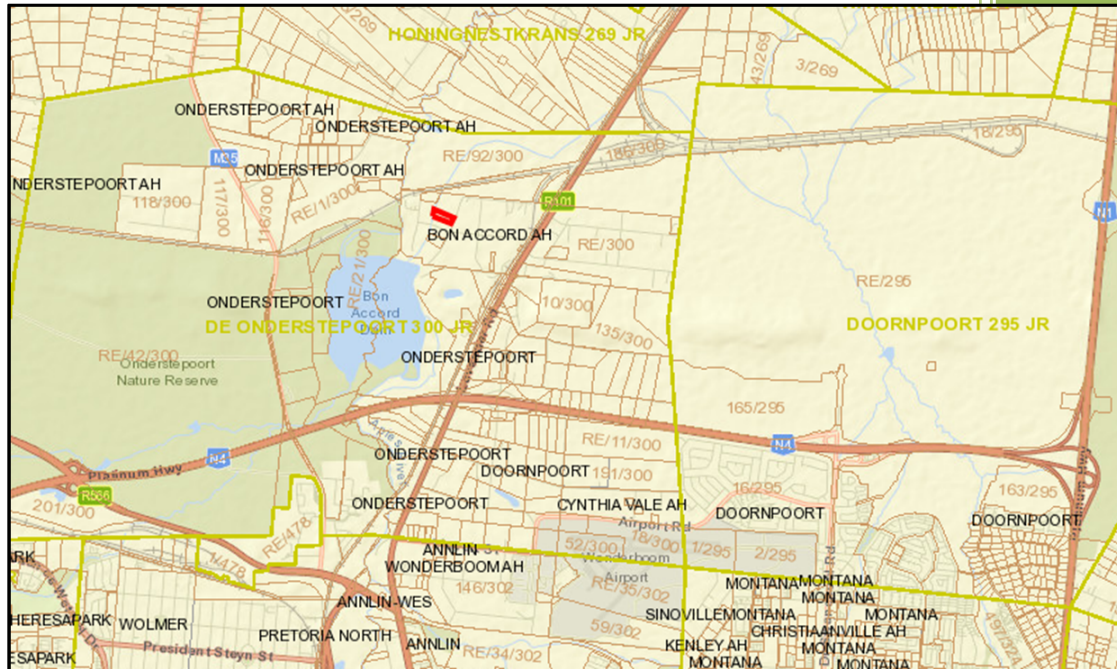


# ZONING INTERPRETATION REPORT: HOLDING 14, BON ACCORD AGRICULTURAL HOLDINGS



DATE: DECEMBER 2020

W.G. GROENEWALD (Pr. Pln. A/1060/1998)

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# ZONING INTERPRETATION REPORT:

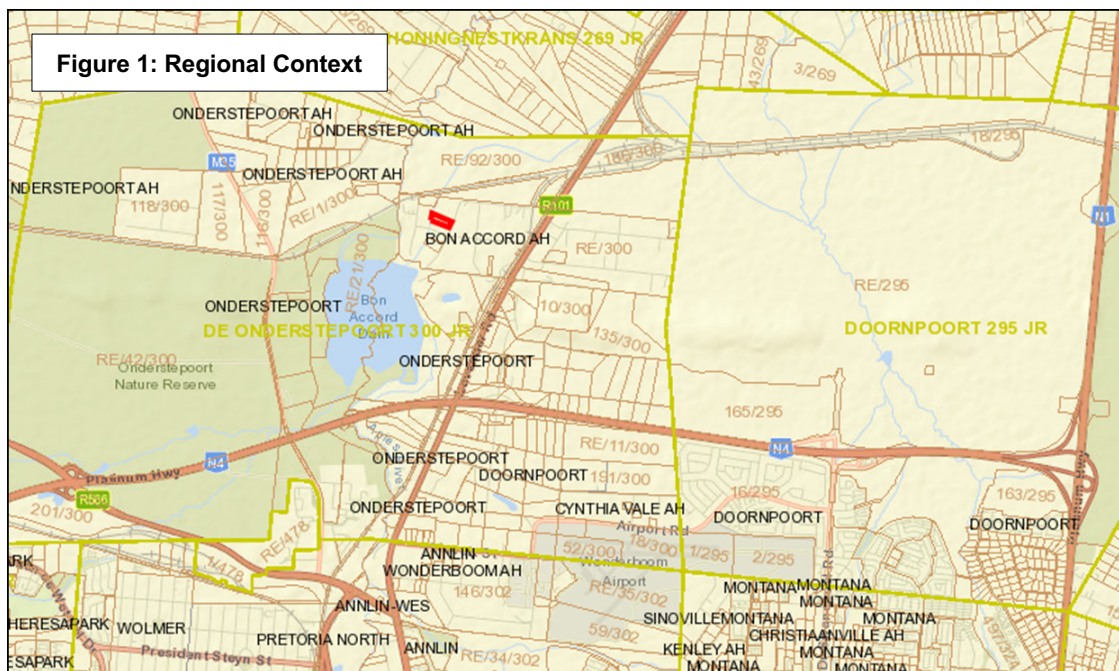
## HOLDING 14, BON ACCORD AGRICULTURAL HOLDINGS

### 1. INTRODUCTION & BRIEF

**MyZoning** was commissioned by **Ms Christie Briel** to compile a **Zoning Interpretation Report** by a Professional Planner from a pre-approved panel of Town Planners, in order to interpret existing or proposed land uses against the subject property's proclaimed zoning.

### 2. REGIONAL & LOCAL CONTEXT

On a regional scale, Holding 14, Bon Accord Agricultural Holdings is located in the City of Tshwane Metropolitan Municipality's Region 2, Ward 96, north-east of the Bon Accord Dam and in close proximity to Lavender Road (R101).



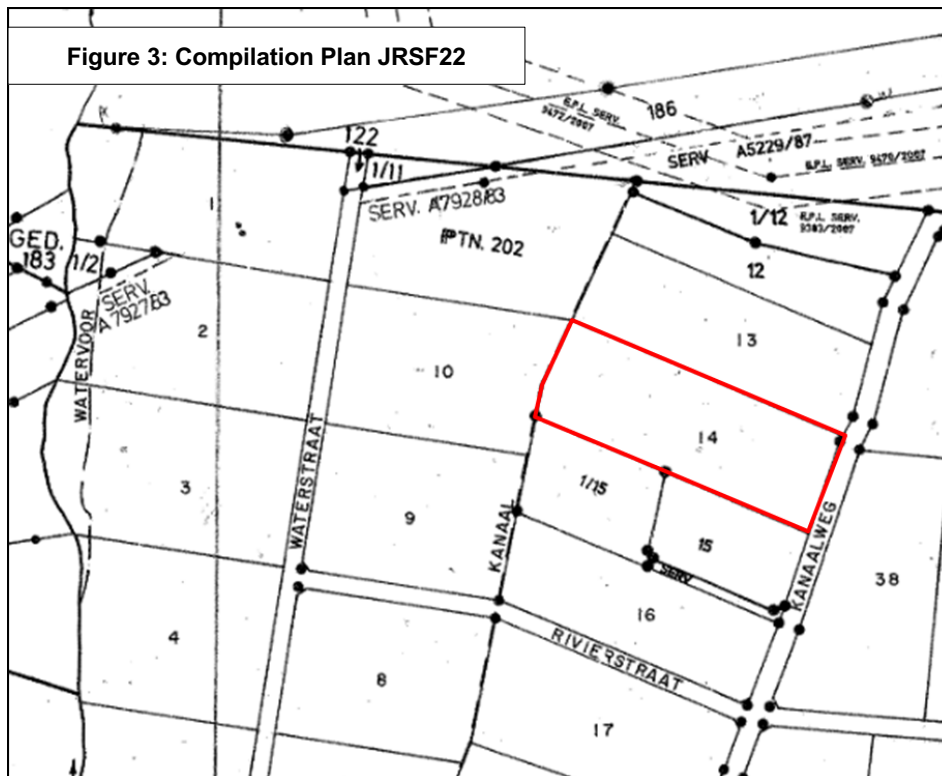
Considering the property's local context, the property is accessible from Kanaal Road, which links with Dam Road to the south and in turn connects with Lavender Road. The aerial photograph indicates the location of the property in Tshwane-Gauteng, in an area with a rural character, which is still accessible to main roads and business nodes.



### 3. PROPERTY REGISTRATION DETAILS & SURVEYOR GENERAL DATA

This section provides a summary of the property's registration details and Surveyor-General's cadastral information:

PROPERTY REGISTRATION DETAILS:	
<b>Property Description:</b>	Holding 14, Bon Accord Agricultural Holdings
<b>Registered property owners:</b>	Daniel Rudolf Smit
<b>Deed of Transfer No.:</b>	T28271/2015
<b>SG Diagrams:</b>	Compilation Plan: JRSF22 General Plan: A1421/1956
<b>Registered Area:</b>	2.1414 ha
<b>Existing Zoning:</b>	"Agricultural" in terms of the Tshwane Town Planning Scheme, 2008 (Revised 2014).



Compilation Plan JRSF22 indicates that Holding 14, Bon Accord Agricultural Holdings is no subject to any surveyed servitudes.

#### 4. EXISTING ZONING AND DEVELOPMENT CONTROLS

The table below summarises the subject property’s existing land use rights/zoning in terms of the Tshwane Town Planning Scheme, 2008 (Revised 2014):

Tshwane Town Planning Scheme, 2008 (Revised 2014):	
<b>Property Description:</b>	<b>Holding 14, Bon Accord Agricultural Holdings</b>
<b>Existing Zoning:</b>	<b>“Agricultural”</b>
<b>Primary/Permitted land uses:</b>	<b>Agriculture Farm Stall subject to Schedule 10 One Dwelling- House</b>
<b>Land Use Definitions as per Town Planning Scheme:</b>	<b>Only the relevant land use definitions from the Scheme are quoted below:</b>  <i>“Agriculture: Means land and building used for any bona fide farming activities which may include Market Gardens, game farming, cattle, goats and sheep farming, bee farming, bird breeding, plant nursery, plantations, aquaculture, mushroom production, forestry and orchards and activities normally regarded as incidental thereto, but excludes Abattoirs, cattle feeding lots, poultry farming, pig farming and Animal Boarding Place.”</i>

	<p><b>'Farm Stall:</b> Means building on a property zone "Agricultural", "Municipal" and "Undetermined" used for the sale of agricultural produce and subject to Schedule 10".</p> <p><b>"Dwelling-House:</b> Means a single Dwelling-unit on property zoned "Residential 1", "Agricultural" and "Undetermined".</p>
<p><b>Secondary uses (Only with Special Consent from Municipality):</b></p> <p><i>Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), read with Section 16(3) and Section 15(6) of the City of Tshwane Land Use Management By-Law (2016)</i></p>	<p>Agricultural Industry, Airfield, Animal Boarding Place, Camping Site, Commune, Equestrian School, Flea Market, Garden Centre, Guest-house, Institution, Lodge, Municipal Transitional, Settlement subject to Schedule 27, Parking Site, Petting Zoo, Picnic Place, Place of Child Care, Place of Instruction, Place of Refreshment, Recreation Resort, Social Hall, Sports and Recreation, Ground Sport and Recreation Club, Wall of Remembrance in conjunction with a Place of Public Worship.</p>
<b>Floor Area Ratio:</b>	<b>Not Applicable</b>
<b>Coverage:</b>	<b>50% = (0.5 X 2.1414 ha) = 10 707 m<sup>2</sup> Gross Floor Area</b>
<b>Height:</b>	<b>10 (2 Storeys)</b>
<b>Building Restriction Areas:</b>	<b>Streets: 10 m All other: 5 m</b>

**DEFINITIONS (Tshwane Town Planning Scheme, 2008 (Revised 2014) Land Use Scheme, 2018):**

- **Coverage:** "Means the percentage area of a property including any servitude area covered by the roofed area of all buildings as seen vertically from above but does not include a structure or building that has no roof".
- **Height:** "Means the height of a building as measured vertically from the natural ground level of the footprint of the building to the highest point of the building as indicated in the diagrams in Clause 26 provided that a maximum of 500mm of fill above the natural ground level of stormwater management shall be excluded from the height calculation"
- **Floor Area Ratio (FAR):** "Means the ratio of the Gross Floor Area of a building to the total area of the property, including any servitudes, on which such building is erected or is to be erected i.e. FAR = Gross Floor Area divided Area of the property".
- **Gross Floor Area:** "the Gross Floor Area of a building is determined by multiplying the area of the property by the FAR: e.g. 1000m<sup>2</sup> x 0.4 = 400m<sup>2</sup>: Provided that certain floor areas can be deducted from the calculation of Gross Floor Area as provided in Schedule 7".
- **Building Line:** "Means an imaginary line on the property that demarcates the Building Restriction Area and is at a fixed distance from any boundary of such property."

- **Building Restriction Area:** ‘Means the area on a property where no building, except as permitted by the scheme, may be erected and which is bounded on one side by a Building Line and on the other side by a boundary of the property and also includes open spaces or as indicated in an Annexure T to the Scheme’

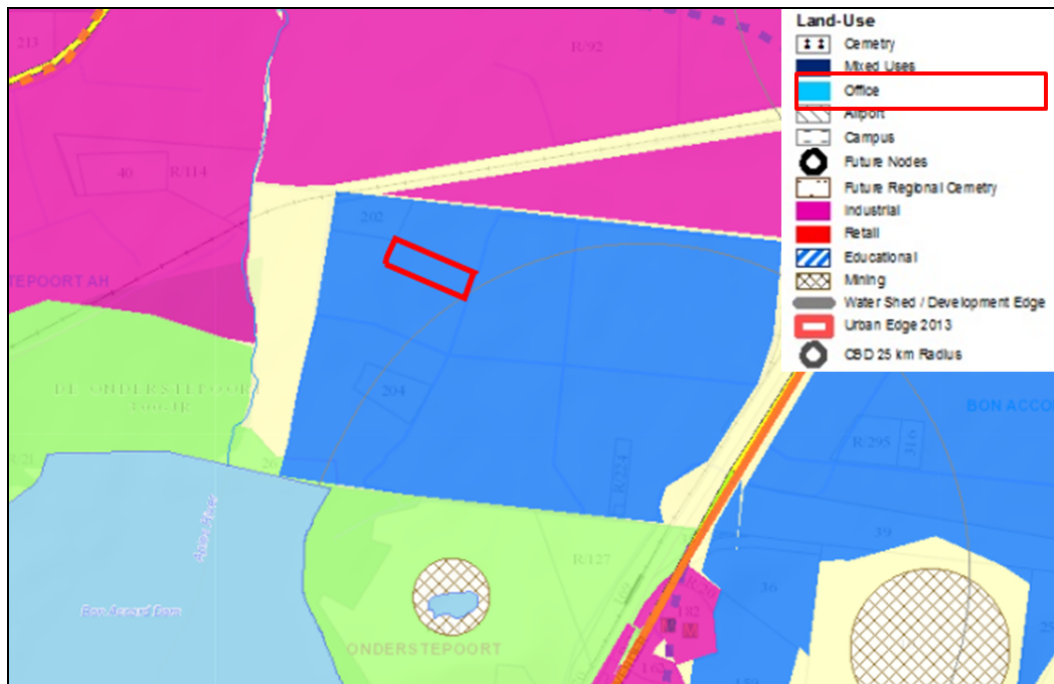


## 5. TSHWANE REGIONALISED MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK, 2018

According to Tshwane Regionalised Municipal Spatial Development Framework, 2018, the area within which the site is located is earmarked for “Office” – land uses.

According to the RSDF these areas accommodate land uses such as offices, retail industries, small places of refreshment, fitness centres, hairdressers, nails bars, medical consulting rooms, medical workshops such as dental technicians prosthetist, orthotists, pathologist and optometric technicians and other business such as beauty salons, pet salons, beauty /health spas, funeral undertakers, places of instruction and land uses that are subservient to the main use.

It should however be noted that any application for land use change (i.e. Rezoning or Township Establishment) will be subject to the availability of engineering services that are connected to the municipal services network of the City of Tshwane.



## 6. CONCLUSION

This Zoning Interpretation Report provides an overview of the property’s registration details, land use rights/zoning and development controls in terms of the current Town Planning Scheme as well as the earmarked land uses in terms of the City of Tshwane’s approved Town Planning Policy for the specific area. The Report should only be used as reference for further detailed investigations and discussions with a professional project team and the relevant controlling authorities.

Any further queries in respect of this Zoning Interpretation Report should be directed to:

[www.myzoning.co.za](http://www.myzoning.co.za)  
[info@myzoning.co.za](mailto:info@myzoning.co.za)

**11 DECEMBER 2020**

Willem Groenewald  
 (Pr. Pln. A/1060/1998)