

**ERVEN 320 AND 321 MELVILLE
CONSENT: PLACE OF AMUSEMENT
MEMORANDUM**

**Prepared by : Leyden Gibson Town Planners
Client : Accelerate Property Fund Limited
Date : 28th February 2018
Reference : 320melvimemo/GD**

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Erven 320 and 321 Melville: Consent: Place of Amusement: Memorandum

1. The Site

Erven 320 and 321 Melville. 9 Main Road, Melville, comprise the site (Annexure 1)

2. Locality

The site is located on the south west corner Main Road and 4th Avenue. It is a 2 storey building with a Cash Converters Outlet on the ground floor. The applicant intends to use vacant premises on the second floor level and renovate it into a restaurant with a place of amusement.

The site is situated on a strip of business uses that run the length of Melville from South to North. The businesses are mixed uses in type, from restaurants, bars to shops with a filling station and sports/recreation facilities.

The site can be accessed from either from 3rd / 4th Avenue. The main access to the proposed restaurant / place of amusement is situated on the west side of the premises. A large parking area adjoins the site with to the west space for about 100 cars. (Annexure 2)

3. Area

The site measures:

320 = 464 m²

321 = 752 m²

Total = 1216 m²

4. Ownership

Erven 320 and 321 Melville are held under Deed of Transfer T47423 / 2013 in the name of Accelerate Property Fund Limited of which Mr. Leon Louw is a managing director. The title deeds, company resolution and Power of Attorney are attached (annexure 3-5).

5. Zoning

The site is zoned "Business 1" in terms of the Johannesburg Town Planning Scheme, 1979. The zoning information, use zone and density plan are attached. (Annexure 6-9)

6. Application

The site is zoned "Business 1" in terms of the Johannesburg Town Planning Scheme, 1979. The Zoning information, use zone and density plan are attached (Annexures 9 - 10)

7. Applicants Intention

The applicant's intends to renovate space at second floor level within this existing building. The intention is to create a relaxed atmosphere where people can dine in comfort. The envisaged entertainment is by way of live dancing or a DJ playing requested music. There will also be:

2 x pool tables

2 x beer pong

The attached plan shows the intended layout of the restaurants with tables, lounge area podium and pool tables etc. There is seating for 62 people. Parking can be provided adjacent to the site at a ratio of 0.25 bays per seat = 16 bays. There are 20 bays which are dedicated to this building (annexure 12 and 13).

8. Motivation

The application can be further motivated as follows:

8.1 Section 7 of SPLUMA 2013:

The following principles apply in terms of the Spatial Planning Land Use and management Act. 2013.

7(a) To Redress Imbalances

The proposed Place of Amusement promotes the mixed use nature of this strip of business development. Melville along this section of Main Road is a hub of "entertainment" facilities. It draws people locally as well as City wide. Being close to the U.J campus it draws many students during the term time.

The proposed use will create additional employment opportunities within the existing employment node.

7(b) To Promote Spatial Stability

The property is vacant. The proposed use helps to promote the business nature of the area and to provide for a form of entertainment that does not seem to exist in this specific part of Melville.

7(c) To Promote Efficiency

The proposal would make good use of existing infrastructure in the area.

7(d) To promote Flexibility in Planning

By applying for a consent use to utilise the property for a Place of Entertainment an alternative option exists for the choice of the people in the area

7(e) To Promote Good Administration

The proposed use of a part of the site for a place of entertainment would help promote the vitality of the city in terms of the policy for the area. As such it is in line with the good administration of the city.

8.2 Regional Spatial Development Framework – 2010 – 2011.

The RSDF aims to give a vision for growth to the city. There are a number of key principles fundamental to growth set down which includes (annexure 14). The site falls into Region B, subarea 6, Area 6.

8.2.1. The development objective 1.5:

The rejuvenate residential properties in decay along Perth Road while protecting the mobility thereof. To provide an appropriate interface between the non-residential and the inner residential core along Lewes Road.

8.2.2. The interventions:

The interventions relate to the status of the road, Main road is a BRT route. It runs adjacent to the site to the west.

8.2.3. The guidelines:

The guidelines relate to the densification and provision of accommodation in support of the University, Hospital and other tertiary institutions in the area.

8.3 Planning Principles:

The principles of encouraging growth in an organised and practical manner are a prerequisite to good management of city growth. It is good practice to facilitate the development of land and vacant property and maximize the resources within the city. Key to good management is the development of property according to rights given and approval of building plans.

Various key principles can be applied to this application.

These are inter alia:

- Facilitation of the development of land or vacant property
- Promote the availability of work opportunities close to residential areas and/or public transport routes.
- Optimize existing resources
- Encourage a more compact city

8.3.1 Need:

The area in which the site is located is characterized by a vibrant business node. There are core business uses on all sides. There is a need for employment

opportunities within walking distance of public transport and residential accommodation.

There is a need to support the vibrant business node. A vacant property detracts from the viability of the node.

8.3.2 Desirability:

The integration of a Place of Amusement into this business node is a desirable use in an acceptable area. It would help to promote the vitality and desirability of the area.

8.4 Land Use and Transportation:

The site is located on Main Road, a busy thoroughfare. It carries fairly high volumes of traffic on a 24 hour basis. It is also a public transport route.

There are a number of varying land uses within 1 km of the site. To the north, south and east, business to the west parking, which forms a buffer strip to the residential areas beyond.

8.5 Engineering Services:

An overview of the services indicates that there is adequate capacity for the proposal use.

8.6 Conclusion:

Development of the site for a Place of Amusement promotes the good use of a vacant property in the area. The proposed application is in keeping with the direction of growth as given in the RSDF.

The applicant complies with the policy specific to the area and guidelines on development outlined in SPLUMA 2013. Accordingly, I would request that this application be approved subjects to the following conditions.

The applicant intends to operate the place of Amusement from:

Mondays – Fridays	- 10am to 2am
Saturdays	- 10am to 2am
Sundays	- 10am to 2am
Public Holidays	- 10am to 2am

It is expected that the staff will number about 30. The staff will generally come to the site by taxi or public transport. The applicant intends running an in-house training programme for the staff during the first few weeks of their employment.

General Consent Conditions:

1. The working hours of the Place of Amusement shall be limited to the hours between 10:00 and 2:00 from Mondays to Fridays and between 10:00 and 02 h 00 am on Saturdays.
2. The Place of Amusement shall operate on Sundays and non-religious public holidays between 10:00 am and 02h00 am.
3. The Council may at any time declare that any activity expressly or impliedly authorised by this consent or incidental thereto shall be limited to such times as it may specify.
4. The number and power of machines used in the Place of Amusement on the site shall not exceed the following without consent of the Council:
2 x Pin ball machines.
2 x Beer pong tables.
5. The number of staff employed in the Place of Amusement on the site shall not without the consent of the Council exceed 30.
6. (a) (i) The Place of Amusement to be erected on the site shall be erected in accordance with plans submitted to and approved by the Council before the work is begun.
7. (a) (ii) Any major alterations or additions to the Place of Amusement on the site shall be erected or made in accordance with plans submitted to and approved by the Council before the work is begun.
(b) Once the building work referred to in paragraph (a) of this condition has been completed no further major addition to or alteration of any building on the site shall be made without consent of the Council
8. The requirements of the Executive Director: Public Safety, the Executive Director: Health, Housing and Urbanisation and of the Director: Consulting Engineering shall be compiled to the satisfaction of the respective officers.
9. The amenity of the area shall not be disturbed
10. Any condition of this consent may be altered or any new condition added thereto by the Council if it is of the opinion that owing to a change in the circumstance or for any other reason such alteration or addition is necessary or desirable from a town planning point of view.
11. This consent shall be subject to termination by the Council if, after affording the owner of the land to which this consent relates a hearing, it is of the opinion that owing to a change of circumstances or for any other reason it is undesirable for the consent to remain in force.
12. *Parking shall be accommodated on the site as indicated on annexure 13, i.e. 20 dedicated parking bays for use by the Place of Amusement can be provided adjacent to the site.
Such parking shall be located and laid out to the satisfaction of the Council.
13. The points of access to and from the site shall be located and laid out to the satisfaction of the Council
14. Unless the prior approval of the Council has been obtained no hoarding for the display of the advertisement shall be erected nor shall any advertisement be displayed on the site other than a plate or board, not exceeding 0,6m x 0,5m, which may be affixed to the boundary wall or fence or the entrance door.

15. Due cognisance shall be taken of access for the disabled persons. *To this end the following shall be included on the site

Leyden Gibson.

28th February 2018.

ANNEXURE 1: LOCALITY

REFERENCE

THE SITE



**MELVILLE
ERVEN 320 & 321**

LOCALITY MAP

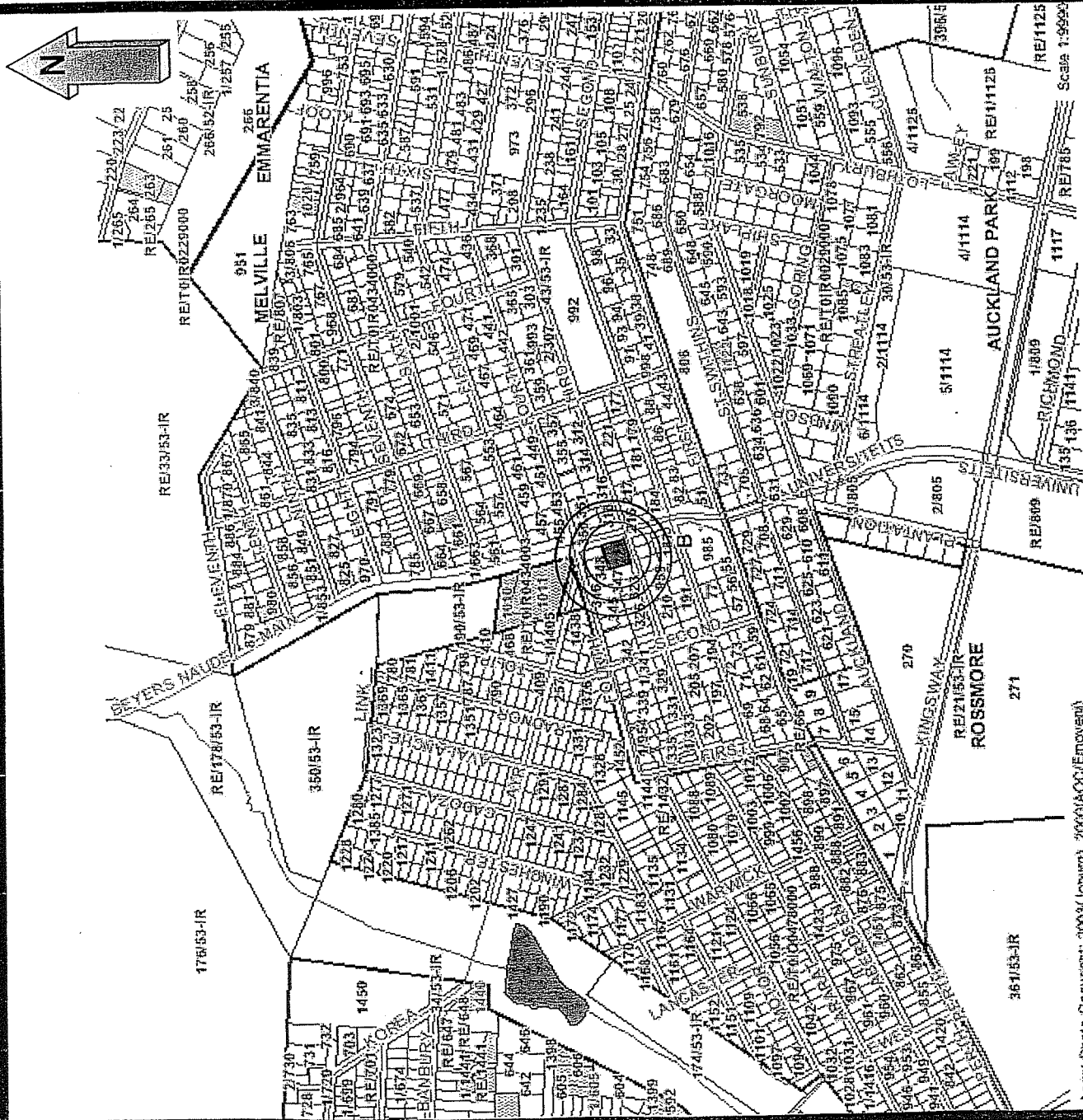
NOT TO SCALE
DATE FEB. 2018

**LEYDEN GIBSON
CHARTERED TOWN PLANNERS**

7 Franz Koenig Place
Benmore Gardens
P O Box 652945
BENMORE, 2010

Telephone 0861 Leyden (539336)
Fax 086 527 7790
Cell 082 410 4566







Email: leydengibson@leydengibson.co.za



Aerial Photo Copyright: 2003 (Joburg), 2003 (AOC/Emsayn)

ANNEXURE 2: LAND USE

REFERENCE

-  THE SITE
-  RESIDENTIAL
-  BUSINESS
-  OFFICES
-  PARKING
-  MIXED USES

**MELVILLE
ERVEN 320 & 321**

EXISTING LAND USE

NOT TO SCALE

DATE
FEB. 2018

**LEYDEN GIBSON
CHARTERED TOWN PLANNERS**

7 Franz Koenig Place
Benmore Gardens
P O Box 662945
BENMORE, 2010










Telephone 0861 Leyden (5393336)
Fax 086 527 7790
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ANNEXURE 6: USE ZONE

REFERENCE

-  THE SITE
-  RESIDENTIAL 1
-  RESIDENTIAL 3
-  BUSINESS 1
-  BUSINESS 3
-  BUSINESS 4
-  SPECIAL
-  EDUCATIONAL
-  PUBLIC GARAGE

**MELVILLE
ERVEN 320 & 321**

EXISTING USE ZONE

NOT TO SCALE

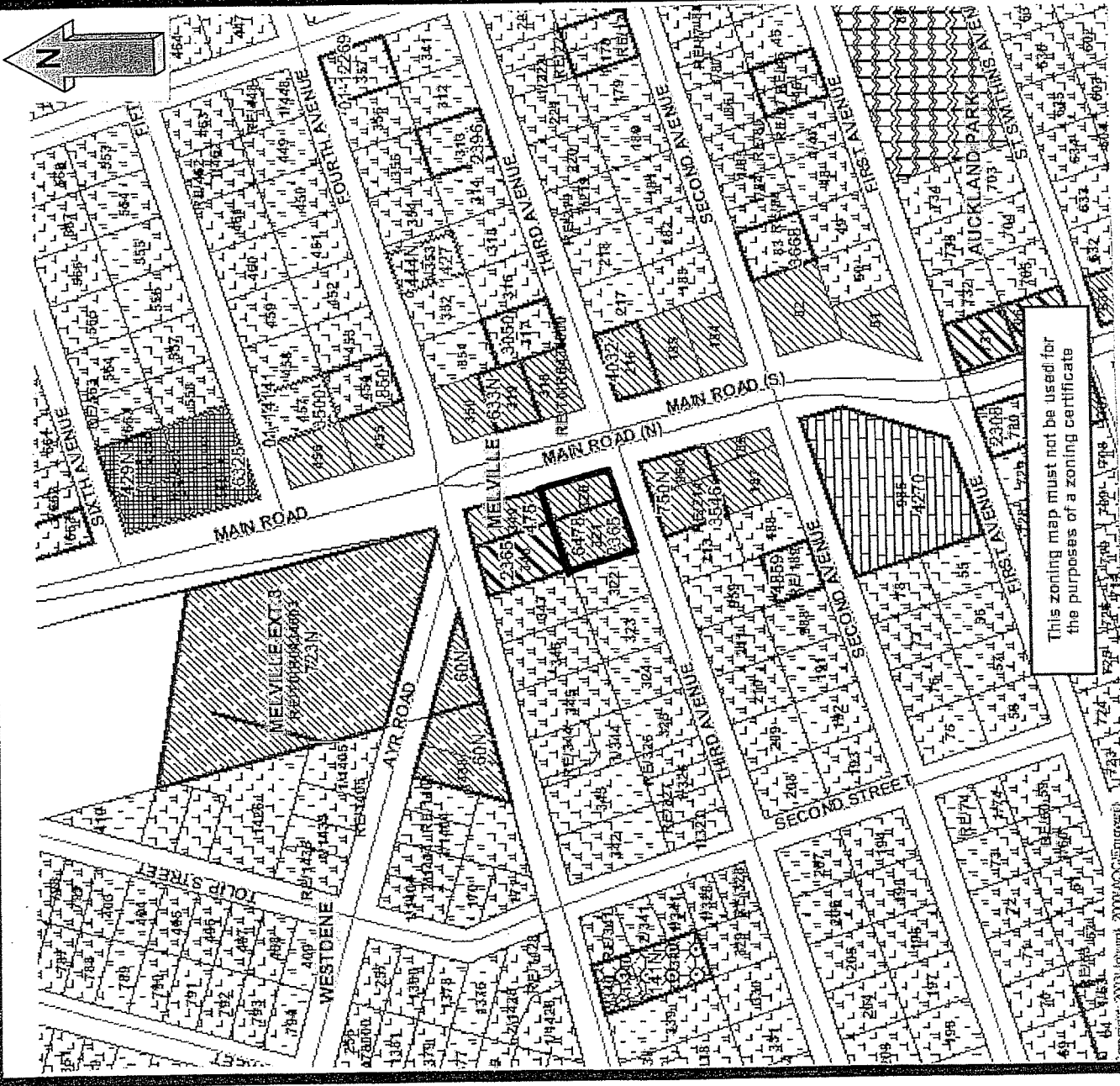
DATE
FEB. 2018

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Cell 082 410 4566

Email : leydengibson@leydengibson.co.za



Copyright: 2003 (Leyden), 2008 (Leyden)

ANNEXURE 3: TITLE DEEDS

513

Connie Myburgh & Partners Inc
First Floor, Building B, Peter Place Park
54 Peter Place
Bryanston, 2021

SEELREG STAMP DUTY R
FOOI FEES R 14000-00

Prepared by me

Carol Maureen Coetzee
 CONVEYANCER
 CAROL MAUREEN COETZEE

VERBIND		MORTGAGED	
VIA FOR R 31 500 000-00			
000033924 / 2013		<i>hkh</i> REGISTRAR	
11 DEC 2013			

DEED OF TRANSFER T000047423 / 2013

BE IT HEREBY MADE KNOWN THAT

ANNEMARIE VAN DER MERWE

appeared before me, REGISTRAR OF DEEDS at Johannesburg, he the said
Appearer being duly authorised thereto by a Power of Attorney signed at
SANDTON on 5 NOVEMBER 2013 and granted to him by

JOHANNES FREDERICK KLOPPER in his capacity as Business
Rescue Practitioner of

HIGHVELD SYNDICATION NO 18 LIMITED
Registration Number 2003/030778/06

Carol Maureen Coetzee

And the Appearer declared that his said principal had truly and legally sold on 27 AUGUST 2013 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

ACCELERATE PROPERTY FUND LIMITED
Registration Number 2005/015057/06

its Successors in Title or assigns, in full and free property

1. ERF 320 MELVILLE TOWNSHIP
REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 464 (FOUR HUNDRED AND SIXTY FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER T 20260/2009

SUBJECT to the following conditions :

SUBJECT to the provisions of the Townships Amendment Act, 1908, and the following conditions and special encumbrances, viz:

- A.
 1. That the owner from time to time shall not have the right to make or cause to be made any bricks or tiles or earthenware pipes or other articles on the said Erf hereby sold, or to remove the soil for such purposes, save and except, however, for buildings and erections on the said Erf itself.
 2. That the owner from time to time shall not have the right to construct grass huts or houses or cattle kraals on the said Erf or to use it in any way for slaughtering purposes.

B. BY VIRTUE of Notarial Deed No. K 3065/1998 S the within mentioned property is subject to a servitude in favour of TOTAL SOUTH AFRICA (PROPRIETARY) LIMITED, and subject to the following servitude conditions, namely :

1. no petroleum product, other than products provided by TOTAL, shall be stored, handled, sold or distributed on or from the Property without TOTAL's prior written consent;
2. without the prior written consent of TOTAL, the Property shall not be used for any purpose other than the conduct of a petrol filling and service station as well as the buying, selling, displaying, repairing and maintenance of motor vehicle accessories and parts and for any other purpose that is usually accessory or associated with the abovementioned purposes;

✓

3. the abovementioned servitude shall endure for a period of 20 (twenty) years from the date of execution hereof and shall be a restrictive burden and servitude over the Property and for the full period and shall be binding on the OWNER and his successors in title or assign.

as will more fully appear from the said Notarial Deed.

- C. BY VIRTUE of Notarial Deed No. K 3067/1998 S the within mentioned property namely Erf 320 Melville shall be tied together with Erven 321, 348 and 349 Melville and shall be regarded as one property to all intents and purposes and none of the properties shall be sold or transferred otherwise than to the same transferee without the proper written consent of the Council as will more fully appear from reference to the said Notarial Deed.

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

2. ERF 321 MELVILLE TOWNSHIP

REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 752 (SEVEN HUNDRED AND FIFTY TWO) SQUARE METRES

HELD BY DEED OF TRANSFER T 20260/2009

SUBJECT to the following terms and conditions, namely :

1. SUBJECT to the conditions set out in Paragraph A (1) and A (2) inclusive, as set out in paragraph 1 above.
2. BY VIRTUE of Notarial Deed No. K 3067/1998 S the within mentioned property namely Erf 321 Melville shall be tied together with Erven 320, 348 and 349 Melville and shall be regarded as one property to all intents and purposes and none of the properties shall be sold or transferred otherwise than to the same transferee without the proper written consent of the Council as will more fully appear from reference to the said Notarial Deed.

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



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3. ERF 348 MELVILLE TOWNSHIP

REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 943 (NINE HUNDRED AND FORTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER T 20260/2009

SUBJECT to the following conditions :

- A. SUBJECT to the provisions of the Townships Amendment Act 1908.
- B. SUBJECT to the conditions set out in Paragraph A (1) and A (2) inclusive, as set out in paragraph 1 above.
- C. BY VIRTUE of Notarial Deed No. K 3067/1998 S the within mentioned property namely Erf 348 Melville shall be tied together with Erven 320, 321 and 349 Melville and shall be regarded as one property to all intents and purposes and none of the properties shall be sold or transferred otherwise than to the same transferee without the proper written consent of the Council as will more fully appear from reference to the said Notarial Deed.

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

4. ERF 349 MELVILLE TOWNSHIP

REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 639 (SIX HUNDRED AND THIRTY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER T 20260/2009

SUBJECT to the following conditions :

- A. SUBJECT to the conditions set out in Paragraph A (1) and A (2) inclusive, as set out in paragraph 1 above.
- B. BY VIRTUE of Notarial Deed No. K 3067/1998 S the within mentioned property namely Erf 349 Melville shall be tied together with Erven 320, 321 and 348 Melville and shall be regarded as one property to all intents and purposes and none of the properties shall be sold or transferred otherwise than to the same transferee without the proper written consent of the Council as will more fully appear from reference to the said Notarial Deed.

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

a

WHEREFORE the Appearer, renouncing all right and title which the said

HIGHVELD SYNDICATION NO 18 LIMITED
Registration Number 2003/030778/06

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

ACCELERATE PROPERTY FUND LIMITED
Registration Number 2005/015057/06

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R 27 338 745,00 (TWENTY SEVEN MILLION THREE HUNDRED AND THIRTY EIGHT THOUSAND SEVEN HUNDRED AND FORTY FIVE RAND)

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

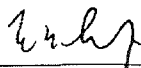
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at Johannesburg on

11 DEC 2013

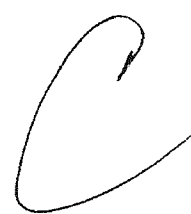


q.q.

In my presence



REGISTRAR OF DEEDS



513

Connie Myburgh & Partners Inc
First Floor, Building B, Peter Place Park
54 Peter Place
Bryanston, 2021

Prepared by me


CONVEYANCER
CAROL MAUREEN COETZEE

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

JOHANNES FREDERICK KLOPPER in his capacity as Business
Rescue Practitioner of

HIGHVELD SYNDICATION NO 18 LIMITED
Registration Number 2003/030778/06

duly appointed by the Board of Directors on 7 September 2011 in
terms of Section 129(3)(b) of the Companies Act 71 of 2008

do hereby nominate, constitute and appoint ANNEMARIE VAN DER MERWE
and/or CAROL MAUREEN COETZEE with power of substitution to be the true
and lawful Attorney/s and Agent/s of the Transferor to appear before the
REGISTRAR OF DEEDS at Johannesburg and there to declare that I did on
27 AUGUST 2013 sell to:-

ACCELERATE PROPERTY FUND LIMITED
Registration Number 2005/015057/06

for the sum of R 27 338 745 (Twenty Seven Million Three Hundred and Thirty
Eight Thousand Seven Hundred and Forty Five Rand) the below mentioned
property, namely-

1. ERF 320 MELVILLE TOWNSHIP
REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG
MEASURING 464 (FOUR HUNDRED AND SIXTY FOUR) SQUARE
METRES

HELD BY DEED OF TRANSFER T 20260/2009

2. ERF 321 MELVILLE TOWNSHIP
REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG
MEASURING 752 (SEVEN HUNDRED AND FIFTY TWO) SQUARE
METRES

HELD BY DEED OF TRANSFER T 20260/2009

3. ERF 348 MELVILLE TOWNSHIP
REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 943 (NINE HUNDRED AND FORTY THREE) SQUARE
METRES

HELD BY DEED OF TRANSFER T 20260/2009

4. ERF 349 MELVILLE TOWNSHIP
REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 639 (SIX HUNDRED AND THIRTY NINE) SQUARE
METRES

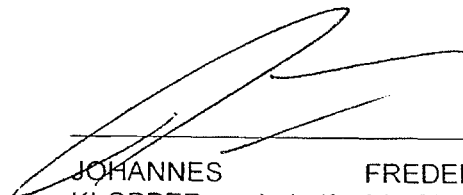
HELD BY DEED OF TRANSFER T 20260/2009

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, to promise to free and warrant the said property and also to clear the same from all encumbrances and hypothecations according to law, to draw, sign and pass the necessary acts and deeds, or other instruments and documents; and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at SANDTON on 5 NOVEMBER 2013
in the presence of the undersigned witnesses.

AS WITNESSES:

1. _____
2. _____



JOHANNES KLOPPER on behalf of HIGHVELD
SYNDICATION NO 18 LIMITED



Transfer Duty Declaration **TDREP**

Reference Details

Transfer Duty Reference Number: TDE0082211

Details

Transfer Duty Reference Number	TDE0082211	Total Fair Value	R
Transaction Reference of Related Exchange Transaction			
Transfer Duty Reference Number			
Any Other Consideration	R		
Transaction Type			
Transaction Type Purchased	NORMAL		

Details of Seller / Transferor / Time Share Company			
Nature of Person	PUBLIC_CO	Full Name	
Surname / Registered Name	HIGHVELD SYNDICATION NO 18 LIMITED	Initials	
VAT Number if applicable	4510222277	Company / CC / Trust Reg No.	200303077805
Natural Person	NO	Fixed Period (years)	
Connected Person to the Purchaser	NO	Share Percentage	100.00
Passport Country		Date Property acquired by seller	2009-09-30
Original Purchase Price	R 16000000.00	Effective Date of Transaction	2013-08-27

Details of Purchaser / Transferee			
Nature of Person	PUBLIC_CO	Deeds Number	
Full Name		Surname / Registered Name	ACCELERATE PROPERTY FUND LIMITED
Non-resident, country of residence		VAT Number if applicable	4120246857
Company / CC / Trust Reg No.	200501505705	Natural Person	NO
Fixed Period (years)		Connected Person to the Seller	NO
Share Percentage	100.00	Gender	
Effective Date of Transaction	2013-08-27		

Details of Conveyancer / Attorney			
Conveyancing Firm	CONNIE MYBURGH & PARTNERS	Name of Conveyancer	CAROL COETZEE
Business Telephone Number	XXXXXXXXXX	Fax Number	XXXXXXXXXX
Contact Email	JANA@CMBIZ.CO.ZA		

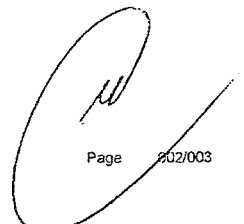
Details of the Property			
Is the property an enterprise asset for VAT purpose?	YES	Was any input tax claimed in respect of the property?	NO
Date of Transaction/Acquisition (CCYYMMDD)	2013-08-27	Is the Property?	IMPROVED
Bought by	PRIVATE TREATY	How was property used?	BUSINESS PURPOSE
Nature of property	COMMERCIAL BUILDING	For what purpose will the property be used?	BUSINESS
Arc the provisions of Section 35A of the Income Tax Act, 1962, applicable?	NO	Amount of bond	R
Local Authority Valuation (Urban Properties)	R 0.00	Monthly Rental Value	R
Value of property	R	Occupational Rent/Interest Paid or Payable	R
Land Value	R	Selling Price	R 27338745.00
Improvement Value	R 27338745.00	Any Other Consideration Payable	R
Total Fair Value	R 27338745.00	Total Consideration	R 27338745.00

Calculation of Duty and Penalty / Interest			
Transfer Duty Payable on	R	0.00	
Natural Person	% on R	= R	
	% on R	= R	
	% on R	= R	
	% on R	= R	
	% on R	= R	
	% on R	= R	
	% on R	= R	
	% on R	= R	
	% on R	= R	
	% on R	= R	
	% on R	= R	
Other than Natural Person	% on R	= R	
	% on R	= R	
	% on R	= R	
	% on R	= R	
	% on R	= R	
	% on R	= R	
	% on R	= R	
	% on R	= R	
	% on R	= R	
Sub total	R	0.00	
Penalty/Interest	R	0.00	
Total Payable	R	0.00	

Calculation of VAT Payable			
VAT Rate	ZERO	Including VAT	YES
VAT Payable	R 0.00	Tax period when output tax will be declared on the VAT201 Declaration	201312

Details

Output Tax	R 0.00	Supply is that of a going concern which is subject to the zero rate	R 0.00
Transaction Status Exempt in terms of Section 9 of the Transfer Duty Act OTHER		Exemptions allowed by another Act SECTION 9 15 VAT EXEMPTION ZERO RATED	
Property Description			
1	ERF 320 MELVILLE TOWNSHIP REGISTRATION DIVISION IN THE PROVINCE OF GAUTENG MEASURING 464 FOUR HUNDRED AND SIXTY FOUR SQUARE METRES		
2	ERF 321 MELVILLE TOWNSHIP REGISTRATION DIVISION IN THE PROVINCE OF GAUTENG MEASURING 752 SEVEN HUNDRED AND FIFTY TWO SQUARE METRES		
3	ERF 348 MELVILLE TOWNSHIP REGISTRATION DIVISION IN THE PROVINCE OF GAUTENG MEASURING 943 NINE HUNDRED AND FORTY THREE SQUARE METRES		
4	ERF 349 MELVILLE TOWNSHIP REGISTRATION DIVISION IN THE PROVINCE OF GAUTENG MEASURING 639 SIX HUNDRED AND THIRTY NINE SQUARE METRES		
Voluntary Disclosure Programme			
Is this declaration made in respect of a VDP agreement with SARS?		NO	VDP Application No.





Declaration

Transfer Duty Reference Number: TDE0082211

Exemption Certificate

Exemption Certificate Details

Transfer Duty Reference No. TDE0082211

Exempt in terms of Section 9 of the Transfer Duty Act OTHER

Exemptions allowed by another Act SECTION 9 15 VAT EXEMPTION ZERO RATED

Declaration by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

Please ensure you sign over the 2 lines of "X" above

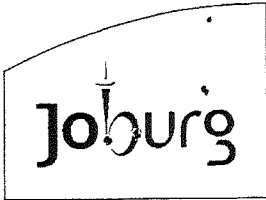
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Date (CCYYMMDD)

20131115

For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)

3



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City of Johannesburg
Department of Revenue & Customer Relationship Management

PO Box 5000
Johannesburg
2000

www.joburg.org.za

Clearance Certificate

Certificate Number : **5100144664**

SCHEDULE

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT MUNICIPAL SYSTEM ACT, 2000 (ACT No. 32 OF 2000) (AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000), it is hereby certified that all amounts that became due to the City of Johannesburg Metropolitan Municipality in connection with the below-mentioned property situated within that municipality for municipal service fees, surcharge on fees, property rates and other municipal taxes, levies and duties during the two years preceding the application for this certificate have been fully paid.

Erf Number	:	00000320
Sectional Title Scheme Name	:	
Sectional Title Scheme Number	:	
Sectional Title Unit Number	:	
Erf Description	:	ERF 00000320 PTN 00000
Zoning	:	BUSINESS 1
Suburb and Extension	:	MELVILLE
Date Issued	:	19.11.2013

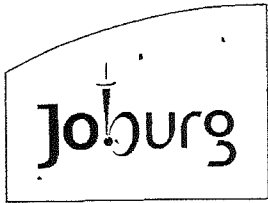
This certificate is valid until : **31.12.2013**.

I, C. A. Cutrice....., an admitted attorney in terms of the Attorneys Act 53 of 1979, as amended, do hereby warrant that all payments made to the City of Johannesburg for purposes of obtaining a Clearance Certificate were made in good faith and that the actions of myself or my agents in obtaining this Clearance Certificate were compliant with the City of Johannesburg's processes for obtaining Clearance Certificates and therefore legitimate and legal. I further warrant that this Clearance Certificate, which will be presented to the Deeds Office, is not a forgery and is lawful in every respect.

[Signature]
EXECUTIVE DIRECTOR: REVENUE
CITY OF JOHANNESBURG

[Signature]
ATTORNEY SIGNATURE
DATE: 20/11/2013

FEDCC No: **1522385**



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BARENDSE
VAN DER MERWE
513
082 940 5405

4
City of Johannesburg
Department of Revenue & Customer Relationship Management

PO Box 5000
Johannesburg
2000

www.joburg.org.za

Clearance Certificate

Certificate Number : **5100144663**

SCHEDULE

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT MUNICIPAL SYSTEM ACT, 2000 (ACT No. 32 OF 2000) (AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

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Erf Number	:	00000321
Sectional Title Scheme Name	:	
Sectional Title Scheme Number	:	
Sectional Title Unit Number	:	
Erf Description	:	ERF 00000321 PTN 00000
Zoning	:	BUSINESS 1
Suburb and Extension	:	MELVILLE
Date Issued	:	19.11.2013

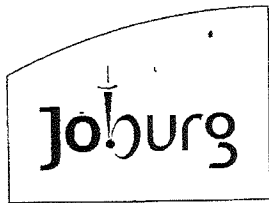
This certificate is valid until : **31.12.2013**.

I, Card Coetsee, an admitted attorney in terms of the Attorneys Act 53 of 1979, as amended, do hereby warrant that all payments made to the City of Johannesburg for purposes of obtaining a Clearance Certificate were made in good faith and that the actions of myself or my agents in obtaining this Clearance Certificate were compliant with the City of Johannesburg's processes for obtaining Clearance Certificates and therefore legitimate and legal. I further warrant that this Clearance Certificate, which will be presented to the Deeds Office, is not a forgery and is lawful in every respect.

EXECUTIVE DIRECTOR: REVENUE
CITY OF JOHANNESBURG

ATTORNEY SIGNATURE
DATE: 20/11/2013

FEDCC No: **1522384**



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Department of Revenue & Customer Relationship Management

PO Box 5000
Johannesburg
2000

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Clearance Certificate

Certificate Number : 5100144662

SCHEDULE

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT MUNICIPAL SYSTEM ACT, 2000 (ACT No. 32 OF 2000) (AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

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Erf Number	:	00000348
Sectional Title Scheme Name	:	
Sectional Title Scheme Number	:	
Sectional Title Unit Number	:	
Erf Description	:	ERF 00000348 PTN 00000
Zoning	:	BUSINESS 4
Suburb and Extension	:	MELVILLE
Date Issued	:	19.11.2013

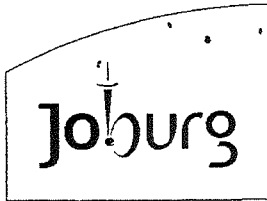
This certificate is valid until : 31.12.2013.

I, Carol Gebree, an admitted attorney in terms of the Attorneys Act 53 of 1979, as amended, do hereby warrant that all payments made to the City of Johannesburg for purposes of obtaining a Clearance Certificate were made in good faith and that the actions of myself or my agents in obtaining this Clearance Certificate were compliant with the City of Johannesburg's processes for obtaining Clearance Certificates and therefore legitimate and legal. I further warrant that this Clearance Certificate, which will be presented to the Deeds Office, is not a forgery and is lawful in every respect.

EXECUTIVE DIRECTOR: REVENUE
CITY OF JOHANNESBURG

ATTORNEY SIGNATURE
DATE: 2013/11/26

FEDCC No: 1522383



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City of Johannesburg
Department of Revenue & Customer Relationship Management

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Johannesburg
2000

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Clearance Certificate

Certificate Number : 5100144661

SCHEDULE

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT MUNICIPAL SYSTEM ACT, 2000 (ACT No. 32 OF 2000) (AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

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CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

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Erf Number	:	00000349
Sectional Title Scheme Name	:	
Sectional Title Scheme Number	:	
Sectional Title Unit Number	:	
Erf Description	:	ERF 00000349 PTN 00000
Zoning	:	BUSINESS 1
Suburb and Extension	:	MELVILLE
Date Issued	:	19.11.2013

This certificate is valid until : 31.12.2013.

I, [Signature], an admitted attorney in terms of the Attorneys Act 53 of 1979, as amended, do hereby warrant that all payments made to the City of Johannesburg for purposes of obtaining a Clearance Certificate were made in good faith and that the actions of myself or my agents in obtaining this Clearance Certificate were compliant with the City of Johannesburg's processes for obtaining Clearance Certificates and therefore legitimate and legal. I further warrant that this Clearance Certificate, which will be presented to the Deeds Office, is not a forgery and is lawful in every respect.

EXECUTIVE DIRECTOR: REVENUE
CITY OF JOHANNESBURG

ATTORNEY SIGNATURE
DATE: 20.11.2013

FEDCC No: 1522382

SECRET

7

PROD DEEDS REGISTRATION SYSTEM - JOHANNESBURG
PREPARED BY : DRS02082 - MOTHIBE LESIBA

DATE : 20131128 TIME : 07:49:53.8 PAGE : 1

TRACK NUMBER : 20005208702

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 320
TOWNSHIP MELVILLE
REG DIV IR

PROVINCE GAUTENG
PREV DESCRIPTION
DIAGRAM DEED NO T8885/936
EXTENT 464 SQM
CLEARANCE CITY OF JOHANNESBURG

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MDD
K3065/1998S				1999 0101 1262	1104
K3067/1998S				1999 0101 1340	1104
K3066/1998S				1999 0101 1333	1104
VA178/2001	B41528/1998			2001 0096 3413	0119
VA179/2001	B41021/1994			2001 0096 3426	0119
VA181/2001	B57386/1996			2001 0096 3466	0119
VA176/2001	T81847/1998			2001 0096 3383	0119
VA180/2001	B54521/1995			2001 0096 3451	0119
VA182/2001	B35421/1997			2001 0096 3481	0119

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MDD	MICROFILM REF
HIGHVELD SYNDICATION NO 18 LTD	20060613	R16000000.00	P	200303077806	T20260/2009	0630	20100806135658

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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Handwritten text, possibly a signature or name, is visible in the center of the page. The text is faint and difficult to decipher.

8

PROD DEEDS REGISTRATION SYSTEM - JOHANNESBURG
PREPARED BY : DRS02082 - MOTHIBE LESIBA

DATE : 20131128 TIME : 07:49:55.2 PAGE : 1

TRACK NUMBER : 20005208702

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 320
TOWNSHIP MELVILLE
REG DIV IR

PROVINCE GAUTENG
PREV DESCRIPTION
DIAGRAM DEED NO T8885/936
EXTENT 464 SQM
CLEARANCE CITY OF JOHANNESBURG

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MDD
K3065/1998S				1999 0101 1262	1104
K3067/1998S				1999 0101 1340	1104
K3066/1998S				1999 0101 1333	1104
VA178/2001	B41528/1998			2001 0096 3413	0119
VA179/2001	B41021/1994			2001 0096 3426	0119
VA181/2001	B57386/1996			2001 0096 3466	0119
VA176/2001	T81847/1998			2001 0096 3383	0119
VA180/2001	B54521/1995			2001 0096 3451	0119
VA182/2001	B35421/1997			2001 0096 3481	0119

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MDD	MICROFILM REF
HIGHVELD SYNDICATION NO 18 LTD	20060613	R16000000.00		P	200303077806 T20260/2009	0630	20100806135658

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THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY
5780 SOUTH CAMPUS DRIVE
CHICAGO, ILLINOIS 60637
TEL: 773-936-3700
FAX: 773-936-3701
WWW: WWW.CHEM.UCHICAGO.EDU

TRACK NUMBER : 20005208702

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 321
TOWNSHIP MELVILLE
REG DIV IR

PROVINCE GAUTENG
PREV DESCRIPTION
DIAGRAM DEED NO T7394/938
EXTENT 752 SQM
CLEARANCE CITY OF JOHANNESBURG

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MDD
K3066/1998S				1999 0101 1333	1104
K3067/1998S				1999 0101 1340	1104
K340/1990S					
VA177/2001	T35781/1994			2001 0096 3396	0119
VA179/2001	B41021/1994			2001 0096 3426	0119
VA180/2001	B54521/1995			2001 0096 3451	0119
VA182/2001	B35421/1997			2001 0096 3481	0119
VA181/2001	B57386/1996			2001 0096 3466	0119
VA183/2001	B41529/1998			2001 0096 3494	0119

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MDD	MICROFILM REF
HIGHVELD SYNDICATION NO 18 LTD	20060613	R16000000.00	P	200303077806	T20260/2009	0630	20100806135658

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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 PREPARED BY : DRS02082 - MOTHIBE LESIBA

DATE : 20131128 TIME : 07:50:09.8 PAGE : 1

TRACK NUMBER : 20005208702

PROPERTY DETAILS PRINT FOR PORTION 0
 ERF NO 348
 TOWNSHIP MELVILLE
 REG DIV IR

PROVINCE GAUTENG
 PREV DESCRIPTION
 DIAGRAM DEED NO T3278/924
 EXTENT 943 SQM
 CLEARANCE CITY OF JOHANNESBURG

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MDD
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K3067/1998S				1999 0101 1340	1104
K340/1990S					
K852/1984S					
VA177/2001	T35781/1994			2001 0096 3396	0119
VA179/2001	B41021/1994			2001 0096 3426	0119
VA180/2001	B54521/1995			2001 0096 3451	0119
VA181/2001	B57386/1996			2001 0096 3466	0119
VA182/2001	B35421/1997			2001 0096 3481	0119
VA183/2001	B41529/1998			2001 0096 3494	0119

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MDD	MICROFILM REF
HIGHVELD SYNDICATION NO 18 LTD	20060613	R1600000.00	P	200303677806	T20260/2009	0630	20100806135658

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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*** END OF REPORT ***

TRACK NUMBER : 20005208702

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 349
TOWNSHIP MELVILLE
REG DIV IR

PROVINCE GAUTENG
PREV DESCRIPTION
DIAGRAM DEED NO T508/934
EXTENT 639 SQM
CLEARANCE CITY OF JOHANNESBURG

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MDD
K3066/1998S				1999 0101 1333	1104
K3067/1998S				1999 0101 1340	1104
K340/1990S					
K852/1984S					
VA177/2001	T35781/1994			2001 0096 3396	0119
VA179/2001	B41021/1994			2001 0096 3426	0119
VA181/2001	B57386/1996			2001 0096 3466	0119
VA182/2001	B35421/1997			2001 0096 3481	0119
VA183/2001	B41529/1998			2001 0096 3494	0119
VA180/2001	B54521/1995			2001 0096 3451	0119

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MDD	MICROFILM REF
HIGHVELD SYNDICATION NO 18 LTD				200303077806	T20260/2009	0630	20100806135658
	20060613	R1600000.00	P				

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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*** END OF REPORT ***

1 2013/11/29

ANNEXURE 15: SG DIAGRAM

(ILLE.)

S.

T.

348.	345.	321.	203.	2.A.	187.
A.	E.D.	11.C.	11.C.	E.D.	11.C.

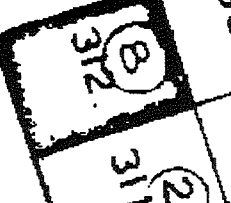
MAIN

350.	351.	352.	353.	354.	355.	356.	357.
319.	317.	316.	315.	314.	313.	312.	311.
318.	318.	217.	218.	219.	220.	221.	222.
216.	185.	183.	182.	181.	180.	179.	17.
184.	184.	183.	182.	181.	180.	179.	17.
84.	85.	86.	87.				

THIRD

SECOND

FOUR



318	F E E G G H H F	95.235 66.667 99.481 66.802	F E G H	93.38.40 90.00.00 90.00.00 36.21.20	45	105	540	D C C E E F F D	83.052 103.258 57.320 100.00	D C E F	90.00.00 75.34.10 104.25.50 90.00.00	48
319	D C C E E F F D	90.989 66.666 95.235 66.802	D C E F	93.38.40 90.00.00 90.00.00 86.21.20	43	155	560	D C C E E F F D	63.701 100.00 60.355 100.160	D C E F	93.14.10 90.00.00 90.00.00 86.45.50	46
320	E D D G G H H E	49.926 100.203 43.557 100.00	E D G H	90.00.00 86.21.20 93.38.40 90.00.00	32	66	561	A B B C C D D A	58.047 100.00 63.701 100.160	A B C D	93.14.10 90.00.00 90.00.00 86.45.50	42
321	F E E H H J J F	76.398 100.00 76.165 100.00	F E H J	69.52.00 90.00.00 50.00.00 90.8.00	52	140	581	A B B C C D D A	108.784 103.258 83.052 100.00	A B C D	90.00.00 75.34.10 104.25.50 90.00.00	66
348	A B B E E F F A	76.854 121.782 76.398 126.795	A B E F	86.7.40 93.44.20 90.00.00 90.8.00	66	9	582	A B B C C D D A	125.78 100.00 100.05 100.02	A B C D	75.34.10 90.00.00 90.00.00 90.00.00	

**ANNEXURE 14: REGIONAL SPATIAL DEVELOPMENT FRAMEWORK
(RSDF) POLICY**



3. Investigate optimal use of Faan Smit Park.	<ul style="list-style-type: none"> Assess in terms of proposed Open Space Framework, and then develop a more detailed proposal. Address issues of security and maintenance.
-----------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

SUB AREA 6: AREA 4	
Main Road, Melville – University Road (North of Campus Square), Auckland Park	
<p>Main Road is characterised by traditional business uses, restaurants a local neighbourhood shopping center, offices, entertainment uses, a filling station, residential flats, parking and some derelict properties on the southern section.</p> <p>These uses do however impact negatively on the surrounding residential uses. Residents experience noise, parking frustrations and an overflow of illegal uses all wishing to be close to the road. Appropriate interface treatment is therefore required to reduce this impact.</p> <p>Parking remains a concern as it influences the abovementioned residential properties as well as the mobility of Main Road.</p> <p>Certain properties along University Road have become derelict as a result of increasing traffic. Traffic also affects the properties along the northern section of Main Road. An appropriate buffer is sought between the busy road and the inner residential core.</p> <p>It is necessary to strengthen the existing business guarding against an oversupply in the precinct area.</p>	
DEVELOPMENT OBJECTIVE 1.4	
<p>To strengthen the existing non-residential uses and protect the residential amenity. To protect the mobility of Main Road.</p>	
INTERVENTIONS	GUIDELINES
1. Restrict business uses to existing businesses zoned sites to ensure full utilisation of sites, quality of business uses and no increase in traffic into the residential area.	<ul style="list-style-type: none"> Support businesses as per existing zoning.
2. Provide appropriate “buffer” uses between the business zoned sites and the inner residential core.	<p>Buffer uses include:</p> <p><u>HOME ENTERPRISES AND MEDICAL CONSULTING ROOMS</u></p> <ul style="list-style-type: none"> Allowed in existing dwelling or for re-development. The following development controls shall apply: <ul style="list-style-type: none"> Zoning – Residential 1 (As per Scheme) Primary Rights – Offices (excluding banks and building societies).



	<ul style="list-style-type: none"> • FAR – 0.25 • Height – One Storey • Subject to – Full Parking Provision (no money in lieu of parking), a Site Development Plan, No direct access off Main Road and an Architectural design that shall suite the character of the area. <p style="text-align: center;"><u>BOARDING HOUSES & GUEST HOUSES</u></p> <p><i>Be permitted on planning merit and shall only be permitted in existing dwelling as per approved building plan and in line with the approved Commune Policy.</i></p> <p>The following development controls shall apply:</p> <ul style="list-style-type: none"> • Consent use for a “Residential Building” in terms of the Johannesburg Town Planning Scheme, 1979. • Parking – As per Scheme (No money in lieu of parking) • Full compliance with the City of Johannesburg’s Municipal By-Laws, which relate to health, maintenance and the operation of the boarding houses. <p><u>PARKING</u></p> <p>Zoning – Parking (As per Scheme).</p> <p>Buffer uses to:</p> <ul style="list-style-type: none"> • Provide student accommodation that is guided by the Commune Policy. • Provide accommodation to support restaurants and shops. • Alleviate parking problems. • Provide employment.
<p>3. Investigate illegal uses - specifically along Fourth Avenue towards Seventh Street, Main Road and several other side roads.</p>	<ul style="list-style-type: none"> • Enforcement of Johannesburg Town Planning Scheme, 1979.
<p>4. Ongoing by-law enforcement required in terms of health requirements for restaurants.</p>	<ul style="list-style-type: none"> • Enforcement of City of Johannesburg Health By-Laws.
<p>5. Ongoing monitoring of parking in side streets to prevent parking in front of entrances and on side-walks.</p>	<ul style="list-style-type: none"> • Enforcement of City of Johannesburg Traffic By-Laws.
<p>6. Reduce traffic speeds along northern section of Main Road / Beyers Naude.</p>	<ul style="list-style-type: none"> • Enforcement of City of Johannesburg Traffic By-Laws.



7. Control illegal boarding houses.	<ul style="list-style-type: none"> Enforcement of Johannesburg Town Planning Scheme, 1979 and City of Johannesburg By-Laws.
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SUB AREA 6: AREA 5 Kingsway Road, Auckland Park (Development Objectives, Guidelines and Interventions also applicable to Sub Area 4)	
<p>University of Johannesburg (RAU), Campus Square, The Country Club, Media Park and high-density residential developments characterise this Sub Area.</p> <p>Kingsway carries both public and private transport to and from the Johannesburg CBD. It forms the main corridor of development in the precinct and forms part of the institutional corridor extending past the University of Johannesburg towards the University of Witwatersrand. Uses need to be intensified on Kingsway to optimise the use thereof, but at the same time it's mobility has to be protected.</p> <p>This area is classified as High Priority in terms of the GMS due to the BRT route running along Kingsway</p> <p>The SABC, WITS and the University of Johannesburg are all located in this corridor. Uses identified seek to strengthen the corridor through the provision of associated and complimentary uses.</p>	
DEVELOPMENT OBJECTIVE To strengthen the institutional corridor. To protect the mobility of Kingsway Road.	
INTERVENTION	GUIDELINES
<p>1. Provide medium to high-density residential development along Kingsway to strengthen access to amenities.</p>	<ul style="list-style-type: none"> Support high densities. General –No direct access off Kingsway, All development subject to the provision of engineering services. No access off Kingsway Road for any high-density development. Guest houses and communes will be permitted on planning merit and shall only be permitted in existing dwelling as per approved building plan. Apply Commune Policy. Refer to Guidelines that refer to Rea Vaya BRT Urban Design Guidelines under Sub Area 3 Area 3 and 4, as well as Sub Area 4.
<p>2. Rehabilitate Auckland Park Tennis Club as a park.</p>	<ul style="list-style-type: none"> Apply Open Space Framework.

ANNEXURE 13: PARKING LAYOUT PLAN

ANNEXURE 12: LAYOUT OF PLACES OF AMUSEMENT

