



102 - beup (direct-cc)
1021- beup (bawade)
879 - beup (direct)

1896 MPANE STREET
ORLANDO EAST
P.O.ORLANDO
1804

T: 0119351847 – F: 0862316789 - C: 0785743228 - E: mzinyanesp@gmail.com

18 February 2019

City of Johannesburg
Department of Development Planning
P O Box 30733
Braamfontein, 2017

Dear Sir/ Madam,

SUBJECT: APPLICATION MADE IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 TO AMEND ERF 1021 MELVILLE.

1. The above – mentioned matter has reference.
2. An application is hereby made in terms of Section 21 of the City of Johannesburg Municipal By-Laws, 2016 to amend the City of Johannesburg Land Use Scheme, 2018 by rezoning Erf 1021 Melville from "Residential 1" to "Business 3", subject to conditions.
3. In support of the application, we hereby attach **25 copies** of the motivational memorandum with the following Annexures;
ANNEXURE A – LOCALITY PLAN
ANNEXURE B – TITLE DEED
ANNEXURE C – POWER OF ATTORNEY
ANNEXURE D – COMPANY RESOLUTION
ANNEXURE E – ZONING INFORMATION
ANNEXURE F – USE ZONE MAPS
ANNEXURE G – PROPOSED MAP 2'S
ANNEXURE H – SHARED PARKING AGREEMENT
In addition, the prescribed application fee of **R 5 891.00** is also attached. The application will be advertised in the prescribed manner, the dates of publication are 20TH February 2019 and 27th February 2019, proof of such will be forwarded to the City as soon as it is available.
4. Please do not hesitate to contact us should you have any further queries in this regard.

Yours sincerely,

Miss S. P. Mzinyane

Fotheringham
green
JC

Jhuma

Form A – Application Information

APPLICABLE SCHEME:
CITY OF JOHANNESBURG LAND USE TOWN PLANNING SCHEME, 2018

APPLICATION TYPE:
REZONING

APPLICATION PURPOSES:
REZONING FROM "RESIDENTIAL1" TO "BUSINESS 3", SUBJECT TO CONDITIONS

SITE DESCRIPTION:
Erf/Erven (stand) No(s): 1021
Township (Suburb) Name: MELVILLE
Street Address: 1 TENTH AVENUE Code: 2092

OWNER:
Full name: CHRAY PROPERTIES CC
Postal Address: Code:
Tel No (w): Fax No:
Cell:
E-mail address:

SIGNED: Signature of owner/s

DATE:

Form A – Application Information

AUTHORISED AGENT (IF APPLICABLE)

Full name: INKANYISO PLANNING DEVELOPMENTS (PTY)LTD


Postal Address: 1896 ORLANDO EAST Code: 1804

Residential Address:

Tel No (w): 011 935 1847 Fax No:

Cell: 078 574 3228

E-mail address: mzinyanosp@gmail.com

SIGNED: 
Signature of Agent

DATE: 18-02-2019

If an AUTHORISED AGENT is submitting the application, please submit:

- Special Power of Attorney (Form B)
- OR – A letter of authorisation from the owner/s

IF THE OWNER IS A COMPANY

A company resolution authorising the agent is required (Form C)

CITY OF JOHANNESBURG

APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 FOR THE AMENDMENT OF THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018 BY REZONING ERF 1021 MELVILLE (formerly Erven 878 and 980 Melville).

MEMORANDUM

FEBRUARY 2019

PREPARED BY:



Inkanyiso
Planning Development
REG:2014/039962/02

1896 MPANE STREET
ORLANDO EAST
P.O.ORLANDO
1804

T: 0119351847 - F: 0862316789 - C: 0785743228 - E: mzinyanesp@gmail.com

S.P. MZINYANE

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ANNEXURE F:	USE ZONE MAPS
ANNEXURE G:	PROPOSED MAP 2'S
ANNEXURE H:	SHARED PARKING AGREEMENT

1. INTRODUCTION AND BACKGROUND

This application is made in terms of Section 21 of the City of Johannesburg Municipal By- Laws, 2016 for the amendment of the City of Johannesburg Land Use Scheme, 2018, rezoning Erf 1021 Melville from “Residential 1” to “Business 3”, (excluding dry cleaners and laundrettes), subject to conditions.

2. SITE DETAILS

2.1. LOCALITY

Erf 1021 is located at the corner of 10th Avenue and Main Road, Melville. The property is located along Main Road which is characterized by a mixture of land uses. The immediate surrounding land uses inwards from Main Road to the east of the site are residential properties at a variety of densities.

A Locality Plan is attached. **Annexure A.**

Properties along Main Road are evidently undergoing a developmental phase. There are a number of properties that are being developed for business purposes and mixture of land uses. The erven along Main Road are therefore a buffer zone for the residential erven towards the inner core of the neighborhood.

The site is well located along a mobility road which serves the neighborhood and connects the nearby suburbs to and fro the Johannesburg CBD.

Access and egress to the site will be taken from the property on Erf 1021 Melville situated 10th Avenue. Accessibility to the site is from the East –West Corridor route on Empire Road, turning onto Kingsway Road and then onto Main Road linking to the site entrance on Erf 1021, 10th Avenue, Melville.

2.2. SITE DESCRIPTION

The property is Erf 1021 situated at number 1 Tenth Avenue, Melville.

2.3. OWNERSHIP AND SIZE

The ownership of Erf 1021 Melville is vested under the name of Chray Properties CC, under deed of Transfer T000041458/2018, of which Mr Hendrik Jacobus Willemse in his capacity as the Member of the company has signed the Power of Attorney and Company Resolution. **(Annexure B, C and D)**

The property is not mortgaged.

The site measures 1419m² in extent.

3. ZONING

The property is zoned "Residential 1" in terms of the Johannesburg Town Planning Scheme, 1979.

The zoning information and use zone maps as herewith attached as **Annexure E and F**.

4. EXISTING LAND USE

There is dwelling house on site and associated outbuildings one used as storage and the other as cater takers room.

5. APPLICANT

The applicant is Inkanyiso Planning Developments (Pty) Ltd. on behalf of Chray Properties CC.

6. APPLICANTS INTENTION

The applicant wishes to develop the site with Business 3 (excluding dry cleaners and laundrettes) land use rights as per City of Johannesburg Land Use Scheme, 2018, subject to conditions.

7. PROPOSED DEVELOPMENT CONTROLS

This section provides a motivation in support of the application to amend the Johannesburg Town Planning Scheme, 1979 by rezoning the site from "Residential 1" to "Business 3", (excluding dry cleaners and laundrettes), subject to conditions. See **Annexure G for Map 2's**.

Given the above, the proposed development controls are summarized as follows;

Zoning	:	"Business 3" (EXCLUDING DRY CLEANERS AND LAUNDERETTES)
Height	:	2 storeys
Coverage	:	14, 4%
F.A.R	:	0, 14
Parking	:	As Per Scheme

8. MOTIVATION

8.1. LAND USE AND TRANSPORTATION

The site is located towards the bottom of Main Road, at the corner of 10th Avenue and Main Road, Melville to be exact. Erven surrounding the property are mostly residential and vary in densities towards the inner core of the neighborhood. To the west of the site is one of the University of Johannesburg's sports facilities.

The site is at the point of transition on the physical fabric of the city's development. Therefore the site is ideally located for non-residential. It is one of the many properties that are being re-developed along the road, with some converted into home enterprises or mixed- used erven. The proposal of "Business 3" will no doubt add an extra land use which can be further used and enjoyed by the nearby residents and the Joburg community at large. It further presents a valuable opportunity for the city growth as it abuts the Melville Regional Node.

Access to the site is taken off Kingsway Road and onto Main Road. Main Road is earmarked as one of the mobility roads in the sub-area. The site is easily accessible by the local public transport network. Notable means of transport which plays a pivotal role on the general transportation of public in this day and age is the Uber service. Most people these days opt to use the Uber service when going out to wine and dine and therefore issues of parking space and traffic in and around the vicinity of the business premises become minimal.

It is noted that properties located along Main Street/ M5/ Beyers Naude between 11th Avenue (Melville) and Kingsway Avenue (Auckland Park) are all developed with businesses. Erf 1021 Melville is earmarked for "Home Enterprises" in terms of the Melville/ Auckland Park Precinct Plan. The property forms part of the businesses located along Seventh Street and 4th Avenue Melville.

Support of the rezoning of Erf 1021 Melville to Business 3 as applied for is in line with the general purpose of the City of Johannesburg Land Use Scheme 2018, which lists the promotion of economic growth as its apex purpose. The establishment of a restaurant on the property will create employment and contribute to the economic growth of the Johannesburg City Region.

8.2. JOHANNESBURG SPATIAL DEVELOPMENT FRAMEWORK, 2040

The application complies with the general principles for land development as

- The site is put to its most economic and best use,
- The use of existing resources (land, bulk infrastructure, roads and transportation) will be optimized.

A widely held and common principle of land use management programs today focuses on environmental sustainability, with the main emphasis on environmental preservation. The establishment of a business premises on this property which is in close

proximity of public transport networks as well as in this transitional area will result in the efficient use of the land. The proposed land use for business provides a compatible land use to the already existing land uses in close proximity to the property.

The proposed application for business rights supports the optimal use of the site and thus putting the site to its most economic and best use. The availability and efficient public transport network also adds a dynamic of ease of travelling to and fro the site. All this promotes public transport use and the usage of existing land in a sustainable manner.

The proposed development further aims to maximize the use of the existing resources, bulk infrastructure, roads, transportation and social facilities and promote environmentally sustainable land development practices. Furthermore, the proposal will add to the creation of job opportunities and choice of recreational facilities around the neighborhood.

In view of the aforesaid it is evident that the proposed development of business including an art gallery is in line with all the broad criteria for sustainable development and that of the Johannesburg Spatial Development Framework, 2040.

8.3. NEED AND DESIRABILITY

The application for the proposed business premises stems from the need to optimally utilize the site through providing a pro active land and alternative use around the vicinity. The proposed land use is further intended to take advantage of the location of the site which is next to already existing businesses and offices in and around Melville and will offer a tranquil space in premises that are only accessible through reservation or prior arrangement only basis.

The presence of solid and accessible transport network is advantageous to the proposed development. Additionally the proposed development will address the challenge of employment opportunities that are desperately needed in the City. Furthermore, the proposal promotes a mixture of land uses along mobility roads and also promotes a sound quality of life in neighborhoods also affording employment opportunities in close proximity to living areas.

8.4. REGIONAL SPATIAL DEVELOPMENT FRAMEWORK

The site falls under Region B, Sub Area 6, Area 4, in terms of the Regional Spatial Development Framework 2010/2011.

The Development Objective 1.4;

“To strengthen the existing non residential the non- residential uses and protect the residential amenity. To protect the mobility of Main Road”.

Intervention;

- Restrict business uses to existing business zoned sites to ensure full utilization of sites, quality of business uses and no increase into the residential area.
- Provide appropriate "buffer" uses between business zoned sites and the inner residential core.

Guidelines;

- Support businesses as per existing zoning.
- Buffer uses include; Home Enterprises;
 - Allowed in existing dwelling or for re-development.
 - The following developmental controls to apply.

The proposed development is in line with the RSDF supported principles of the area. The site is perfectly positioned along a mobility road. It forms part of the erven that are buffer zones of the residential neighborhood. The land uses along Main Road are mostly non-residential and therefore support the Development Objective 1.4 as set out in the RSDF.

By virtue of Shared Parking Agreement dated 24 October 2016 (**Annexure H**), Erf 1021 shares parking with the adjacent property on Erf 879 Melville, which is owned by the same family under a trust.

Therefore the proposal is in line and within the stipulated development controls of the sub area and therefore can be supported by council.

8.5. ENGINEERING SERVICES

Engineering service reports in support of the proposal will be compiled as when and when requested by the departments.

9. CONCLUSION

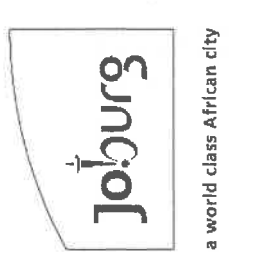
The proposed use of the site provides for a sound development of the site. The proposal meets with the principles as set in the RSDF. The proposal further meets with the principles of good town planning.

Accordingly, I would advise that this application be supported as set out in the memorandum and the attached schedules.

Simangele Mzinyane

February 2019

ANNEXURE A: LOCALITY PLAN



N

1:895

- Legend**
- Registered and SG Approved Stands Labels
 - Registered Stands
 - Proclaimed and SG Approved Township Labels
 - Proclaimed Townships
 - Registered and SG Approved Farm Labels
 - Registered Farm Portions
 - Building Control Zones
 - Open Spaces

PREPARED BY:

DATE: Tuesday, January 22, 2019

City of Johannesburg

CORPORATE GEOINFORMATICS

ANNEXURE B: TITLE DEED

Post Date R 319,00
Lxmpnd C.A.
Voy. St. K.A.

PREPARED BY ME



CONVEYANCER
MORNE MARAIS

T 000041458 / 2018

CERTIFICATE OF CONSOLIDATED TITLE


Issued under the provisions of section forty of the
Deeds Registries Act, 1937 (No. 47 of 1937)

WHEREAS

CHRAY PROPERTIES CC

Registration Number 1992/017389/23

has applied for the issue to the company of a Certificate of Consolidated Title under the
provisions of section forty of the Deeds Registries Act, 1937; and



WHEREAS the CLOSE CORPORATION is the registered owner of

- 1. ERF 878 MELVILLE TOWNSHIP
REGISTRATION DIVISION IR, PROVINCE OF GAUTENG**

HELD BY DEED OF TRANSFER T56873/1992

And

- 2. ERF 980 MELVILLE TOWNSHIP
REGISTRATION DIVISION IR, PROVINCE OF GAUTENG**

HELD BY DEED OF TRANSFER T56873/1992

which have been consolidated into the land hereinafter described;

Now, therefore, in pursuance of the provisions of the said Act, I, the Register of Deeds at Johannesburg do hereby certify that the said

CHRAY PROPERTIES CC
Registration Number 1992/017389/23

Its successors in office or assigns is the registered owner of

**ERF 1021 MELVILLE TOWNSHIP
REGISTRATION DIVISION IR, PROVINCE OF GAUTENG**

**MEASURING 1420 (ONE THOUSAND FOUR HUNDRED AND TWENTY) SQUARE
METRES**

as more fully shown on diagram SG no. 1630/2017



SUBJECT TO THE FOLLOWING CONDITIONS:

- A. Die eiendom hiermee getransporteer is geregtig tot 'n Serwituut van Oorskryding oor Lot Nr. 879, Melville, soos meer ten volle sal blyk uit Notariele Akte van Serwituut Nr. F112/1948 gedateer 20 Mei 1948 en geregistreer op 5 Junie 1948.
- B. Onderhewig aan die voorwaardes van die Dorps Wysigingswet, 1908.
- C. (a) That the owner from time to time shall not have the right to make or cause to be made any articles on the Lot hereby sold, or to remove the soil for such purposes, save and except, however, for building and erections on the said Lot itself.
- (b) That the owner from time to time shall not have the right to construct grass huts or houses or cattle kraals on the said Lot or to use it in any way for slaughtering purposes.

FURTHER SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deeds.

And that by virtue of these presents the said

CHRAY PROPERTIES CC
Registration Number 1992/017389/23

Its successors in office or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State however, reserving its rights.

In witness whereof I, the said Registrar, 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 25 OCT 2018


RÉGISTRAR OF DEEDS

ANNEXURE C: POWER OF ATTORNEY

SPECIAL POWER OF ATTORNEY

I/ WE, the undersigned,

CHRAY PROPERTIES(cc) 1992/017389/23

In my/ our capacity as the owner (s) of:

ERF 1021 MELVILLE

Situated in City of Johannesburg Metropolitan Municipality. Province of Gauteng.

Do hereby nominate and appoint:

**MS SIMANGELE PORTIA MZINYANE,
IDENTITY NUMBER: 8603250379081, OF
INKANYISO PLANNING DEVELOPMENTS (PTY) LTD.**

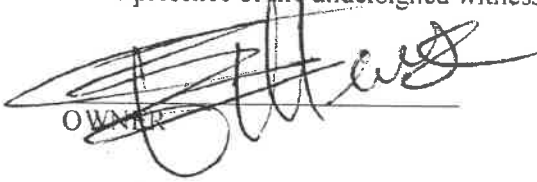
With the power of substitution, to be our lawful Agent in our name;

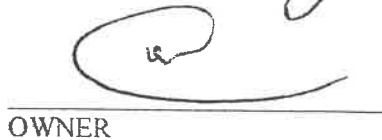
To

Compile, make, amend or withdraw application to the authorities in terms of Section 21 of The City of Johannesburg Municipal Planning By- Law, 2016 for the **Rezoning Application** of the above- mentioned erf.

And generally for affecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, inclusive of a local authority hearing or Township Board Appeal, as fully and effectually, for intents and purposes as I might or could do if personally present and acting herein-hereby ratifying, allowing and confirming all and whatsoever our said Agent shall lawfully do, or cause to be done, by virtue of these present.

Signed at Melville on this 15 day of January 2019,
in the presence of the undersigned witnesses.


OWNER


OWNER

As Witnesses:

1. 

2. 

ANNEXURE D: COMPANY RESOLUTION

RESOLUTION BY OWNERS / MEMBERS OF

CHRAY PROPERTIES (CC) 1992/017389/23

RESOLVED THAT:

At a meeting held at Melville on 15 day January month
of 2019 year.

3. An application be submitted to the City of Johannesburg Metropolitan Municipality for the Rezoning Application of Erf 1021 MELVILLE.

4. **MS SIMANGELE PORTIA MZINYANE, IDENTITY NUMBER: 8603250379081, OF INKANYISO PLANNING DEVELOPMENTS (PTY) LTD.,** be and hereby authorised to sign all necessary documentation and papers to enable the above mentioned application to be proceeded with.

CERTIFIED TRUE COPY


Chairperson of the meeting

Witnessed

2. 

ANNEXURE E: ZONING INFORMATION



a world class African city

ZONING INFORMATION NOTE PAD

REQUESTED BY:

TOWN PLANNING SCHEME: **JOHANNESBURG**, 1979

NAME OF APPLICANT:

ERF / HOLDING / FARM PORTION: **1021 (1419 m²)**

TOWNSHIP NAME / HOLDING NAME / FARM NAME: **MELVILLE**

STREET NAME AND NUMBER:

ZONING INFORMATION

USE ZONE: **RESIDENTIAL 1**

HEIGHT ZONE: **H:0 (SEE ATTACHED)**

FLOOR AREA RATIO:	Business	Residential	Institutional	Industrial	Other
		SEE			
COVERAGE:		ATTACHED			

DENSITY: **1 Dwelling** **N/A** **m²**

BUILDING LINE: **3M ALONG STREET BOUNDARY**

PARKING: **AS PER SCHEME**

AMENDMENT SCHEME APPLICABLE: **A4190**

SERVED BY: **KAMOHELO**

DATE: **22/01/2019**

The Town Planning Scheme is open for inspection at the 8th floor, 158 Civic boulevard (previously 158 Loveday street) between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the Town Planning Scheme. Whilst the utmost is done to ensure accuracy, the City of Johannesburg does not accept responsibility for any incorrect information given on this form.

900

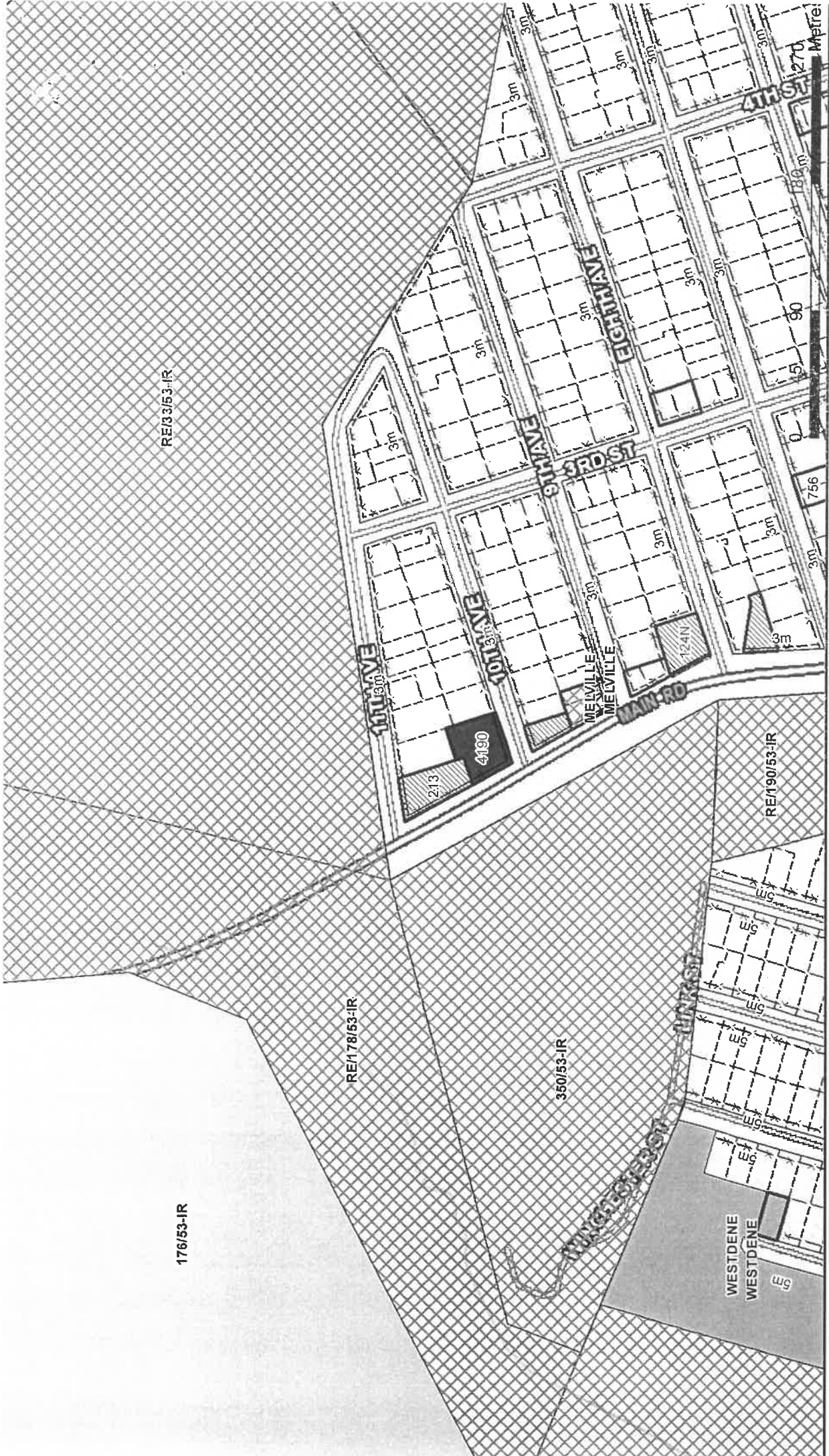
The applicant's attention is drawn to the general provisions of the Town Planning Scheme.

It should be noted that the provisions of the Town Planning Scheme do not override any restrictive conditions that may be contained in the Title Deeds.

PLEASE NOTE:

No information will be given telephonically due to the technical and interpretive complications.

ANNEXURE F: USE ZONE MAPS



Legend

	Municipal		SG Approved Stands
	Private Open Space		Registered Stands
	Public Open Space		Proclaimed and SG Approved Township Labels
	Residential 1		Proclaimed Townships
	Special		Registered and SG Approved Farm Labels
	Building Line		Registered Farm Portions
	Line of No Access		Building Control Zones

Amendment Scheme

STATUS

	CURRENT
	HISTORY

Use Zone - A Series: Colour

ZONE_DESC

	Cemetery
	Educational

ANNEXURE G: PROPOSED MAP 2'S

**SUMMARY OF EXISTING AND PROPOSED
LAND USE RIGHTS & DEVELOPMENT CONTROL MEASURES
TO BE COMPLETED AND VERIFIED BY APPLICANT**

PROPERTY DESCRIPTION : (Information as per Title Deed) Erf /Erven / Portion / Holding No. : 1021
 Township / Farm / Holding : MELVILLE
EXTENT OF SITE : 1449 m² *As per Scheme must be described in detail.*

CITY OF JOHANNESBURG TOWN PLANNING SCHEME, LAND USE 2019	EXISTING RIGHTS		PROPOSED RIGHTS	ADDITIONAL COMMENTS DEEMED RELEVANT & APPLICABLE
	IN TERMS OF ZONING	BY WAY OF SPECIAL CONSENT (if applicable)		
ZONING	RESIDENTIAL 1		BUSINESS 3	
A/S NO. / ANNEXURE NO. / REF NO. (if applicable)	(Copy of approved WAP 3 and Schedule / Annexure to be attached if applicable)	(Copy of approval letter to be attached if applicable)	Ref No. : _____	
PERMISSIBLE LAND USES (Please list all)	as per scheme		as per scheme	
LAND USES SPECIFICALLY EXCLUDED (Please list all if applicable)			DRY CLEANERS & LAUNDERETTE	
HEIGHT OF BUILDINGS				
STOREYS	as per scheme		2	
HEIGHT IN METRES (if applicable)				

Form D -- Zoning Info Rezoning

COVERAGE			
%	as per scheme	14,4 ⁰⁶	
ACTUAL EXTENT IN m²			
FLOOR AREA RATIO			
RATIO	as per scheme	0,14	
ACTUAL EXTENT IN m² <small>(Indicate any limitations / restrictions applicable to specific land use/s, e.g. shops restricted to 250m²)</small>			
DENSITY			
UNITS/ha			
MAXIMUM No. of UNITS			
SPECIFY ANY OTHER LIMITATIONS / REQUIREMENTS <small>(e.g. Line of No Access / Building Lines along Prov. or National Roads, Maximum number of children / scholars for crèche / school, etc.)</small>			

VERIFIED BY : _____
(PLEASE PRINT)

IN MY CAPACITY AS _____

SIGNATURE : _____

DATE : ____ / ____ / 20 ____

ANNEXURE H: SHARED PARKING AGREEMENT

Memorandum of Agreement

Shared Parking Agreement

This Shared Parking agreement is made and entered into by and between

CHRAY PROPERTIES CC
Registration Number 1992/017389/23

(Legal property owner of **ERF 1021 MELVILLE**)

AND

TISHAY PROPERTIES CC
Registration Number 1999/066086/23

(Legal property owner of **ERF 879 MELVILLE**)

THE PARTIES HEREBY AGREE AS FOLLOW:

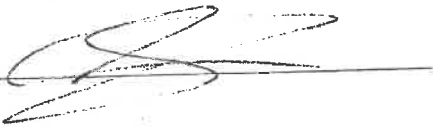
1. Both parties agrees to provide to the other party the right to use the parking space available situated in between the abovementioned properties and declare it now a right of way to the other party. entrance to the said parking shall be obtained from 10th Avenue. and exit shall be to 11th Avenue to ease traffic flow;
2. The parties agree to maintain the parking space and surrounds as in its current state;
3. The provisions and conditions of this agreement shall run with the land for those properties as referred above and be enforceable against successors in interest and assigns of the signing parties;
4. Title to and the right to use the parking upon which the parking is to be provided will be subservient to the title to the property where the primary use it serves is situated.
5. The property or portion thereof on which the parking spaces are located will not be made subject to any other covenant or contract for use which interferes with the parking use, without written consent from the other party.
6. Neither parties shall be responsible for damage or loss to possessions or items left in vehicles, nor be responsible for damage to vehicles, whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot and/or surrounding area.

A handwritten signature in black ink, appearing to be a stylized name, located in the bottom right corner of the document.

7. Either party may terminate this Agreement by providing 30 days written notice to the other party. Any such notice shall be directed to a party at the party's address.
8. This contract contains the entire agreement between the parties. No other agreement variation or alteration, whether tacit or oral, shall be of any force or effect unless reduced to writing and signed by both parties. Neither party will have any right or remedy arising from any undertaking or representation not included in this document.

THUS DONE AND SIGNED by the parties at PRETORIA on this 24TH day of
OCTOBER 2016 in the presence of the undersigned witnesses.


AS WITNESSES:


1. 
2. _____

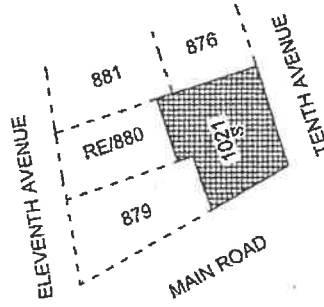


For: **CHRAY PROPERTIES CC**

AS WITNESSES:

1. 
2. _____


For: **TISHAY PROPERTIES CC**



ERF 1021
MELVILLE

REFERENCE

SCHEDULE

S

USE ZONES

BUSINESS 3



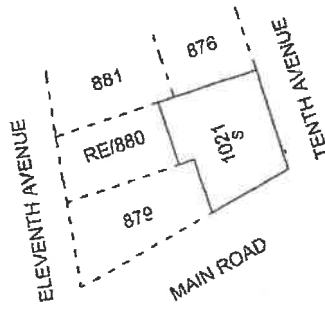
APPROVED

EXECUTIVE DIRECTOR : DEPARTMENT OF
DEVELOPMENT PLANNING :
(CITY OF JOHANNESBURG)

DATE _____

CODE

SCALE 1:2500



ERF 1021
MELVILLE

REFERENCE

SCHEDULE

S

APPROVED

EXECUTIVE DIRECTOR : DEPARTMENT OF
DEVELOPMENT PLANNING :
(CITY OF JOHANNESBURG)

DATE _____

USE ZONE 6: "BUSINESS 3"

In addition to the standard conditions as set out in the Scheme, the erf is subject to the following further conditions:

- Primary Rights:** As per Scheme - Excluding dry cleaners and launderette
- Consent Rights:** As per Scheme.
- No Rights:** As per Scheme
- Servitude:** As per Scheme.
- Height Zone:** As per Scheme - 2 storeys.
- Coverage:** As per Scheme -14.4%
- Floor Area Ratio:** As per Scheme - 0,14
- Parking Provision:** As per Scheme
- Density:** As per Scheme -
- Building Line:** As per Scheme

ERF 1021 MELVILLE

APPROVED

EXECUTIVE DIRECTOR: DEPARTMENT OF
DEVELOPMENT PLANNING (CITY OF
JOHANNESBURG)

DATE: