lapse *ex lege*.
- 1.2.2 For purposes of requesting an extension of time with the conditions of approval as set out herein, Annexure 1, such request for extension of time, must be submitted before the date upon which the application shall lapse *ex lege*, or determined in terms of previous extension of time granted, failing which the application shall lapse contemplated in the legislation. The applicant's attention is drawn to the provisions of section 16(1)(x) of the LUM By-law.
- 1.2.3 Upon proof having been provided in terms of the condition(s) above, the Municipality shall determine and issue a date by which such registration must be done and/or upon which the certification of proof of compliance lapses.
- 1.2.4 For purposes of compliance with the conditions of approval of this application the Power of Attorney and/or any registration document that may be required by the Municipality for purposes of registration of Transfer, or the Application for a Certificate of Registered Title, shall be endorsed by the Municipality together with the certificate contemplated in section 16(10) of the LUM By-law.
- 1.2.5 An approved Surveyor-General diagram of the proposed subdivision shall be submitted to the Municipality read with condition 1 above.
- 1.2.6 The Surveyor-General may not approve any S.G. diagram which diagram includes any servitudes or other conditions or deviates from the layout plan approved hereby in any form way or manner.
- 1.2.7 The subdivided erf/erven may not be transferred or similarly dealt with before all the preceding conditions have been complied with.

### Engineering services agreement

- 1.3 The applicant's attention is drawn to the provisions of Clause 18(10) of the Tshwane Land Use Scheme, 2024, section 21(3) of the LUM By-law and sections 49 and 50 of SPLUMA, with regard to the fact that the Municipality may require the owner of the land to enter into an engineering services agreement to provide engineering services for the development of the land development area/application.

### Engineering services protected by servitudes

- 1.4 All conditions, including conditions relating to the registration of servitudes for purposes of the protection of engineering services and/or open space areas as contemplated in the approval and or legislation, shall be complied with to the satisfaction of the Municipality and no rights shall be exercised, site development plans or building plans approved, or any registration or transfer of any property, on which this approval is applicable, take place until and unless such servitudes have been registered or arrangement to the satisfaction of the Municipality for the registration of such servitudes have been made.



## Applications to be adopted prior to the adoption of this application

- 1.5 Where any land development application has been submitted and/or approved or to be submitted and approved, the result or intention of which was considered as part of this application, the said applications shall be adopted and finalized to the satisfaction of the Municipality, as a condition of approval, prior to the registration of this application.

### Determination of compliance stage by agreement

- 1.6 Where, after the application has been approved, compliance with a condition of approval has been determined by agreement with the owner/applicant to be complied with in a particular form, manner, or at a later stage, such conditions shall be amended by the department having agreed thereto in terms of their delegations of powers, proof of which shall be provided to the satisfaction of the Municipality and further provided that, the implementation thereof is possible in the opinion of the Municipality for the proper development of the subject property.

### No building plans or occupation certificate approvals without compliance and adoption

- 1.7 Regardless of any amendments contemplated in condition 1.6 in all instances all conditions shall be complied with before the approval of a Building Plan in terms of Section 7 of the National Building Regulations and Standards Act, 1977 (Act 103 of 1977) and any Occupation Certificate being granted by the Municipality.

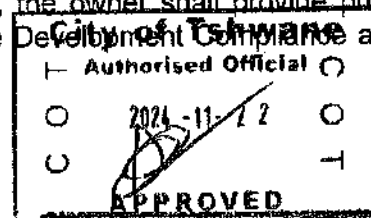
## 2. CONDITIONS APPLICABLE TO THE SUBDIVISION AS CONTEMPLATED IN SECTION 16(12) OF THE LUM BY-LAW

- 2.1 The subdivision is for purposes of the property and shall not bring about a result that is in conflict with the provisions of the Land Use Scheme applicable to the erf or erven concerned.
- 2.2 For the sake of completeness and correctness of information stored by the Municipality with regard to building plans it is required that building plan approval be obtained for any existing or new buildings and /or drains on each individual erf portion.
- 2.3 An approved Surveyor-General diagram of the proposed subdivision will be required for the said building plan approval. Only the minimum building plan fee will be levied for each portion with existing buildings. For any new building work, the prescribed fee will be levied.
- 2.4 After the Surveyor-General has approved the diagram of the subdivision, the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001, and the Chief Legal Counsel: Group Legal Services Department, PO Box 440 Pretoria, 0001 shall be provided with two (2) clear and legible photo-copies of the approved diagram/s.
- 2.5 The owner of the proposed subdivision erf/erven shall be responsible for the provision and/or replacement and/or alteration and/or removal of the internal services on the erf/erven up to where it is connected to the municipal network at his cost to the satisfaction of the City of Tshwane (the Coordinator: City Planning and Development: Building Control Management Section), where necessary, such services shall be protected with appropriate servitudes to the satisfaction of the Municipality, it should, however, be clearly understood that the Municipality does not accept any responsibility for the provision and/or replacement and/or alteration and/or removal thereof.
- 2.6 The measurements on the approved land surveyor chart may not differ from the sketch plan hereby approved with more than 10 % where the measurements are 10,0 m or less, or 5 % where the measurements are more than 10,0 m, with the exception of specified minimum distances.

## 3. THE APPLICANT/OWNER'S ATTENTION IS DRAWN TO THE FOLLOWING:

### Proof of compliance

- 3.1 In terms of the provisions of section 16(10) of the LUM By-law, the owner shall provide proof (within the timeframes specified herein and the legislation) to the



Legislation Section (in the City Planning and Development Division), that all the conditions of approval and relevant legislation have been complied with or that satisfactory arrangements with regard to such compliance have been made, before the registration of any one of proposed portions. The proof of compliance must be electronically submitted in accordance with the "Manual for Submission of a Proof of Compliance Package (PCP)" the requirements of the Municipality to [PCPdevcompliance@tshwane.gov.za](mailto:PCPdevcompliance@tshwane.gov.za), as one PDF document, with the Item Number quoted in this letter of approval and the full property description.

- 3.2 The "Manual on Endorsements" as contained in the "Manual for the submission of land development and other related applications and requests in the City of Tshwane" must be followed by the applicant for the submission of documents to the Development Compliance and Legislation Section for endorsement as indicated in the Manual Documents. The applicant shall provide conclusive proof to the Development Compliance and Legislation Section that all the conditions have been complied with.
- 3.3 Upon receiving proof of compliance to the satisfaction of the Municipality, with all conditions of approval indicated above, the City Planning and Development Division (Development Compliance and Legislation Section) will consider and issue a confirmation of proof of compliance with the conditions for purposes of the registration of any newly created portions/registration transactions resulting from the land development application. No registration of any newly created portion may be registered until and unless the City Planning and Development Division has confirmed that their conditions of approval have been complied with.
- 3.4 In terms of section 43 of SPLUMA the owner must comply with all the conditional approval conditions within a period of 12 (twelve) months or such period as the Municipality may allow, falling which this approval shall lapse.

#### **Financial arrangements for payment**

- 3.5 Kindly take note that a reference number where all payable amounts in respect of the provision of engineering services, except the amount in respect of electricity, must be requested from Group Financial Services Department: Mrs. Lerato Salemane, Middestad Building, 252 Thabo Sehume Street, 10th Floor, Room M10E07, email: [LeratoS@tshwane.gov.za](mailto:LeratoS@tshwane.gov.za). Email correspondence is preferred for easy reference. This approval letter must be produced when requesting a payment reference number.

All amounts with respect to electricity are payable on the 5<sup>th</sup> Floor, Bothongo Plaza East Building, 285 Francis Baard Street.

Refer any enquiries regarding service contribution and/or conditions directly to the Public Works and Infrastructure Development Department.

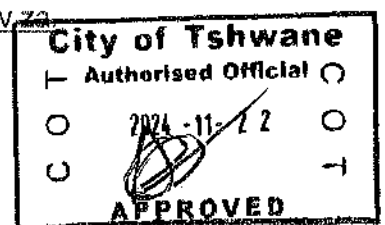
Mrs. Priya Ramsamy should be contacted with regard to payment of bulk service contributions for electricity and proof of payment at [priyas@tshwane.gov.za](mailto:priyas@tshwane.gov.za), Room 535, 5<sup>th</sup> Floor Bothongo Plaza East, 285 Francis Baard Street.

#### **No approval for any other applications**

- 3.6 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.

#### **Right of appeal**

- 3.7 You are hereby informed that you may appeal the decision, or the imposition of the conditions imposed contained herein in terms of section 20 of the LUM By-law, read with section 51 of SPLUMA, which sets out the timeframes, processes, and procedures for the lodging of an appeal. Your appeal may be lodged electronically at [MATappeals@tshwane.gov.za](mailto:MATappeals@tshwane.gov.za).



All correspondence via e-mail must be sent to CityP\_Registration@tshwane.gov.za or to the address as contained on the letterhead.

Note: any correspondence sent to a different address might not be received by the Department and cannot be attended to.

Regards



AUTHORISED OFFICIAL  
(Authorised Official appointed by Council in terms of the LUM By-law)

Date.....

**HARD COPY TO:**

**CHIEF FINANCIAL OFFICER:    GROUP FINANCIAL SERVICES DEPARTMENT: REVENUE  
MANAGEMENT**  
(For attention: Lerato Salemane)

CPD NUMBER: CPD 373-JR/0879/00183

ITEM NUMBER: 38623

PROPERTY DESCRIPTION: Portion 183, Zwavelpoort 373-JR

**COMMENTS AND CONDITIONS**

The comments, conditions and remarks contained herein, read with the approval letter to which this Annexure is attached and signed, shall be complied with to the satisfaction of the Municipality before any land use rights come into operation or are adopted, in terms of the provision of the legislation.

**1. ECONOMIC DEVELOPMENT AND SPATIAL PLANNING**

**1.1 CITY PLANNING AND DEVELOPMENT DIVISION**

**1.1.1 Land Use Management and Administration**

(l) Recommended for Approval

**1.1.2 Development Compliance and Legislation**

No Departmental comments received.

**1.1.3 Geomatics**

Geomatics have no objection regarding the proposed subdivision and consolidation.

**1.1.4 Toponymy**

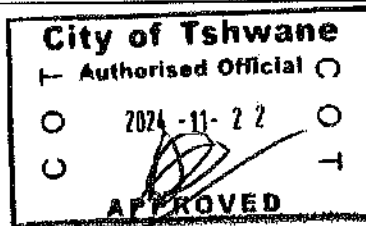
No comments, as no new streets requiring approved street names will be created through this proposed application.

**1.2 BUILT ENVIRONMENT AND ENFORCEMENT DIVISION**

**1.2.1 Building Plans Management**

1. A site plan/building plan that indicates the position of existing buildings and sewers in relation to the new site boundaries is required for the proposed Remainder. An approved Surveyor- General Diagram of the proposed subdivision will be required

Authorised Official:



CPD NUMBER: CPD 373-JR/0879/00183

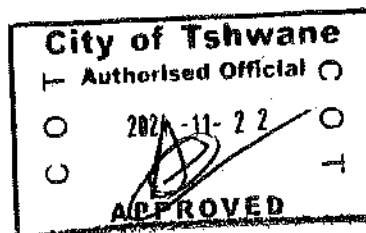
ITEM NUMBER: 38623

PROPERTY DESCRIPTION: Portion 183, Zwavelpoort 373-JR

for the said building plan approval. Only the minimum building plan fee will be charged for each portion with existing buildings, if it can be proved that building plans were previously approved. For any new or non-approved building work the prescribed fee will be levied. Approval for the site plan/building plan as well as a Certificate of Occupation or a Deemed - To- Satisfy Certificate for previously approved buildings must be obtained.

2. Treatment of sewage effluent on the proposed portions must be done by means of either a suction tank system, closed sewage treatment plant, or any similar system to the satisfaction of the City of Tshwane Metropolitan Municipality. Only existing buildings, as per approved building plans, may continue to be served by means of a combined septic tank and french drain system and only if such a system already exists and meets the requirements as laid down in the National Building Regulations. This condition must be registered against the title deeds of the proposed portions.
3. Please note that an existing french drain may not be nearer than 3,0 m from any new boundary. If this condition results from the proposed division, a new suction tank shall be constructed. This condition must be read in conjunction with conditions 1 and 2.
4. Only one dwelling house per holding is allowed. If the second dwelling house on the proposed Remainder is to be retained, approval for this must be obtained from the City of Tshwane Metropolitan Municipality, prior to building plan approval. Alternatively, the second dwelling house must be demolished, altered into an outbuilding or consent for a 2nd dwelling house must be obtained. This condition must be read in conjunction with condition 1.
5. The swimming pool on the proposed Remainder must comply with the provisions of SANS 10400-D read in conjunction with SANS 1390.
6. All servitudes shall be registered as indicated and described on the attached subdivision sketch plan.

Authorised Official:



CPD NUMBER: CPD 373-JR/0879/00183

ITEM NUMBER: 38623

PROPERTY DESCRIPTION: Portion 183, Zwavelpoort 373-JR

2. WATER AND SANITATION DEPARTMENT

**WATER AND SANITATION INFRASTRUCTURE PLANNING AND IMPLEMENTATION DIVISION**

**Water and Sanitation (Region A or Region B)**

Your ref: CPD APS 38623

Our ref: W10/2/5/2 – Z1/0 (183) Nondumiso Makhubele

Date: 15 November 2023 Tel: 012 358 8184

CONSOLIDATION: PTN 1 OF PTN 183 & PTN 387, ZWAVELPOORT 373 JR &

SUBDIVISION: PORTION183, ZWAVELPOORT 373 -JR

Division of Water and Sanitation has no objection to this application, As NO municipal water and sewerage services are available in the area, the following conditions will be applicable to this subdivision application and must be met prior to issuing of the compliance certificate and the subsequent registration of the subdivision:

- 1. Water:
  - 1.1 A borehole might be provided for each portion separately, when needed.
  - 1.2 If needed, the borehole on the newly created portion, will be at applicant's own cost.
  - 1.3 Proof must be submitted for approval by the Division Water and Sanitation that the existing or new borehole in 1.2 can provide sufficient potable water (quality and quantity) for the proposed land usage. The water quality must be tested by a registered laboratory and a report drawn up setting out the test results as well as the recommendation and conclusion.

Authorised Official:

CPD NUMBER: CPD 373-JR/0879/00183

ITEM NUMBER: 38623

PROPERTY DESCRIPTION: Portion 183, Zwavelpoort 373-JR

2. Sanitation:

- 2.1 The properties cannot drain to the municipal sewer system at this stage due to the municipal sewer system not extending that far yet.
- 2.2 Each portion must make use of individual and separate private on-site sewer services/ systems to the satisfaction of the Building Control Section and must be submitted as part of the building plans.
- 2.3 Septic tanks are not to be used, only conservancy tanks are allowed.
- 2.4 Should a municipal sewer system be installed in future and should the property owner(s) then wish to connect to the new system, bulk services contributions will be payable in accordance with the CTMM's bulk services contribution policy and unit costs as applicable at that stage.

3. Proof that all the above conditions have been met must be provided before this application will be signed off.

3. ENERGY AND ELECTRICITY DEPARTMENT

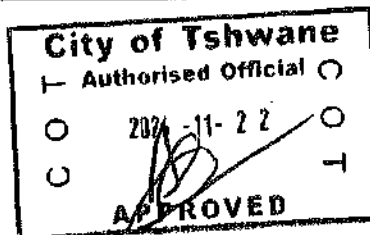
ELECTRICITY PLANNING AND DEVELOPMENT DIVISION

These comments replaces previous comments of 2023/10/13.

(1.0) Divisional Head of Tshwane Electricity Planning and Development has no objection to application Item no.38623

Condition: (Consolidated Erven) - Where there is more than one electrical connection to the newly consolidated erf, then all the electrical connections must be consolidated to one single underground cable connection to the newly consolidated erf. (One erf, one connection). A proof of a R.S.M.(E. 152 Letter - Removal of Service Meter) from the Electrical Inspectors and payment thereof MUST be submitted to Tshwane Energy & Electricity. Application for a single connection can be made at Building Connections, Loftus Park Offices, 416 Kirkness Street, Arcadia X 11, 0007.

Authorised Official:



CPD NUMBER: CPD 373-JR/0879/00183

ITEM NUMBER: 38623

PROPERTY DESCRIPTION: Portion 183, Zwavelpoort 373-JR

Condition: Any removal, moving and/or change to the existing electrical network that may become necessary due to this application, will be for the applicants cost.

Information: Should an new connection or an upgrade in the existing 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.

Application can be made at Connections (Application in Pretoria area - Loftus Park Offices, 416 Kirkness Street, Arcadia X 11, 0007; Application in Centurion area - Basden Street, Centurion Depot, Room J14/J16; Application in Akasia area -Rosslyn Offices, Room A1-92, c/o Doreen & Frans du Toit Rd, Rosslyn.)

**4. ROADS AND TRANSPORT DEPARTMENT**

**TRANSPORT PLANNING DIVISION**

**4.1 Integrated Transport Planning (TIP) (Area A or Area C)**

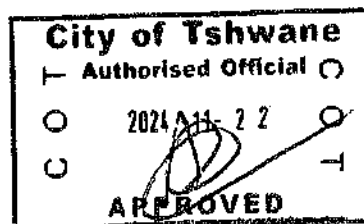
Comments by Johans Janse van Rensburg (012) 358-8079. Email: johansvr@tshwane.gov.za

The application is supported with the following conditions (read with Section 16, 21 and 22 of the LUM by-law, as well as clause 18(18) of the Tshwane Town-planning Scheme):

**A. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE APPROVAL OF THE APPLICATION**

- (a) The revised subdivision plan dated 2024-10-08 and revised consolidation plan dated 2024-10-04, indicating the Road Masterplan servitudes, must form part of the approval letter.

Authorised Official:



CPD NUMBER: CPD 373-JR/0879/00183

ITEM NUMBER: 38623

PROPERTY DESCRIPTION: Portion 183, Zwavelpoort 373-JR

**B. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE REGISTRATION OF ANY ERF/ERVEN/PORTION OF FARMLAND**

(a) No conditions.

**C. CONDITIONS TO BE COMPLIED WITH SIMULTANEOUSLY WITH THE REGISTRATION OF ANY ERF/ERVEN/PORTION OF FARMLAND WITHIN THE LAND DEVELOPMENT AREA**

(a) The following servitudes must be registered:

(i) Servitudes as indicated on the revised subdivision plan dated 2024-10-08 and revised consolidation plan dated 2024-10-04.

**D. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE APPROVAL OF ANY SITE DEVELOPMENT PLAN(S) OR BUILDING PLANS**

(a) The proposed roads and stormwater services as accepted by the Department must be indicated on the site development plan and/or general site layout plan.

**4.2 Intelligent Transport Systems and Traffic Engineering**

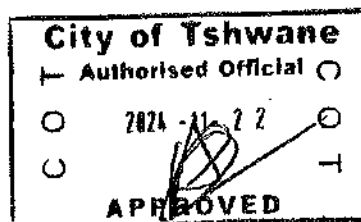
This Division supports the proposed application in principle from a Traffic Flow point of view, subject to the following conditions:

Access to the subdivided site must be to the satisfaction of the City of Tshwane Metropolitan Municipality.

**4.3 Transport Infrastructure Planning (Geology)**

GEOLOGY (L Ramatlapeng leratoram@tshwane.gov.za / 012 358 3287)

Authorised Official:



CPD NUMBER: CPD 373-JR/0879/00183

ITEM NUMBER: 38623

PROPERTY DESCRIPTION: Portion 183, Zwavelpoort 373-JR

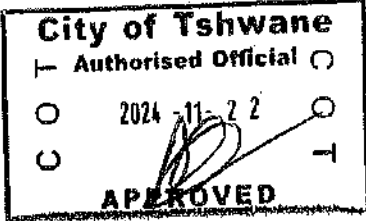
- 
1. This office has no objection to the proposed subdivision.
  2. Before the approval of plans or any land development applications, a detailed geotechnical investigation must be carried out and a detailed report compiled from the results indicating the various classes of soil according to NHBC classification, must be submitted to the Municipality for approval. One hard copy and one electronic copy of the report must be submitted.
  3. An engineer must be appointed before the approval of building plans, who must design, specify and supervise structural measures for the foundations of all structures, according to the soil classification for each zone as described in the geological report. On completion of the structures, he must certify that all his specifications have been met.
  4. The following clause must be incorporated in the title deed of each newly created portion:
    - 4.1 The owner or his successors in title may not effect any development on the subject property, prior to the compliance of the geological conditions as imposed by the City of Tshwane.

**5. EMERGENCY SERVICES DEPARTMENT**

**FIRE RESCUE AND OPERATIONS DIVISION**

1. When the premises are used for any other purpose than the purpose shown on the approved plans or for a purpose which causes a change in the class of occupancy, amended plans must be submitted to the Local Authority for approval in accordance with the provisions of regulation A2 of the national building regulations

Any future structures/buildings being erected on the above-mentioned premises, must conform to the provisions of the National Building Regulations, SANS 10400 Part T

<b>Authorised Official:</b>	
-----------------------------	--

CPD NUMBER: CPD 373-JR/0879/00183

ITEM NUMBER: 38623

PROPERTY DESCRIPTION: Portion 183, Zwavelpoort 373-JR

**6. TSHWANE METRO POLICE DEPARTMENT**

**REGIONAL POLICING DIVISION**

This Department has, in principle, no objection to the approval of the abovementioned application, on condition that:

Access to the property must be to the approval of the City of Tshwane Metropolitan Municipality.

**7. HEALTH DEPARTMENT**

**HEALTH SERVICES DIVISION**

The Director: Municipal Health Services, will from a health point of view, approve the granting of the application.

**8. ENVIRONMENT AND AGRICULTURE MANAGEMENT DEPARTMENT:**

**ENVIRONMENTAL MANAGEMENT AND PARKS DIVISION:**

**8.1 Environmental Planning and Open Space Management**

**AMENDED COMMENTS**

**1. POLICY DIRECTIVES AND DECISION SUPPORT TOOLS REFERRED.**

In considering the merits of the application, the Department took heed of the following directives:

- The National Environmental Management Amendment Act, 1998 (Act 107 of 1998) (NEMA): its decision-making principles and Environmental Impact Assessment Regulations.
- The Tshwane Open Space Framework (TOSF) Policy Statements and Typologies

Authorised Official:

CPD NUMBER: CPD 373-JR/0879/00183

ITEM NUMBER: 38623

PROPERTY DESCRIPTION: Portion 183, Zwavelpoort 373-JR

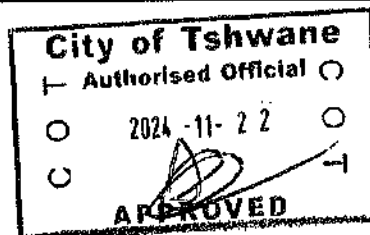
2005.

- The Draft Bioregional Plan for the City of Tshwane.
- The Gauteng Conservation Plan Version 3.3 (C-Plan 3.3).
- The Gauteng Provincial Environmental Management Framework (GPEMF) 2021.
- The Spatial Planning and Land Use Management Act (SPLUMA), 2013, (Act 16 of 2013).
- City of Tshwane Metropolitan Municipality: Land Use Management By-Law, 2016 (CTMM: LUM By-Law, 2016), and
- Tshwane Town-Planning Scheme, 2008 (Revised 2014).

2. DISCUSSION

- 2.1 Part of the application site is affected by Juliana's Golden Mole (*Neamblysomus Julianae*) habitat. The Environmental Consultants International (Pty) Ltd (ECI) also confirmed that relevant properties are affected by the habitat.
- 2.2 The Applicant and the Environmental Consultant indicated that no physical boundary exists and that there is no intended construction of boundary fence or any structures whatsoever on either of the properties. That the subdivision/consolidation process will have no physical bearing on any of the two properties (Letter dated 29 November 2023).
- 2.3 According to the memorandum, the subdivision (Ptn.183) and consolidation application as submitted aims to allow for conservation of existing habitat area for the enjoyment of current and future generations and the protection of the unique fauna and flora along the Bronberg Mountain Range.

Authorised Official:



CPD NUMBER: CPD 373-JR/0879/00183

ITEM NUMBER: 38623

PROPERTY DESCRIPTION: Portion 183, Zwavelpoort 373-JR

3. CONDITIONS AND CONCLUSIONS

The application is in principle supported by the Department subject to the following conditions being included in the Title Deed or Annexure T and must be adhered to:  
**CONDITIONS TO BE COMPLIED WITH AFTER THE COMING INTO OPERATION OF THE RIGHTS**

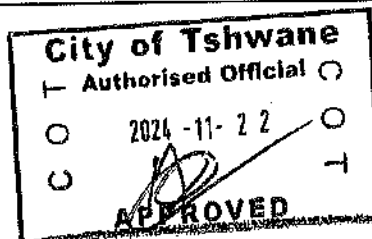
- 3.1 No development will be allowed on either of the subdivided properties without proper approvals in terms of relevant legislations.
- 3.2 No construction of any boundary fences or any structures whatsoever on either of the properties. Should there be a need of such, this must be discussed with the department.
- 3.3 The property must remain natural and be used for conservation purposes as indicated in the submissions.

Tshinyadzo Mphephu

8.2 Parks, Recreation and Crematorium Operations

The application has no impact on street trees.

Authorised Official:







## Economic Development and Spatial Planning

Room LG004 | Basement | Isivuno House | 143 Lilian Ngoyi Street (Van der Walt) | Pretoria | 0002  
PO Box 3242 | Pretoria | 0001  
Tel: 012 358 7426 |  
Email: [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) | [www.tshwane.gov.za](http://www.tshwane.gov.za) | [www.facebook.com/CityOfTshwane](https://www.facebook.com/CityOfTshwane)

My ref: CPD/373-JR/0879/00183 (Item 38623)  
Your ref:  
Contact person: M Phago  
Section/Unit:

Tel: 012 358 7370  
Fax:  
Email: [Morongwap@tshwane.gov.za](mailto:Morongwap@tshwane.gov.za)

E-mail: [airtaxi@mweb.co.za](mailto:airtaxi@mweb.co.za)

### J PAUL VAN WYK URBAN ECONOMIST AND PLANNERS

Sir/Madam

#### EXTENSION OF TIME:

**APPLICATION FOR THE SUBDIVISION OF PORTION 183 (A PORTION OF PORTION 9) OF THE FARM ZWAVELPOORT 373-JR IN TERMS OF SECTION 16 IN TERMS OF SECTION 16 (12)(d) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (the "LUM By-law)**

Your request for the extension of time to comply with conditions of approval dated 22 November 2024, received on the 05 November 2025 refers.

The Municipality hereby allow an extension of time in order to comply with conditions of approval related to the above application terms of section 16, as the case may be, of the LUM By-law. You have been allowed a further extension till the 22 November 2026.

Please note that in terms of Section 43(2) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) the owner must comply with all the conditional approvals within the mentioned extended period but not exceeding 5 years from the date of the approval failing which the approval shall lapse.

All correspondence via e-mail must be sent to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) or to the address as contained in the letterhead.

Note: any correspondence sent to a different address might not be received by the Department and cannot be attended to.

Yours faithfully

f GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

Date..... 06/11/2025

A 10 1 Request Extension of time all appl granted

**REGISTERED LETTERS – BOOK COPY**

**PORTION 183 OF THE FARM ZWAVELPOORT 373JR**

<b>LE COOL PROPS 10 CC</b> (PTN 566 FARM ZWAVELPOORT 373JR) PO BOX 36588 MENLO PARK 0102		
<b>JAN JOHANNES AND ALRA MARAIS</b> (PTN 927 FARM ZWAVELPOORT 373JR) 2377 GRAHAM ROAD ZWAVELPOORT 0036		
<b>JOHANNES HENDRIKUS BRANDT VAN AARDT</b> (PTN 184 FARM ZWAVELPOORT 373JR) 2389 GRAHAM ROAD ZWAVELPOORT 0036		
<b>ANDRIES LOUBSER TRUST</b> (PTN 107 FARM ZWAVELPOORT 373JR) 3454 ACHILLIES WAY ZWAVELPOORT 0036		
<b>ROCHVILLE PROPERTIES (PTY) LTD</b> (PTN 106 FARM ZWAVELPOORT 373JR) PO BOX 60012 PIERRE VAN RYNEVELD 0054		
<b>TOORBOSCH (PTY) LTD</b> (PTN 387 FARM ZWAVELPOORT 373JR) PRIVATE BAG X37 LYNNWOOD RIDGE 0040		
<b>RAINBOW TRUST</b> (PTN R/388 FARM ZWAVELPOORT 373JR) 2214 A42329 ROAD ZWAVELPOORT 0036		
<b>TIGRANEX (PTY) LTD</b> (PTN 1025 FARM ZWAVELPOORT 373JR) PO BOX 36865 MENLO PARK 0102		

**REGISTERED LETTERS – CUSTOMER COPY**

**PORTION 183 OF THE FARM ZWAVELPOORT 373JR**

<b>LE COOL PROPS 10 CC</b> (PTN 566 FARM ZWAVELPOORT 373JR) PO BOX 36588 MENLO PARK 0102		
<b>JAN JOHANNES AND ALRA MARAIS</b> (PTN 927 FARM ZWAVELPOORT 373JR) 2377 GRAHAM ROAD ZWAVELPOORT 0036		
<b>JOHANNES HENDRIKUS BRANDT VAN AARDT</b> (PTN 184 FARM ZWAVELPOORT 373JR) 2389 GRAHAM ROAD ZWAVELPOORT 0036		
<b>ANDRIES LOUBSER TRUST</b> (PTN 107 FARM ZWAVELPOORT 373JR) 3454 ACHILLIES WAY ZWAVELPOORT 0036		
<b>ROCHVILLE PROPERTIES (PTY) LTD</b> (PTN 106 FARM ZWAVELPOORT 373JR) PO BOX 60012 PIERRE VAN RYNEVELD 0054		
<b>TOORBOSCH (PTY) LTD</b> (PTN 387 FARM ZWAVELPOORT 373JR) PRIVATE BAG X37 LYNNWOOD RIDGE 0040		
<b>RAINBOW TRUST</b> (PTN R/388 FARM ZWAVELPOORT 373JR) 2214 A42329 ROAD ZWAVELPOORT 0036		
<b>TIGRANEX (PTY) LTD</b> (PTN 1025 FARM ZWAVELPOORT 373JR) PO BOX 36865 MENLO PARK 0102		