



## 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: [geinfoservice@tshwane.gov.za](mailto:geinfoservice@tshwane.gov.za) | [www.tshwane.gov.za](http://www.tshwane.gov.za) | [www.facebook.com/CityOfTshwane](https://www.facebook.com/CityOfTshwane)

Generated by: TSHWANE\MartieEr

Date 2024/08/06

### TO WHOM IT MAY CONCERN

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

**PROPERTY LIS KEY (GIS KEY): 001700000/R**

**ZONING KEY: 001700000/R**

**SPLIT ZONING: Not Applicable**

**PROPERTY DESCRIPTION: Farm Portion Ptn R SCIENTIA 627-JR (352 MEIRING NAUDE ROAD)**

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

#### A. USE ZONE 16: GOVERNMENT

| 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 |
|-----------------------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------|
| Government Purposes                                       | All other uses not listed in Columns (3) and (5)                 | Industry<br>Noxious Industry                                  |

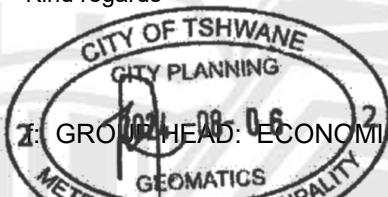
|   |                    |                                                                       |
|---|--------------------|-----------------------------------------------------------------------|
| B | ANNEXURE L         | Not Applicable                                                        |
| C | MINIMUM ERF SIZE   | Not Applicable                                                        |
| D | UNITS PER HA       | Not Applicable                                                        |
| E | DENSITY            | Not Applicable                                                        |
| F | FLOOR AREA RATIO   | Table C, FAR Zone 5, subject to Clause 25                             |
| G | HEIGHT             | Table D, Height Zone 5, subject to Clause 26                          |
| H | COVERAGE           | Table E, Coverage Zone 5, subject to Clause 27                        |
| I | OTHER APPROVALS    | Not Applicable                                                        |
| J | BUILDING LINES     | Streets: Subject to Schedule 1<br>Rear and Side: Subject to Clause 12 |
| K | SCHEDULE 5         | Not Applicable                                                        |
| L | ATTACHED DOCUMENTS | Schedule 1-P51                                                        |

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



1. GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

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

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

Document Ref: 001700000/R\_20240806\_184701713\_1

## SCHEDULE 1: BUILDING LINES, ACCESS AND PHYSICAL BARRIERS

| 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</b> (refer to p 13 under subheading F) |               |                     |                                                                             |                                               |                                       |                                       |
| ROOIKOP 181-JR                                  | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| ROOIKOPJES 483-JR                               | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| ROOIPOORT 440-JR                                | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| ROOIPOORT 555-JR                                | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| ROOIWAL 270-JR                                  | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| ROSSLYN 274-JR                                  | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| RUSTFONTEIN 488-JR                              | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| RUSTFONTEIN 616-JR                              | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SABLE HILLS 741-JR                              | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SCHIETPOORT 507-JR                              | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SCHLOSPOORT 629-JR                              | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SCHURVEBERG 488-JQ                              | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SCIENTIA 416-JR                                 | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SCIENTIA 627-JR                                 | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SERENGETI 676-JR                                | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SJAMBOK KRAAL 723-JR                            | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SJAMBOK ZIJN OUDE KRAAL 258-JR                  | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SKINNER COURT 254-JR                            | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SKOUGRONDE 648-JR                               | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SKURWEPLAAS 353-JR                              | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SKURWEPLAAS 681-JR                              | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SKURWEPLAAS 727-JR                              | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SLAGVELD 512-JR                                 | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SOMERVREUGDE 650-JR                             | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SONSKYN 242-JR                                  | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SORIA MORIA 501-JR                              | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SPITSKOP 502-JR                                 | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SPITSKOP 533-JR                                 | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SPRINGFONTEIN 213-JR                            | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SPRINGFONTEIN 758-JR                            | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| STERKWATER 106-JR                               | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| STINKWATER 97-JR                                | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| STRYDFONTEIN 306-JR                             | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| STRYDFONTEIN 307-JR                             | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| STUKGROND 382-JR                                | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| SUIKERBOSCHFONTEIN 529-JR                       | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| TECHNIKONRAND 604-JR                            | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| TECHNIKONRAND 662-JR                            | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| THE ORCHARDS 782-JR                             | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| THE WILLOWS 340-JR                              | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| TIEGERPOORT 371-JR                              | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| TOGO 82-JR                                      | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| TRANSPARK 639-JR                                | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| TREGENNA 95-JR                                  | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| TRIGAARDSPPOORT 451-JR                          | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| TSWANG 149-JR                                   | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| TWEEDRAGT 516-JR                                | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| TWEEFONTEIN 372-JR                              | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |
| TWEEFONTEIN 491-JR                              | All portions  | All streets         | 10                                                                          |                                               |                                       |                                       |

TSHWANE LAND USE SCHEME, 2024 SCHEDULE 1

Adopted: 08 May 2024

Comes into operation: 01 July 2024

