

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 879 MELVILLE.

MEMORANDUM

FEBRUARY 2019

PREPARED BY:



Mzinyane
Planning Development
REG-2014/039962/07

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ORLANDO EAST
P.O.ORLANDO
1804

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

S.P. MZINYANE

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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 879 Melville from "Special" to "Business 3", including an art gallery (excluding dry cleaners and launderettes), subject to conditions.

2. SITE DETAILS

2.1. LOCALITY

Erf 879 is located at the corner of 11th 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 adjacent 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 879 situated at number 46 Main Road, Melville.

2.3. OWNERSHIP AND SIZE

The ownership of Erf 879 Melville is vested under the name of Tishay Properties CC, under deed of Transfer T2955/1976, of which Mr Hendrik Jacobus Willemse in his capacity as the Director 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 1282m² in extent.

3. ZONING

The property is zoned "Special" 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, access to the property is taken from Erf 1021 Melville by virtue of Notarial Deed dated 20th May 1948 and registered on the 5th June 1948 under Contract no. F112/48.

5. APPLICANT

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

6. APPLICANTS INTENTION

The applicant wishes to develop the site for with Business 3 (excluding dry cleaners and launderettes) land use rights as per City of Johannesburg Land Use Scheme, 2018, including an art gallery.

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 "Special" to "Business 3", including an art gallery ((excluding dry cleaners and launderettes), subject to conditions. See **Annexure G for Map 2's**.

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

Zoning	:	"Business 3" including an art gallery (EXCLUDING DRY CLEANERS AND LAUNDERETTES)
Height	:	2 storeys
Coverage	:	35%
F.A.R	:	0, 35
Parking	:	As Per Scheme

8. MOTIVATION

8.1. LAND USE AND TRANSPORTATION

The site is located at the bottom of Main Road, Melville. Immediately to the erf is the Melville Koppies. 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.

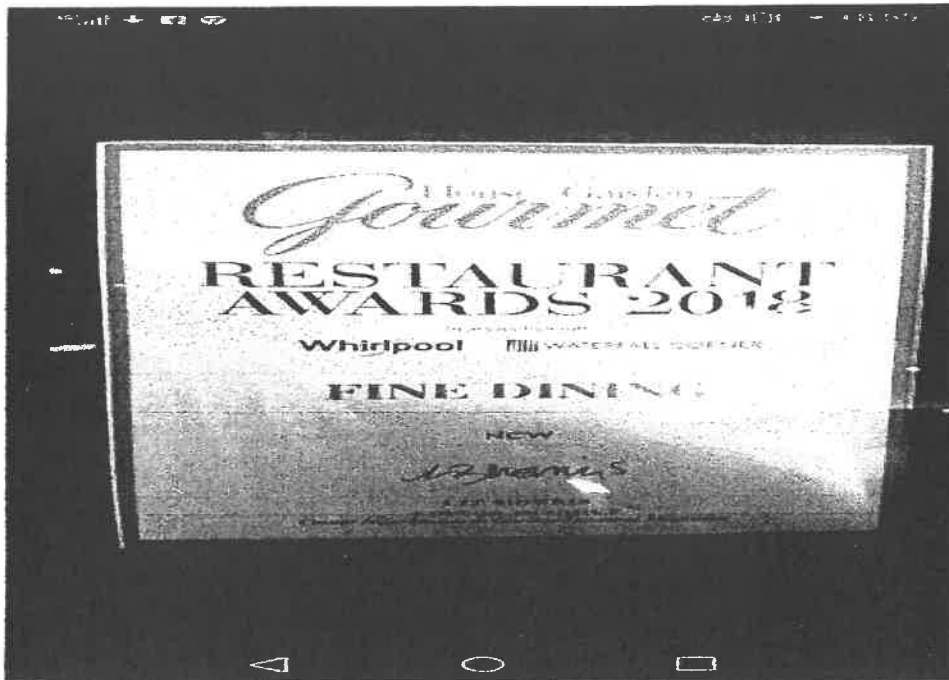
Additionally, the site is at the point of transition on the physical fabric of the city's development. Therefore the site is ideally located for non-residential. It is one of the many properties that are being re-developed along the road, with some converted into home enterprises or mixed- used erven. 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.

Erf 879 Melville has been used for non residential uses over time. The site was used as a publishing business in terms of Amendment Scheme 213 approved in 1983. (Refer to **Annexure H**). In 2001 Erf 879 was again rezoned for offices in terms of Amendment Scheme 506 N. The history of non residential uses evident on the site proves its unsuitability to used for purely as a residence.

Properties located along Main Street/ M5/ Beyers Naude between 11th Avenue (Melville) and Kingsway Avenue (Auckland Park) are all developed with businesses. Erf 879 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.

The owner of the restaurant Chef NC Williams is recognized as one of the best fine



Dining Chefs in South Africa and his restaurant NCW was bestowed with the prestigious award in 2018. The ambiance of Erf 879 Melville with its traditional Cape Dutch architecture restored to its pristine quality offers one of the best gourmet dining experiences in Melville. The use of the site as a gourmet restaurant will not negatively interfere with the amenity of the area as the land owners also own Erf 880 Melville, Erf 1021 (formerly 878 and 980) Melville . This creates a very important and useful buffer between the restaurant and the neighbour's properties.

Support of the rezoning of Erf 879 Melville to Business 4 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 adds to the current zoning of "Special" for offices 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 from 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 including an art gallery stems from the need to optimally utilize the site through providing a pro active land and alternative use around the vicinity. The proposed use is further intended to take advantage of the location of the site which is next to already existing business and offices in and around Melville and will offer a tranquil space with art gallery and boutique restaurant in a reservation only arrangement.

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.

As per Notarial Deed Agreement condition A on the Title Deed-

THE said Lot shall be subject to certain Notarial Agreement dates 27th June 1904 and registered under Contract No. A36/2004 relative to the opening and carrying on of a Hotel and Bar Business within the mentioned Lot.

This property has been for decades earmarked for business type of land use therefore the proposal is still within the conditions put forward in those early years. To maintain the 1900's heritage the proposed development will be carried within existing structure to maintain the character of the original structure.

By virtue of Notarial Deed Agreement condition B, there is a Servitude of Encroachment in favour of Lots No's 877 and 878 Melville (now part of 1021 Melville) thereby access to Erf 879 is gained from these adjoining erven, which are 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

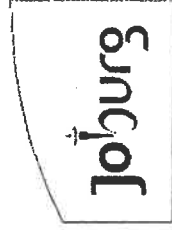
ANNEXURE A: LOCALITY PLAN

Legend

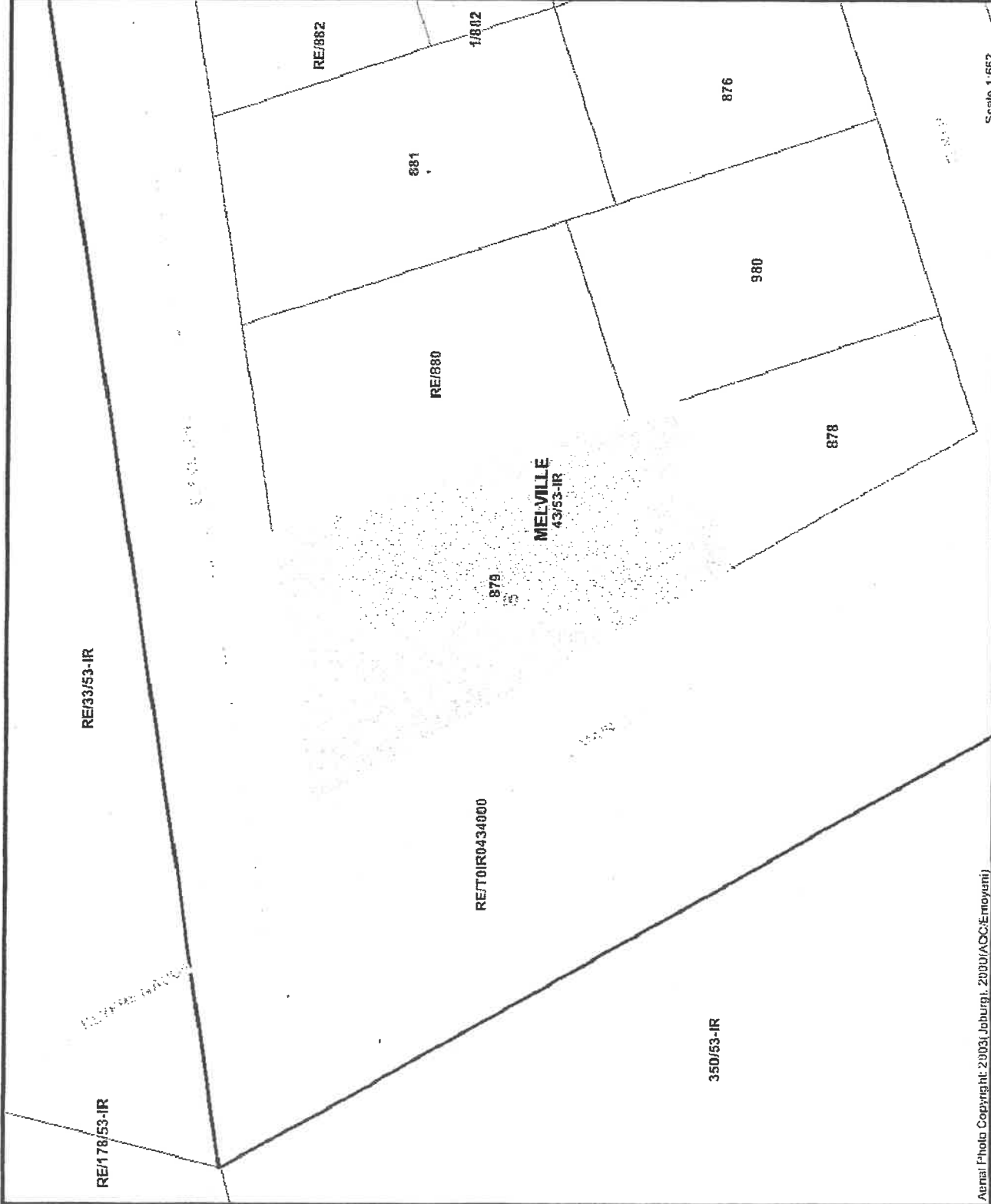
- Highlight
- GIS Road Centre line
- ACTIVE
- Stands
- Registered Stands
- SG-Approved Stands
- Farm Portions
- Railway Stations
- Railway lines
- River
- Dams
- Admin Regions
- Township
- Proclaimed Townships
- SG-Approved Townships



Map - Johannesburg



a world class African city



ANNEXURE B: TITLE DEED

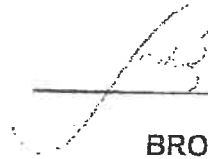
**LOUBSER
ATTORNEYS**

214

**888 7356
01 5246**

REGISTRATION	
STAMP DUTY R	
FEE	1250.00
FEES R	100.00

Prepared by me



**CONVEYANCER
BRONWEN LOUBSER**

Y000015750/2015

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ANNE MARIE VAN DER MERWE

appeared before me, the Registrar of Deeds at Johannesburg, the said appearer, being duly authorised thereto by a power of attorney signed at MELVILLE on 16th of OCTOBER 2014 and granted to him by

CHRIS VAN RENSBURG BELEGGINGS PROPRIETARY LIMITED
Registration Number 1970/004116/07



And the appearer declared that his principal had on 16 October 2014 truly and legally sold, the undermentioned property by Private Treaty, and that he in his capacity aforesaid, did by these presents, cede and transfer to and on behalf of

TISHAY PROPERTIES CC
Registration Number 1999/066086/23

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

ERF 879 MELVILLE TOWNSHIP,
REGISTRATION DIVISION IR, PROVINCE OF GAUTENG

MEASURING 1282 (ONE THOUSAND TWO HUNDRED AND EIGHTY TWO)
SQUARE METRES

HELD by Deed of Transfer Number T2955/1976

SUBJECT to the following conditions:

- A. THE said lot shall be subject to certain Notarial Agreement dated the 27th June, 1904, and registered under Contract No. A36/2004 relative to the opening and carrying on of a Hotel and Bar Business on the withinmentioned lot.
- B. THE said lot is also subject to a servitude of Encroachment in favour of Lots Nos, 877 and 878 Melville, as will more fully appear from Notarial Deed dated the 20th May, 1948 and registered on the 5th day of June, 1948 under Contract No. F112/48.
- C. AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid Deed of Transfer, and to the provisions of the Townships Amendment Act, 1908, and specially subject to the following conditions, namely:
 - (a) 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 lot hereby sold, or to remove the soil for such purposes, save and except, however for buildings 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.

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

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

CHRIS VAN RENSBURG BELEGGINGS PROPRIETARY LIMITED
Registration Number 1970/004116/07

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

TISHAY PROPERTIES PROPRIETARY LIMITED
Registration Number 1999/066086/23

its successors in title or assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of **R 3 300 000.00 (Three Million Three Hundred Thousand Rand)**.

IN WITNESS WHEREOF I, the said Registrar, together with the appearer, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

THUS SIGNED, EXECUTED AND SEALED at the Office of the Registrar of Deeds at Johannesburg on

In my presence

2011 11 18



Registrar of Deeds



Signature of appearer *q.q.*

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, consisting of several loops and a long horizontal stroke at the bottom.

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

ANNEXURE C: POWER OF ATTORNEY

SPECIAL POWER OF ATTORNEY

I/ WE, the undersigned.

TISHAY Properties (cc) Reg 1999/066086/23

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

ERF 879 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.**

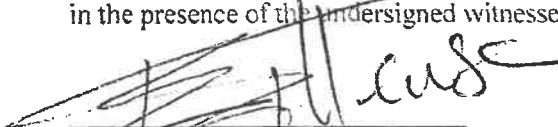
With the power of substitution, to be our lawful Agent in our name;

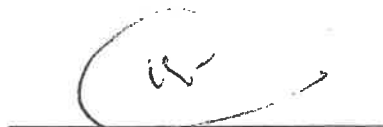
To

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.

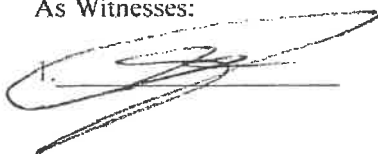
And generally for affecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, inclusive of a local authority hearing or Township Board Appeal, as fully and effectually, for intents and purposes as I might or could do if personally present and acting herein-hereby ratifying, 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 Jan 2019,
in the presence of the undersigned witnesses.


OWNER


OWNER

As Witnesses:


1.


2.

ANNEXURE D: COMPANY RESOLUTION

RESOLUTION BY OWNERS / MEMBERS OF

TISHAY PROPERTIES (CC) REG 1999/066086/23

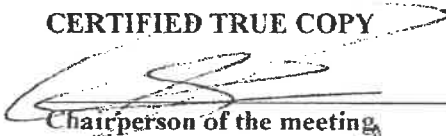
RESOLVED THAT:

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

1. An application be submitted to the City of Johannesburg Metropolitan Municipality for the **Rezoning Application of Erf 879 MELVILLE.**

2. **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

1. 
Obé

**RESOLUTION PASSED AT A MEETING OF THE MEMBERS OF TISHAY PROPERTIES CC
(REGISTRATION NUMBER 1999/066086/23) ("THE CLOSE CORPORATION")**

HELD AT PRETORIA on 9 JANUARY 2019

RESOLVED THAT:

1. The Close Corporation is the legal owner of the following Property:

ERF 879 MELVILLE TOWNSHIP,
REGISTRATION DIVISION IR, PROVINCE OF GAUTENG

MEASURING 1282 (ONE THOUSAND TWO HUNDRED AND EIGHTY TWO) SQUARE
METRES

HELD BY DEED OF TRANSFER T15760/2015
2. HENDRIK JACOBUS WILLEMSE, in his capacity as a Member / duly authorised representative of the Close Corporation is hereby authorized to complete and sign ALL the relevant documents which may be necessary, on behalf of the Close Corporation upon such terms and conditions as he in his absolute discretion may deem fit.
3. TISHAY PROPERTIES CC granted permission for the application for a Rezoning Application and that MS SIMANGELE PORTIA MZINYANE, IDENTITY NUMBER: 8603250379081, be authorized to proceed with the application and the negotiations there off and to have full signing powers.

CERTIFIED A TRUE COPY
To be signed by each and every Member



MS SIMANGELE PORTIA MZINYANE



HENDRIK JACOBUS WILLEMSE o.b.o
TISHAY PROPERTIES CC

ANNEXURE E: ZONING INFORMATION



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ZONING INFORMATION NOTE PAD

REQUESTED BY:

TOWN PLANNING SCHEME: **JOHANNESBURG**, 1979

NAME OF APPLICANT:

ERF / HOLDING / FARM PORTION: **879 (1280M²)**

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

STREET NAME AND NUMBER:

ZONING INFORMATION

USE ZONE: **SPECIAL**

HEIGHT ZONE: **AS PER SCHEME**

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

DENSITY: 1 Dwelling per m² **AS ATTACHED**

BUILDING LINE: **AS PER AMENDMETN SCHEME**

PARKING: **AS PER SCHEME**

AMENDMENT SCHEME APPLICABLE: **213**

SERVED BY:

DATE: **2016/008/09**

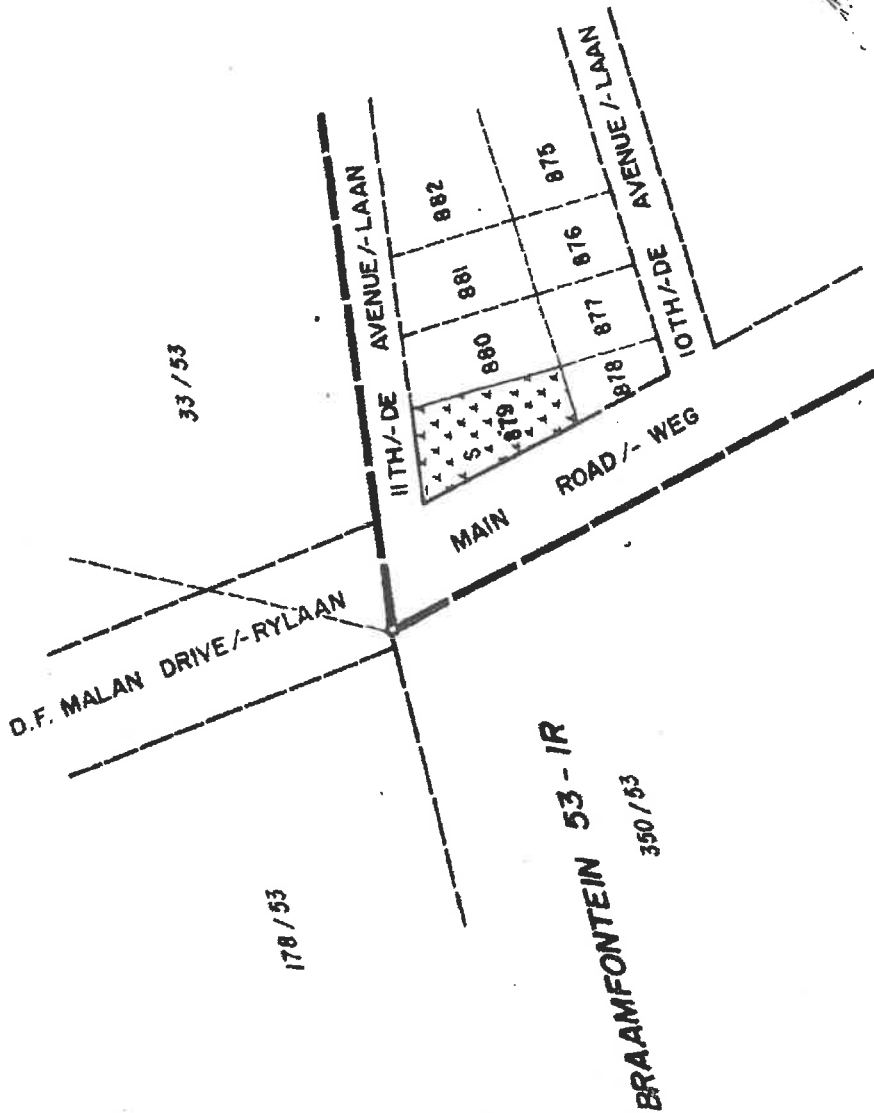
The Town Planning Scheme is open for inspection at the 8th floor, 158 Civic boulevard (previously 158 Loveday street) between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the Town Planning Scheme. Whilst the utmost is done to ensure accuracy, the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

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.



MELVILLE

ERF 879

VERWYSING / REFERENCE

S SKEDULE
SCHEDULE

RESIDENSIEEL
RESIDENTIAL

VIR GOEDGEKURING AANBEVEEL
RECOMMENDED FOR APPROVAL

[Signature]
Vorsitter Dorperaad
Chairman Townships Board

Pretoria

17. 7. 19 83

GOEDGEKEUR
APPROVED

15

[Signature]

ANNEXURE F: USE ZONE MAPS

Zoning Map

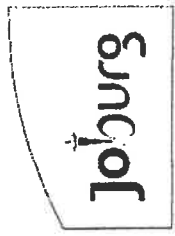
A-SERIES (USE)

Amendment Schemes

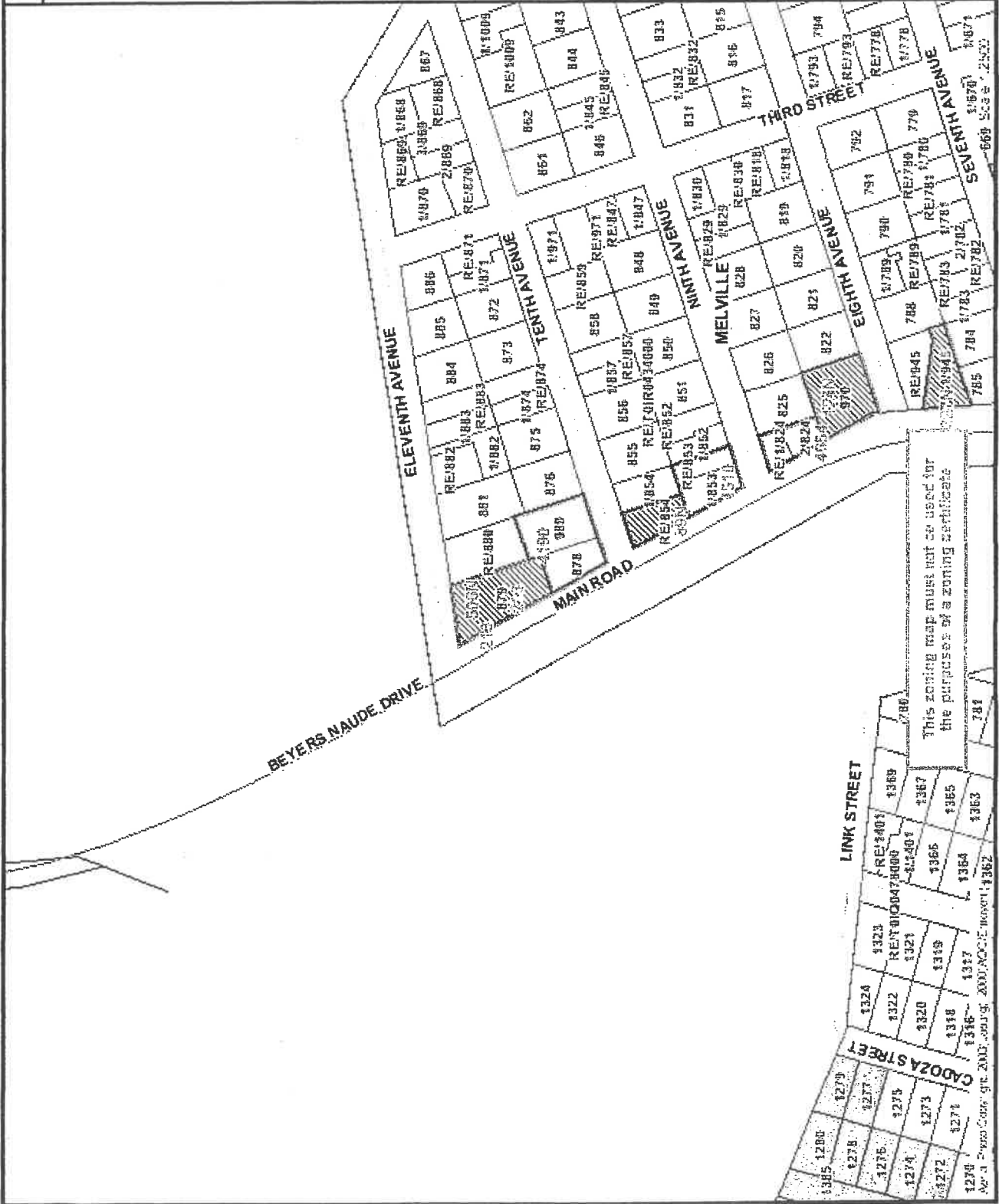
- History
- Current
- Future

Use Zones

- Agriculture
- Amusement
- Business 1
- Business 2
- Business 3
- Business 4
- Cemetery
- Commercial
- Commercial 1
- Commercial 2
- Community Facility
- Educational
- Existing Public Roads
- General
- Government
- Industrial 1
- Industrial 2
- Industrial 3
- Institutional
- Municipal
- No Use
- Parking
- Posteater Mail
- Public Open
- Proposed Roads
- Public Garage
- Public Open
- Reservoir
- Residential 1
- Residential 2
- Residential 3
- Residential 4
- Residential 5
- SAR
- Sewer Farm
- Special
- Undetermined
- Zoning Unresolved



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This zoning map must not be used for the purpose of a zoning certificate

1365 1280 1279 1278 1277 1276 1275 1274 1273 1272 1271 1270 1336 1335 1334 1333 1332 1331 1330 1329 1328 1327 1326 1325 1324 1323 1322 1321 1320 1319 1318 1317 1316 1315 1314 1313 1312 1311 1310 1309 1308 1307 1306 1305 1304 1303 1302 1301 1300 1299 1298 1297 1296 1295 1294 1293 1292 1291 1290 1289 1288 1287 1286 1285 1284 1283 1282 1281 1280 1279 1278 1277 1276 1275 1274 1273 1272 1271 1270 1269 1268 1267 1266 1265 1264 1263 1262 1261 1260 1259 1258 1257 1256 1255 1254 1253 1252 1251 1250 1249 1248 1247 1246 1245 1244 1243 1242 1241 1240 1239 1238 1237 1236 1235 1234 1233 1232 1231 1230 1229 1228 1227 1226 1225 1224 1223 1222 1221 1220 1219 1218 1217 1216 1215 1214 1213 1212 1211 1210 1209 1208 1207 1206 1205 1204 1203 1202 1201 1200 1199 1198 1197 1196 1195 1194 1193 1192 1191 1190 1189 1188 1187 1186 1185 1184 1183 1182 1181 1180 1179 1178 1177 1176 1175 1174 1173 1172 1171 1170 1169 1168 1167 1166 1165 1164 1163 1162 1161 1160 1159 1158 1157 1156 1155 1154 1153 1152 1151 1150 1149 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185 184 183 182 181 180 179 178 177 176 175 174 173 172 171 170 169 168 167 166 165 164 163 162 161 160 159 158 157 156 155 154 153 152 151 150 149 148 147 146 145 144 143 142 141 140 139 138 137 136 135 134 133 132 131 130 129 128 127 126 125 124 123 122 121 120 119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102 101 100 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0

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. : 879
Township / Farm / Holding : MELVILLE

EXTENT OF SITE : 1282 m²

As per Scheme must be described in detail.

PROPERTY DESCRIPTION	EXISTING RIGHTS		PROPOSED RIGHTS	ADDITIONAL COMMENTS DEEMED RELEVANT & APPLICABLE
	IN TERMS OF ZONING	BY WAY OF SPECIAL CONSENT <small>(if applicable)</small>		
<u>CITY OF JOHANNESBURG</u> <u>TOWN PLANNING SCHEME,</u> <u>18-20.18</u>	<u>SPECIAL</u>		<u>BUSINESS 3</u>	
A/S NO. / ANNEXURE NO. <small>(if applicable)</small>	<small>(Copy of approved MAP 3 and Schedule / Annexure to be attached if applicable)</small>	<small>(Copy of approval letter to be attached if applicable)</small>	Ref No. : _____	
PERMISSIBLE LAND USES <small>(Please list all)</small>	<u>OFFICES</u>		<u>AS PER SCHEME INCLUDING ART GALLERY</u>	
LAND USES SPECIFICALLY EXCLUDED <small>(Please list all if applicable)</small>			<u>DRY CLEANERS & LAUNDRETTES</u>	
HEIGHT OF BUILDINGS				
STOREYS	<u>AS PER SCHEME</u>		<u>AS PER SCHEME</u>	
HEIGHT IN METRES <small>(if applicable)</small>				

ERF 879
MELVILLE

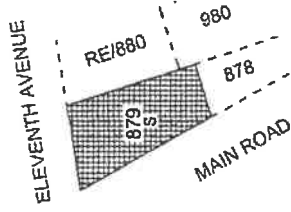
REFERENCE

SCHEDULE

S

USE ZONES

BUSINESS 3



SCALE 1:2500

APPROVED

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

DATE _____

USE ZONES

CITY OF

• JOHANNESBURG

LAND USE SCHEME

2018

• MAP 3

• B SERIES

• AMENDMENT SCHEME

• SHEET 1 OF 1 SHEET

ERF 879
MELVILLE

REFERENCE

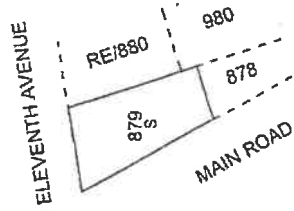
SCHEDULE

S

APPROVED

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

DATE _____



SCALE 1:2500

DENSITY ZONES & HEIGHT ZONES

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 - Including an art gallery excluding dry cleaners and laundrette
- 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 -35%
- Floor Area Ratio:** As per Scheme - 0,35
- Parking Provision:** As per Scheme
- Density:** As per Scheme -
- Building Line:** As per Scheme

ERF 879 MELVILLE

APPROVED

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

DATE:

ANNEXURE H: AMENDMENT SCHEME 213

JOHANNESBURG TOWN PLANNING SCHEME 1979

AMENDMENT SCHEME 213

Johannesburg Town Planning Scheme, 1979, approved by virtue of Administrator's Notice 1157 dated 3 October 1979 is hereby further amended and altered in the following manner:
 The Map, sheets A42&A43 and B42&B43 as shown on Map 3, Amendment Scheme 213

by the addition of the following in numerical and alphabetical sequence to Table N of the schedule of the scheme, read with Clause 70:

2	3	4		5	6	7	8	9	10	11	12	13	14
		DESCRIPTION OF LAND	LAND USE TABLE 'C'										
	(3)	(4)	(5)										
Erf 879 Melville	*	<ul style="list-style-type: none"> Publishing business (excluding retailing and wholesaling) 	<ul style="list-style-type: none"> Uses not in columns (3) and (4) 	None	*	*	*	*	*	*	*		213

APPROVED
 GOEDGEKEUR
 25-7-1983
 For ADMINISTRATOR
 vir ADMINISTRATEUR

1. 05