

# **MEMORANDUM IN SUPPORT OF THE REZONING OF ERF 22 MELVILLE – UNIT 1 SANDRA**

**APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG  
MUNICIPAL PLANNING BY-LAW, 2016 READ IN CONJUNCTION WITH THE  
SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)  
AND THE EMPIRE PERTH DEVELOPMENT CORRIDOR STRATEGIC AREA FRAMEWORK**

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Application is made in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 read in conjunction with the Spatial Planning and Land Use Management Act, 2013, (Act 16 of 2013), by the rezoning of Erf 22 Melville Township – Unit 1 Sandra from “Residential 1” to “Residential 3” permitting a Residential Building (student commune) in terms of the **Empire Perth Development Corridor, Strategic Area Framework Corridors of Freedom Policy.**

Erf 22 Melville – Unit 1 Sandra is hereafter referred to as “the site”.

<b>2</b>	<b>GENERAL INFORMATION</b>	
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### **2.1 LOCALITY**

The site is located on the northern side of First Avenue, two erven east of the intersection of First Avenue with Seventh Street, Melville and Lothbury Road, Auckland Park. The street address is 91 First Avenue, Melville.

The site is **1400 meters walking distance to the nearest entrance of University of Johannesburg on Perth Road.**

Perth / Kingsway Road which is located 736 metres to the south of the site has, in the current RSDF, been identified as a Mobility Spine. **The site is therefore within easy walking distance of the Phase 1 BRT route.**

### **2.2 SITE DESCRIPTION AND SIZE**

The site measures approximately 743.4 m<sup>2</sup> in total. The site is divided into two sections. Unit 1 SANDRA is a unit consisting of

- (a) Section No. 1 as shown and more fully described on Sectional Plan No SS 116/2005 in the scheme known as SANDRA ERF 22 in respect of the land and building or buildings situate at Melville Township, Local authority- City of Johannesburg, of which section the floor area, according to the said sectional plan is 148 (One Hundred and Forty Eight) square meters in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan

The site is currently a single story dwelling with an outbuilding concomitant with the surrounding area

### **2.3 OWNERSHIP AND CONDITIONS OF TITLE**

The property is currently registered as owned by **FOGP FINANCIAL MANAGEMENT SERVICES (PTY) LTD** BY virtue of deed of transfer number ST44060/2011;

There are no conditions of title in Deed of Transfer No **ST44060/2011**, which will prohibit the proposed establishment of a residential building (communal living residence) on the site.

## 2.4 EXISTING ZONING

The property is zoned "Residential 1" in of the Johannesburg Town Planning Scheme, 1979. A Zoning Certificate is also attached. The surrounding erven are all zoned as follows:

North:	"Residential 1"	East:	"Residential 1"
West:	"Business 1"	South:	"Residential 1"

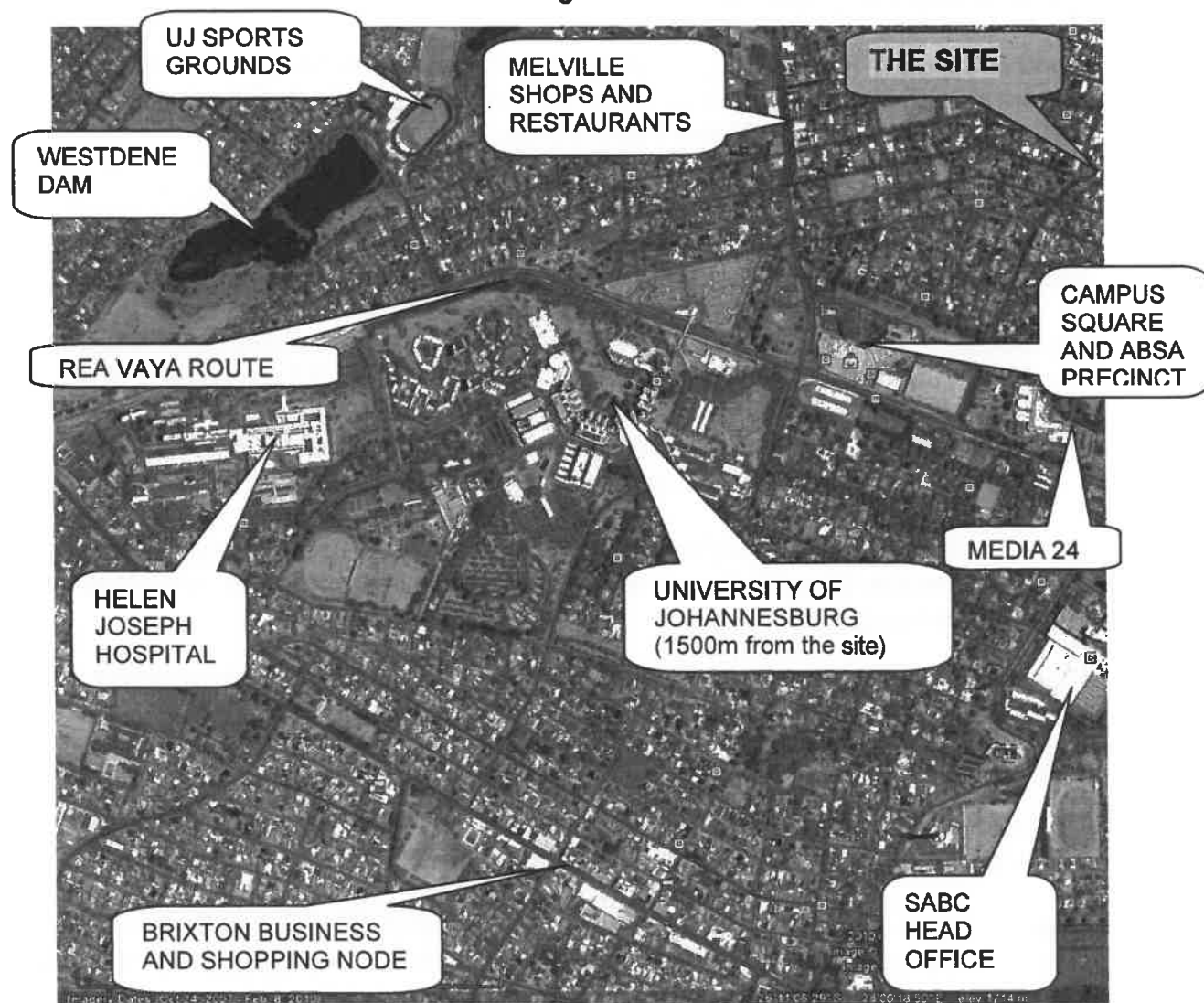
## 2.5 EXISTING LAND USE

The site is sufficiently large to allow for three parking bays on the property. Access for motor vehicles is obtained from First Avenue. The surrounding properties to the north, east and south are all used for residential dwelling house purposes. The property to the west is a restaurant / shop.

## 2.6 NATURE OF THE SURROUNDING AREA

The land use of the surrounding properties is as follows:

North: Dwelling Houses	East: Dwelling House
West: Restaurant	South: Dwelling House



**AERIAL VIEW OF IMMEDIATE AND SURROUNDING AREA**

The site is 1400 m to the nearest entrance at University of Johannesburg on Perth Road, 45 meters to the Melville 7<sup>th</sup> Street Shopping and Business/Entertainment node, 1106 meters walking distance to Melville Boulevard shopping node located on Main Road, coming to it along 4<sup>th</sup> Avenue, with 27 Boxes complex and 735 meters walking distance from the site to the Campus Square Shopping Complex.

Perth/Kingsway Road is also a Mobility Spine and is 736 metres walking distance south of the site. A number of public bus routes and taxi routes service the Melville area. The area is also well located in terms of access to the road network at both the local and regional context.

The sites' proximity to a wide range of amenities combined with the availability of transport for students and entry-level workers makes Melville and surrounds very desirable suburbs in which to stay.

<b>3</b>	<b>THE APPLICATION</b>	
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### 3.1 THE APPLICANT'S INTENTION

The purpose of the application is to allow the site to be redeveloped in terms of **Perth Kingsway Strategic Area Framework Corridors of Freedom Policy** and the **Special Development Zone** to have a residential building (student/entry level worker accommodation) on the site.

The proposed establishment will comprise of 5 double rooms, a large kitchen and lounge / TV area. Cleaning staff employed at the premises will come to site on a daily basis thus there will be no provision for accommodating them.

- 3.1. The purpose of the application is to use the site for residential purposes, and to amend the Johannesburg Town Planning Scheme 1979, in terms of the 'Corridors of Freedom' Policy to increase the density of students/tenants residing on the site.

Westdene finds itself on the East-West Institutional Corridor made up of **University of Johannesburg, University of the Witwatersrand, Milpark Business School**, Campus Square Shopping Complex, the ABSA and Media Park Office precinct, the SABC and the Helen Joseph Hospital. (See Plan on page 2 showing location of the site in relation to these surrounding Land Uses.)

The site is located along Stafford Street **approximately 1400 m north of the entrance** to the University of Johannesburg.

Perth/Kingsway Road is a Mobility Spine and has been identified as such in terms of the 2010/2011 RSDF. This mobility spine carries the Rea-Vaya BRT system as well as both public and private transport to and from regional employment (Parktown and Johannesburg CBD) and institutional nodes (SABC Headquarters, University of Johannesburg Campuses, ABSA Customer Care Centre and the Wits University Campus in Braamfontein).

The immediate and surrounding area comprises of a host of urban amenities. These range from a neighbourhood shopping center (Melville 7<sup>th</sup> Street Shopping and Business/Entertainment node) 45 m from the site; entertainment and restaurants (Main Road, 1106m from the site, Fourth Avenue Melville) (Campus Square, 735 m); and offices (Absa and Media 24); hospitals (Helen Joseph – 2400m from the site

Coronation, Garden City Clinic and Milpark), clinics (Netcare Rehabilitation Clinic and Medlene MediCross Centre – 1110m from the site ); open spaces and a highly complementary road network system that links Westdene to all surrounding areas with ease and the greatest convenience. A number of public bus routes and taxi routes service the Westdene area.

Adjacent neighborhoods, like Westdene and Auckland Park and the Stanley Avenue Centre in Braamfontein Werf serve Melville with the necessary and desired shop, eateries, internet cafes with Wi-Fi hotspots, galleries, energetic night clubs and live music venues creating a vibrant '24 hour' environment

In terms of the GMS, parts of this Sub Area have been identified as high priority areas due to the Phase 1 BRT route that traverses the Sub Area in an east-west direction.

A number of public bus routes and taxi routes service the Melville area. The area is also well located in terms of access to the road network at both the local and regional context.

The sites' proximity to a wide range of amenities combined with the availability of transport for students and entry-level workers makes Melville and surrounds very desirable suburbs in which to stay.

### 3.2. THE REZONING

The rezoning of the site from "Residential 1" to "Residential 3" is subject to the following proposed conditions:

Use Zone:	Residential 3
Primary Rights:	As per Scheme
Consent Use Rights:	As per Scheme
No Rights:	As per Scheme
Servitude:	As per Scheme
Height	3 storeys
Coverage:	As per Scheme.
Floor Area Ratio:	As per Scheme.
Parking Provision:	Two parking bays per 10 tenants
Density:	As per scheme
Building Lines:	3 metres along First Avenue, provided that the Building line shall include the 3 metre servitude

#### General Conditions:

1. A site Development Plan shall be submitted to the City Council for approval.
2. The Point of access to and from the site shall be located and laid out to the satisfaction of the City Council.

#### 4.1 BACKGROUND

A significant number of students attending the tertiary institutions in Johannesburg are from other areas outside of the City, which necessitates the need for accommodation in areas that are conveniently located close to the Universities and Colleges.

The same housing need is experienced by the young working class seeking employment or already employed within the City of Johannesburg. The trends also indicate that students prefer to live and work closer to an area where they studied even after completing their studies.

The concentration of communal living residences (mostly illegal) in areas surrounding and adjacent to these quality institutions has resulted in conflict between communities and the commune operators.

With progressive record numbers in enrolment in these tertiary institutions over the past several years, the demand of conveniently located communal living residences has far outstripped the supply.

The proliferation of communal living residences in Westdene, Auckland Park, Melville, Brixton and surrounding neighbourhoods clearly reflects the need for residential facilities of the type proposed by the applicant contextually in these low-density residential areas.

#### 4.2 NEED FOR THE APPLICATION

The immediate and surrounding areas are characterised by mixed uses including residential, educational, offices and retail uses thus making such areas ideal residential locations for students and the working class.

The proposed establishment is affordable to both students and entry-level workers.

The University of Johannesburg (Kingsway Campus) currently has 28 000 registered students, with only 20% (approximately 5600 students) being able to be accommodated by the Universities student residences – this forecast is based on an average of 10% (2 800 students) not requiring accommodation as they may opt to travel on a daily basis.

The above figures equate to a shortage of approximately 20 000 (70%) accommodation units needed for the Kingsway/Bunting Road Campus alone.

The expansion of communal living residences in areas close to internationally renowned educational institutions and employment opportunities reflects the need for conveniently situated accommodation facilities.

The establishment of student and workers communal accommodation is not unique to the City of Johannesburg. In the United Kingdom, declining areas have welcomed the phenomenon of “studentification”. Studentification refers to the movement of transient student populations into neighbourhoods which are in close proximity to their educational facilities.

Several causes of studentification include university enrollment expanding beyond the capacity of on-campus housing, inadequate zoning enforcement, and student culture.

This phenomenon, when well-co-ordinated has resulted in the revitalisation and creation of sustainable local economies with businesses benefiting from the threshold populations mostly associated with such movement.

Suitable accommodation is a significant part of a student's overall study experience.

The educational institutions cannot meet the demand for suitably located accommodation for students and workers alone. The property sector in neighbourhoods located in close proximity to tertiary institutions has opened up property investment opportunities for rental accommodation facilities.

The proposed establishment of a residential building (student accommodation) should be seen as a private sector response to the development (accommodation) needs of the institutions situated within the Kingsway, Auckland Park and Braamfontein areas. These areas cannot meet the demand for accommodation alone and thus conveniently located residential buildings should be seen as supportive proposals in this regard.

In summation, the proposed establishment will fulfil the needs of students and entry level workers for suitable, affordable accommodation in convenient locations as well as providing an income base for the owners and renters of these student / worker communes.

The site's locality is desirable for the proposed establishment in that it is located:

- within 1400 m walking distance from the University of Johannesburg (Main Campus)
- within 736 metres from Perth/Kingsway/Stanley/Empire Road which forms part of the Rea Vaya BRT system and also carries metro buses and taxis destined for the Johannesburg CBD and surrounds
- **Accessibility:** The site is in close proximity to Mobility Spines. The locality of the site is therefore accessible in both local and regional levels.
- **Education:** The nearest entrance to the University of Johannesburg is situated 1400 meters south-west of the site.
- **Health:** The property is located approximately 2,400 km east of Helen Joseph Hospital. Other Health facilities close to the site include, Meldene Clinic, in Main Road, Melville 1110 meters west of the site and Milpark Hospital.
- **Business and shopping opportunities:** Shopping facilities exist within 45 m from the site and 1106 m to the Melville Main Road shopping & entertainment node.



## 6.1 SPATIAL DEVELOPMENT FRAMEWORK

The Spatial Development Framework (SDF) 2010/2011 and the seven Regional Spatial Development Frameworks (RSDF's) 2010/2011 are the Council's primary policy instruments to direct the future development and growth of the City of Johannesburg.

The key spatial development strategies in these frameworks are:

- **Supporting an efficient movement system**
- Ensuring strong viable nodes
- **Strategic densification**
- **Facilitating sustainable housing environments in appropriate locations**
- **Initiating and implementing Corridor Development**
- **Supporting sustainable environmental management**
- **Managing urban growth and delineating an Urban Development Boundary**

The impact of this application is localized in the proposed consent will not have any adverse affect on the above citywide policies and develop strategies.

The increase in density will support the B R T movement system; the site will be strategically densified in terms of the Commune Policy, thus facilitating sustainable housing environments in appropriate locations, supporting the existing institutional Corridor Development. The application supports sustainable environmental management in terms of the COJ Commune Policy, and growth in this area is also managed in terms of this Commune Policy.

## 6.2 REGIONAL SPATIAL DEVELOPMENT FRAMEWORK 2010/2011

In terms of the RSDF 2008/9, the site falls within Region B Sub Area 6: Area 10 (Refer to Plan 19a of the RSDF 2008/2009) **Melville**

*"This precinct area is strategically located in Joburg. Easy access can be obtained to and from office nodes such as the Johannesburg CBD and Parktown. The precinct plan seeks to provide more housing where possible, which will then be in close proximity to these employment nodes."*

### The DEVELOPMENT OBJECTIVE

**"To protect and enhance the existing residential fabric. Provide opportunities to establish a more compact city –housing close to JHB-CBD."**

One of the important **INTERVENTIONS** linked to the above development objective is

***"Provide appropriate "buffer" uses between the business zoned sites and the inner residential core."***

**“Buffer uses to:**

- **Provide accommodation to support restaurants and shops**
- **Alleviate parking problems**
- **Provide employment.”**

**The GUIDELINES for this intervention states:**

“Buffer uses include Boarding Houses / Guest Houses / Home Enterprises and Parking, which are defined as follows:

#### **BOARDING HOUSES & GUEST HOUSES**

Be permitted on planning merit and shall only be permitted in existing dwelling as per approved building plan.

The following development controls shall apply:

- 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-Lays, which relate to health, maintenance and the operation of the boarding houses.”

In terms of the Melville/Auckland Park/ Richmond Precinct Plan (See Plan No. 19b), **the site has been earmarked for Residential purposes.** The proposed application is therefore **directly in line with Councils policy of enhancing the residential fabric and to provide opportunities to establish housing close to Johannesburg CBD and the surrounding employment nodes, as Student Communes / Boarding Houses are of residential character/purposes and thus this application should be supported.**

The proposed student commune is within an old Melville semi-detached house. The house has been retained in its original form and therefore **complies directly with this Guideline of the RSDF.**

“In terms of the Growth Management Strategy (GMS) this area has been identified as a high priority area because it has the BRT running in close proximity to it. The implication in terms of the GMS is that issues relating to appropriate and effective densities, mixed uses and infrastructure provision are foremost in the City’s designation for these areas as priority areas along the identified corridor from an infrastructure perspective.”

In terms of the GMS, **this area is largely identified as a high priority area** because of the BRT route that runs along Kingsway/ Empire Road.

- **Communes to be permitted on planning merit and shall only be permitted in existing dwelling as per approved building plan**

"The Commune Policy, which provides strategic guidance regarding the scale of commune establishments, has been approved and should be used in conjunction with approved precinct plans determining the residential densities that should be supported."

- **Compact the institutional belt**

A compact city is that which affords its inhabitants to conduct their daily activities in a convenient manner. In context of the proposed establishment, the sites proximity to a host of urban amenities and facilities lends itself to be developed in a manner that will afford occupants thereto access to educational institutions, shopping opportunities, public transport and employment opportunities.

The provision of varying types of (affordable) accommodation in highly accessible areas of socio-economic opportunity is paramount curbing unwanted sprawl in urban areas whilst ensuring inclusive cities which are conducive in meeting the needs of their communities.

Communal residences serve to provide a choice in housing typologies in line with the City's Spatial Development Framework on housing and densification strategies as well as principles of Breaking New Ground and inclusionary housing.

The development and construction of this communal residence will create a more compact and efficient institutional belt where students can live and commute to University very easily.

The proposed student commune fulfills the intervention for economic reinstatement and urban renewal as the owner is investing in this environment and upgrading the old house. The owner is thus fulfilling the housing initiative intervention by the creation of a student commune.

### **6.3 SPECIAL DEVELOPMENT ZONE - EMPIRE PERTH**

The special development zone is a Town Planning mechanism whereby development, densification and rejuvenation of a specific area can be promoted, facilitated and fast-tracked.

The following information is obtained from the "Special Development Zones: Empire Perth" prepared by Osmond Lange Architects and Planners and issued by the City of Johannesburg, City Transformation Department.

*"The benefit of this mechanism is as follows:*

- Firstly it will fast track development which will have a positive impact on the quality of urban environment and unlocking its land value.*
- Secondly, the development models contained in the Special Development Zoning Document have been developed to ensure they result in an aesthetically pleasing neighbourhood.*
- Thirdly, the development of these neighbourhoods can happen incrementally. Further proposed future benefits for developers are as follows:*
  - Firstly, there will be no rezoning process required since the rezoning for this project will cover the entire identified area including all of the possible land-uses and densities.*
  - Secondly, there will be no Heritage Impact Assessment required since one was done for the entire neighbourhood.*
  - Thirdly, there will be no Traffic Impact Assessment required since one was conducted for the Special Development Zone.*
  - Fourthly, there will be no need for an Environmental Impact Assessment since one was conducted on the maximum achievable densities determine by the Urban Design Framework.*
  - Fifthly, all neighbourhood infrastructure and services will be upgraded by the council to accommodate all of the intended development.*

*The Empire-Perth corridor is one of the City of Johannesburg's priority development corridor's supported by the BRT Route, which links Soweto with Parktown. The section of the corridors located between the established neighbourhoods of Auckland Park, Westdene, Melville and Rossmore. It also houses large institutions like SABC, Helen Joseph Hospital and the UJ Kingsway Campus."*

## **DENSIFICATION APPROACH**

*"The SDZ program is set to densified a neighbourhood along the following objectives:*

- To be inclusive and allow everyone to be part of the re-development process at various economic scales. This will allow not only big commercial developers but also private house owners to take part and reap economic benefit from the re-development of the area.*
- To develop such, that a significant part of the historic character of the neighbourhood survives projects that protect and adapt the wealth of historic buildings.*

- *To encourage inclusivity so that the existing close-knit community in feathers from the densification of the neighbourhood.*
- *To develop in such a way that it accommodates sub-economic settlement patterns as well as ownership and leasing models that are currently in testing in the city. This will ensure economic inclusivity for future and current residents.*
- *To develop and densified in such a way that it stimulates not only the growth of the community but also the growth of the neighborhoods' local economy. Thus providing future and existing residence with more economic opportunities and in so doing result in a more sustainable and rejuvenated neighbourhood."*

## BASIC DEVELOPMENT GUIDELINES

For the purpose of developing URBAN DESIGN Development Guidelines the following development condition will be used for the current application:

### • ADAPTIVE REUSE & REDEVELOPMENT

The existing house will remain with the addition of a double-story at the rear. There would be minor alterations within the existing house to provide sufficient rooms for student housing for up to 10 students

The building has to interact with the Street as this is paramount for creation of a safe, attractive and desirable neighbourhood. When buildings face and interact with the Street they result in streets that are automatically more "live" with activity and safer as a result of passive surveillance which means more eyes on the Street. The fence has to have a see-through quality and is allowed a maximum height of 1, 8 m

All development has to provide a 10% communal in accessible green space. The 10% green space requirements put in place to ensure, but only the quality of life for residents but also for developments to act responsibly towards environment. The space should be landscaped open spaces and accessible to residents were occupants of the building. Ideally they should be private from the street and function as outside leisure or relaxation spaces."

## COJ COMMUNE POLICY: GUIDELINES AND STANDARDS

This application is based on the Commune Policy – Guidelines and Standards. Set out below are the required standards of this policy and how they will be met.

- The number of tenants in this development will be **ten (10) (a deviation in cases where the house is large enough to accommodate additional tenants)**
- The application is in terms of **approved building plans** – approved prior to June 2009 (actually approved in 1956).

- Revised plans will be submitted on approval of this application showing environmental standards as they relate to health, safety and bullying requirements. (See plans included with this application).
- No external changes will be made to the exterior of the house and therefore the development **is in harmony with the existing character** of the area.
- The proposed commune is **within 1400 meters walking distance from the University**.
- The proposed commune is **within 736 meters from Phase 1 BRT**
- Environmental Health and Emergency Management Services – The health requirements stipulated in the City's Public Health By-laws are adhered to in that **all cooking of meals is done in a designated kitchen** area as per approved bullying plans. No cooking is permitted in the individual bedrooms or common areas other than the kitchen.
- On approval of this application a **valid Health Permit will be applied for** from the City's Department of Health.
- The commune establishment shall **not create a nuisance**. No excessive noise, human or amplified, will emanate from this commune establishment as it will be **controlled by a designated manager living on the property**.
- A **4,5kg dry chemical powder fire extinguisher** shall be kept safely in the house, mounted on a board in the kitchen, as required by the Emergency Management Services. In addition the **street address will be prominently displayed** on Ripley Road boundary.
- The **National Bullying Regulations shall be adhered to** at all times. The following standards shall furthermore apply:
- The commune will be operated from the **approved dwelling house and second dwelling** on the property.
- Accommodation of tenants in bedrooms shall be in terms of the minimum square meters allowed for single and double rooms, namely a minimum of **14m<sup>2</sup> for double rooms and 7 m<sup>2</sup> for single rooms**
- **Communal bathrooms are provided in a minimum ratio of one bathroom per four tenants. The bathrooms consist of a W.C., Shower/bath and a hand washbasin.**
- Provision is made for common rooms and kitchens within this student commune in the following minimum ratio: **Kitchen at 0.8 m<sup>2</sup> per tenant and In – house recreation area (excluding passages) of 0.8 m<sup>2</sup> per tenant.**

Application is made in terms of the Town-Planning and Townships Ordinance, 1986, for the amendment of the Johannesburg Town-Planning Scheme, 1979 read in conjunction with the Spatial Planning and Land Use Management Act, 2013, (Act 16 of 2013), by the rezoning of Erf 22 Melville Township – Unit 1 Sandra from “Residential 1” to “Residential 3” in terms of the Empire Perth Development Corridor, Strategic Area Framework.

The proposed student residence will have no negative effect on the surrounding residential properties as the residential structures and landscaping will be maintained. The proposed communal student residence complies with the Commune Policy

This area is rapidly developing and it makes good town planning sense, and is in keeping with the principles of the RSDF and the Special Development Zones: Empire Perth and Melville.

For the above mentioned reasons it is respectfully contended that the application for the Council's consent for a residential building (student commune) be approved.

**PROPOSED MAP 2's AND ANNEXURES  
ERV 22 MELVILLE – UNIT 1 SANDRA**



# JOHANNESBURG TOWN PLANNING SCHEME, 1979

## AMENDMENT SCHEME

## SHEET 1 OF 2

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:

1. THE MAP, SHEETS 3A AND 3B AS SHOWN ON MAP 3, AMENDMENT SCHEME
2. BY THE ADDITION OF THE FOLLOWING IN NUMERICAL AND ALPHABETICAL SEQUENCE TO TABLE 'N' OF THE SCHEDULE OF THE SCHEME, READ WITH CLAUSE 70:

<b>COLUMN 1</b>	<b>USE ZONE:</b> Residential 3
<b>COLUMN 2</b>	<b>DESCRIPTION OF LAND:</b> Erf 22 Melville Township – Unit 1 Sandra
<b>COLUMN 3</b>	<b>PRIMARY RIGHTS:</b> As per scheme
<b>COLUMN 4</b>	<b>USES WITH CONSENT:</b> As per scheme
<b>COLUMN 5</b>	<b>USES NOT PERMITTED:</b> As per scheme
<b>COLUMN 6</b>	<b>WIDTH OF SERVITUDE AREA – STREET:</b> As per scheme
<b>COLUMN 7</b>	<b>STOREYS OR HEIGHT IN METRES</b> 3 storeys
<b>COLUMN 8</b>	<b>COVERAGE:</b> As per scheme
<b>COLUMN 9</b>	<b>F.A.R OF FLOOR AREA:</b> As per Scheme.

**APPROVED**

.....  
**EXECUTIVE DIRECTOR: DEVELOPMENT  
PLANNING, AND URBAN MANAGEMENT  
(CITY OF JOHANNESBURG)**

**DATE.....**

# JOHANNESBURG TOWN PLANNING SCHEME, 1979

## AMENDMENT SCHEME

SHEET 2 OF 2

**COLUMN 10 PARKING PROVISION:**  
3 bays per 10 tenants

**COLUMN 11 DENSITY:**  
\* As per Scheme

**COLUMN 12 BUILDING LINE PROVISIONS:**  
\* As per Scheme

**COLUMN 13 GENERAL PROVISIONS:**

1. A site Development Plan shall be submitted to the City Council for approval.
2. The Point of access to and from the site shall be located and laid out to the satisfaction of the City Council.

**APPROVED**

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

**DATE.....**

**PLAN 1 - LOCALITY PLAN  
ERF 22 MELVILLE – UNIT 1 SANDRA**



**PLAN 2: EXISTING ZONING PLAN  
ERF 22 MELVILLE – UNIT 1 SANDRA**

# Zoning Map - ERF 537 BRIXTON

## A-SERIES (USE)

Amendment Schemes



History

Current

Use Zones

Agriculture

Amusement

Business 1

Business 2

Business 3

Business 4

Cemetery

Commercial

Commercial 1

Commercial 2

Community Facility

Ecological

Educational

Existing Public Roads

General

Government

Industrial 1

Industrial 2

Industrial 3

Institutional

Municipal

No Use

Parking

Pedestrian Mall

Private Open

Proposed Roads

Public Change

Public Open

Reservoir

Residential 1

Residential 2

Residential 3

Residential 4

Residential 5

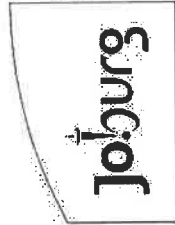
SAR

Sewerage Farm

Special

Undetermined

Zoning Unassigned



a world class African city



**ANNEXURE F: RSDF PAGES  
ERF 22 MELVILLE – UNIT 1 SANDRA**

<p align="center"><b>SUB AREA 6</b></p> <p align="center"><b>Westdene East, Melville, Auckland Park North, Richmond</b></p> <p>This Sub Area comprises older residential areas in the central part of Region B. These residential areas enjoy high amenity, but are subject to strong pressures for commercial, office, mixed-use and commune developments. Melville was identified as a particularly problematic area in terms of development pressures, land use management and law enforcement. A Precinct Plan was formulated to proactively guide development within Melville and Auckland Park. The Commune Policy, which provides strategic guidance regarding the scale of commune establishments, has been approved and should be used in conjunction with approved precinct plans in determining the residential densities that should be supported.</p> <p>In terms of the GMS, parts of this Sub Area have been identified as high priority areas due to the Phase 1 BRT route that traverses the Sub Area in an east-west direction. Affected townships are Richmond and Auckland Park South. The rest of the area falls within the GMS consolidation areas category.</p> <p>The following objectives and interventions are proposed and unless the availability of infrastructure and/or services can be verified by the relevant MOE and Core Department, applications for the intensification and/or change of use will not be supported.</p>	
<p align="center"><b>DEVELOPMENT OBJECTIVE 1</b></p> <p align="center"><b>To ensure that the amenity and unique character of the Melville, Richmond and Westdene (east of the Dam) area is maintained.</b></p>	
<p align="center"><b>SUB AREA 6: AREA 1</b></p> <p align="center"><b>Carlow Road / Ninth Street</b></p> <p>A small historic business node is located at this point with shops on ground floor level and flats above. The shops are still in use for the sale of antiques etc. and a restaurant has been established on Erf 887 Melville, which is well supported. A relatively new office building is located on Erf 948 Melville, which also has a filling station on ground floor level. Various home offices have been approved surrounding these uses in order to create a buffer between the higher intensity business and low intensity residential dwellings.</p> <p>Seventh Avenue is a "one-way" to the east and vehicles are parked all the way to its intersection with Eighth Street due to an overflow of parking from the offices. Pressure exists for the use of the properties along this portion of Seventh Avenue for offices due to the encroachment by the non-residential uses.</p>	
<p align="center"><b>DEVELOPMENT OBJECTIVE 1.1</b></p> <p align="center"><b>To strengthen the existing non-residential uses and protect the residential amenity of the area.</b></p>	
<b>INTERVENTIONS</b>	<b>GUIDELINES</b>
1. Restrict business uses to existing	• Support businesses as per existing zoning.



business zoned sites.	
2. Restrict home enterprises to existing zoning and dwellings. Facilitate re-development of homes into offices for upgrading.	The following shall apply for re-development: <ul style="list-style-type: none"> <li>• Zoning – Residential 1 (As Per Scheme).</li> <li>• Primary Right – Offices (excluding banks, building societies and medical consulting rooms).</li> <li>• FAR – 0.25.</li> <li>• Height – One Storey.</li> <li>• Subject to – full parking provision, a Site Development Plan, Architectural design to suite character of area.</li> </ul>
3. Provide parking options on Ninth Street to strengthen business uses.	<ul style="list-style-type: none"> <li>• Parking to be provided as follows:</li> <li>• Zoning – Parking (As Per Scheme).</li> <li>• Access off Sixth Avenue where possible.</li> </ul>
4. Investigate illegal uses along Seventh Avenue including parking compliance.	<ul style="list-style-type: none"> <li>• Law Enforcement.</li> </ul>

<p align="center"><b>SUB AREA 6: AREA 2</b></p> <p align="center"><b>Seventh Street, Melville</b></p> <p>This "hot spot" comprises of Seventh Street, Melville and the adjoining properties thereto. This city-wide famous landmark serves both a regional and local function, with the restaurants and shops attracting customers from the entire metropolitan area. Natural urban design elements (scale and character of buildings, covered sidewalks, restaurants overflowing onto the street and general "hustle and bustle") contribute to its success.</p> <p>This popular activity street does however impact negatively on the surrounding residential uses. Residents experience frustrations as a result of noise, illegal on-street parking and an overflow of illegal uses all wishing to be close to the street.</p>	
<p align="center"><b>DEVELOPMENT OBJECTIVE 1.2</b></p> <p align="center"><b>To strengthen the existing non-residential uses and protect the residential amenity the area.</b></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"> <li>• Businesses as per existing zoning.</li> </ul>
2. Provide appropriate "buffer" uses	Buffer uses include:

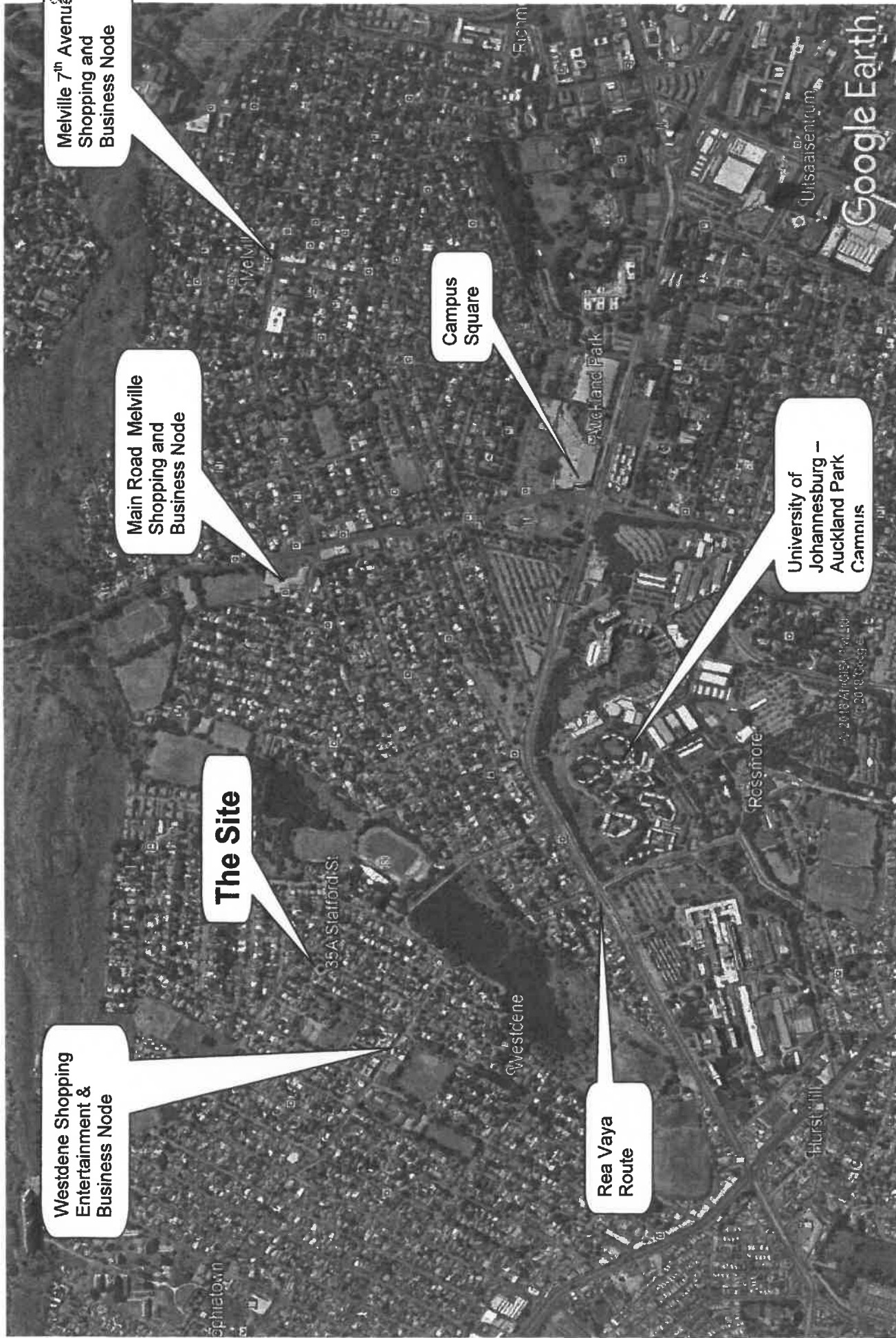
<p>between the business zoned sites and the inner residential core.</p>	<p><b><u>HOME ENTERPRISES AND MEDICAL CONSULTING ROOMS</u></b></p> <p>Allowed in existing dwelling or for re-development.</p> <p>The following development controls shall apply:</p> <ul style="list-style-type: none"> <li>• Zoning – Residential 1 (As per Scheme).</li> <li>• Primary Rights – Offices (excluding banks and building societies).</li> <li>• Height – One Storey.</li> <li>• Subject to – Full Parking Provision (no money in lieu of parking), a Site Development Plan and an Architectural Design which shall suite the character of the area.</li> </ul> <p><b><u>BOARDING HOUSES &amp; GUEST HOUSES</u></b></p> <p>Be permitted on planning merit and shall only be permitted in existing dwelling as per approved building plan.</p> <p>The following development controls shall apply:</p> <ul style="list-style-type: none"> <li>• Consent use for a "Residential Building" in terms of the Johannesburg Town Planning Scheme, 1979.</li> <li>• Parking – As per Scheme (No money in lieu of parking).</li> <li>• Full compliance with the City of Johannesburg's Municipal By-Laws, which relate to health, maintenance and the operation of the boarding houses.</li> </ul> <p>Buffer uses to:</p> <ul style="list-style-type: none"> <li>• Provide student accommodation that is guided by the Commune Policy.</li> <li>• Provide accommodation to support restaurants and shops.</li> <li>• Alleviate parking problems.</li> <li>• Create employment opportunities.</li> </ul>
<p>3. Investigate illegal uses - specifically along Fourth Avenue to the east of Seventh Street.</p>	<ul style="list-style-type: none"> <li>• Enforcement of Johannesburg Town Planning Scheme, 1979 and By-laws.</li> </ul>
<p>4. Ongoing by-law enforcement required in terms of health requirements for restaurants.</p>	<ul style="list-style-type: none"> <li>• Enforcement of City of Johannesburg By-Laws/Health.</li> </ul>
<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"> <li>• Enforcement of City of Johannesburg By-Laws/Traffic.</li> </ul>



**AERIAL PHOTOGRAPHS – EXISTING LAND  
USE  
ERF 22 MELVILLE – UNIT 1 SANDRA**







**PLAN 3 – PLAN 18 C COMMUNE POLICY  
ERF 22 MELVILLE – UNIT 1 SANDRA**





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

**PROPERTY DESCRIPTION :** Erf / Even / Portion / Holding No. : ERF 22 SANDRA  
(Information as per Title Deed)  
**EXTENT OF SITE :** Township / Farm / Holding : MELVILLE  
743.42 m<sup>2</sup> for Erf 22 Melville; 371.71 m<sup>2</sup> for Unit 1 SANDRA

JOHANNESBURG		EXISTING RIGHTS		PROPOSED RIGHTS	ADDITIONAL COMMENTS DEEMED RELEVANT & APPLICABLE
TOWN PLANNING SCHEME, 1979	IN TERMS OF ZONING	BY WAY OF SPECIAL CONSENT (if applicable)			
<b>ZONING</b>	Residential 1			Residential 3	
<b>A/S NO. / ANNEXURE NO. / REF NO.</b> (If applicable)	N/A	(Copy of approved Map 3 and Schedule / Annexure to be attached if applicable)		Ref No.: _____	
<b>PERMISSABLE LAND USES</b> (Please list all)	Dwelling units			Student Commune/Boarding House	
<b>LAND USES SPECIFICALLY EXCLUDED</b> (Please list all if applicable)	Uses not in columns (3) and (4) as per the Johannesburg Town Planning Scheme, 1979			Uses not in columns (3) and (4) as per the Johannesburg Town Planning Scheme, 1979	
<b>HEIGHT OF BUILDING</b>					
<b>STOREYS</b>	3			3	
<b>HEIGHT IN METRES</b> (If applicable)	N/A			N/A	

<b>COVERAGE</b>			
%	50%		50%
ACTUAL EXTENT IN m <sup>2</sup>	185.86 m <sup>2</sup>		185.86 m <sup>2</sup>
<b>FLOOR AREA RATIO</b>			
RATIO	1.2 FAR		1.2 FAR
ACTUAL EXTENT IN m <sup>2</sup> (Indicate any limitations / restrictions applicable to specific land use / e.g. shops restricted to 250m <sup>2</sup> )	163.87 m <sup>2</sup>		199.04 m <sup>2</sup>
<b>DENSITY</b>			
UNITS / ha	1 d/u per 200m <sup>2</sup>		N/A
MAXIMUM No. of UNITS	1		A maximum of 5 double rooms
<b>SPECIFY ANY OTHER LIMITATIONS / REQUIREMENTS</b> (e.g. Line of No. Access, Building Lines along Prov. or National Roads, Maximum number of children / scholars for crèche / school, etc.)			
Building Lines	3 meters along all boundaries		

VERIFIED BY: \_\_\_\_\_ IN CAPACITY AS \_\_\_\_\_  
(PLEASE PRINT)

SIGNATURE: \_\_\_\_\_ DATE : \_\_\_\_ / \_\_\_\_ / 2018

**NAMES AND POSTAL ADDRESSES OF THE  
SURROUNDING OWNERS OF ERF 22 MELVILLE –  
SANDRA UNIT 1**

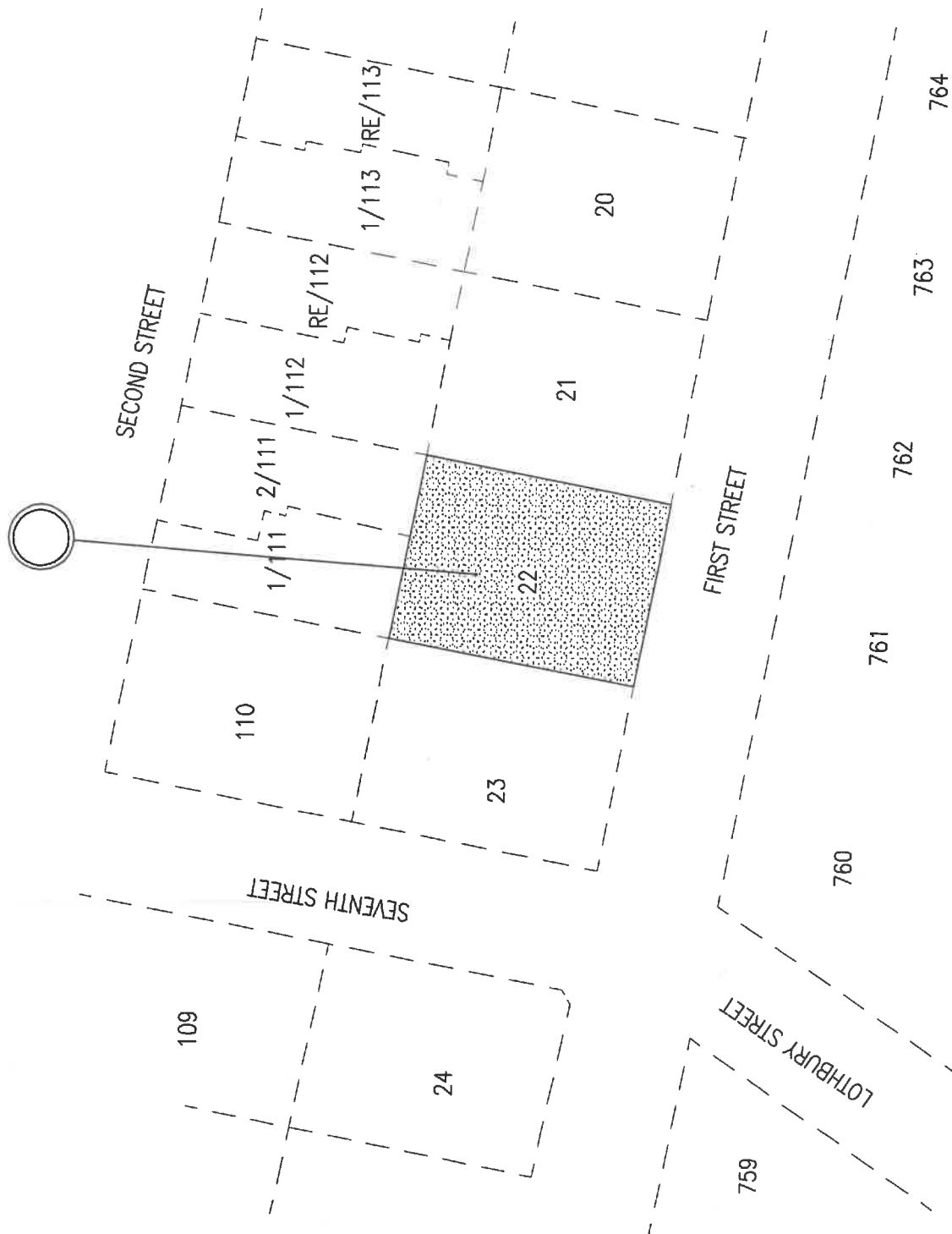
## List of Property Owners / Occupants notified:



ERF	NAME	ADDRESS
23 Melville	Tenth Reserve Shelf Cc	89 First Avenue, Melville, 2092
21 Melville	T T Heathfam Trust	93 First Avenue, Melville, 2092
110 Melville	Michel and Suzanne Margaret Lazarus	4 Seventh Street, Melville, 2092
RE 111 Melville	Augusto Bussab	90 Second Avenue, Melville, 2092
2/111 Melville	Comucopia Trading Cc	90a Second Avenue, Melville, 2092
1/112 Melville	Linda Ann Laubscher	92 Second Avenue, Melville, 2092
760 Auckland Park	Savithri Soobramoney	39 Lothbury Road, Auckland Park 2092
761 Auckland Park	Udo Manfred Willmanns	86 First Avenue, Auckland Park, 2092
762 Auckland Park	Gale Lesley and Malcolm Hamilton Gordon	88 First Avenue, Auckland Park, 2092

**MOTIVATING MEMORANDUM  
ERF 22 MELVILLE – SANDRA UNIT 1**

**MAP 2 AND ANNEXURES  
ERF 22 MELVILLE – SANDRA UNIT 1**



MELVILLE  
ERF 22

REFERENCE - VERWYSING



ANNEXURE NUMBER

USE ZONES

GEBRUIKSONES



RESIDENTIAL 3

APPROVED

EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

DATE



KODE  
CODE

2 • JOHANNESBURG

DORPSBEPLANNINGSKEMA  
TOWN PLANNING SCHEME

1979

KAART 3 •  
MAP

REEKS  
SERIES

WYSIGINGSKEMA  
AMENDMENT SCHEME

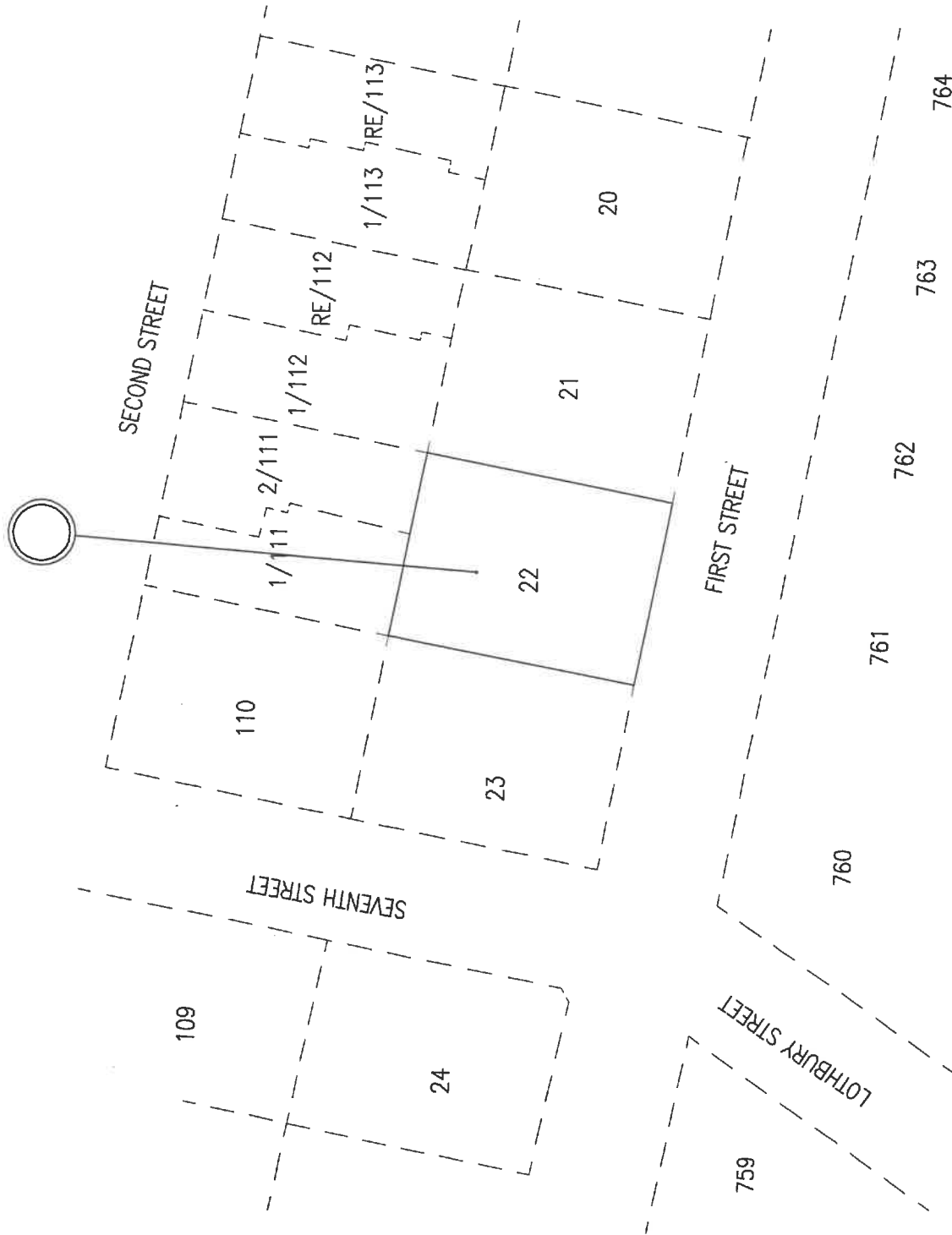
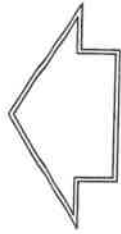
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VEL  
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2 OF  
VAN

VELLE  
SHEETS

SKAAL : SCALE 1:2500



MELVILLE  
ERF 22

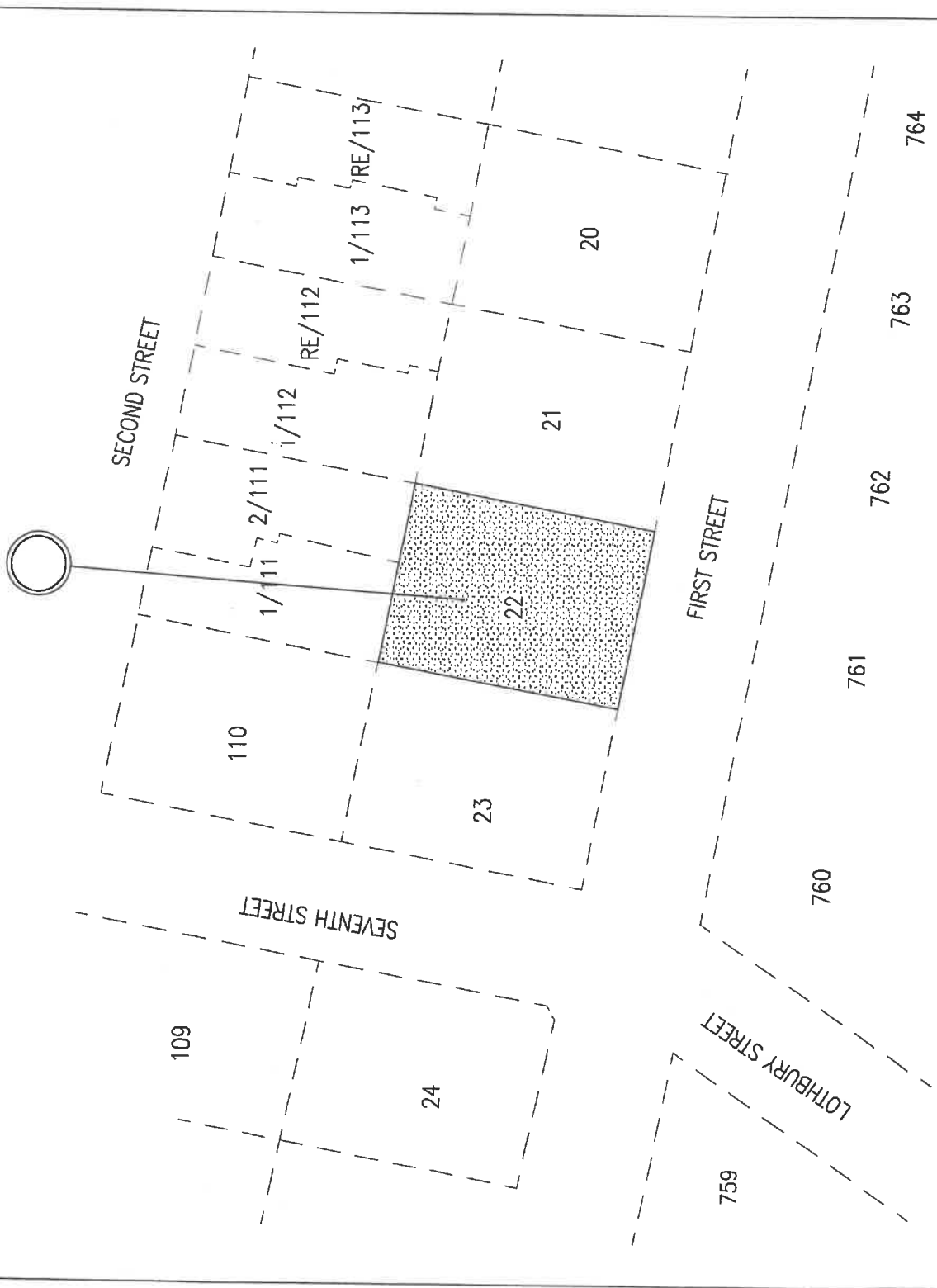
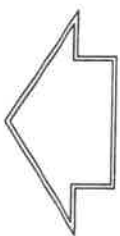
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EXECUTIVE DIRECTOR: DEVELOPMENT  
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CITY OF JOHANNESBURG

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SKAAL : SCALE 1:2500



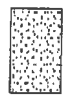
MELVILLE  
ERF 22

REFERENCE - VERWYSING



USE ZONES

GEBRUIKSONES



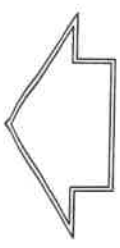
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MELVILLE

ERF 22

APPROVED

EXECUTIVE DIRECTOR: DEVELOPMENT  
PLANNING & URBAN MANAGEMENT

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(PLEASE PRINT)

SIGNATURE: \_\_\_\_\_ DATE : \_\_\_\_ / \_\_\_\_ / 2018

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