

23 March 2022

Executive Director: Development Planning
PO Box 30733
BRAAMFONTEIN
2017

Dear Sir

APPLICATION IN TERMS OF SECTIONS 21 AND 33(1)(b), RESPECTIVELY, OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016: ERVEN 48 AND 49 MELVILLE

Enclosed, please find an application for the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning Erven 48 and 49 Melville from "Residential 1" with a density of 'one dwelling per 300m²' to "Residential 4" with a density of ninety dwelling units per hectare". The application further includes the proposed consolidation of the two erven.

The application will be duly advertised on confirmation of a complete application.

The application and related documents are attached hereto. The application fee will be paid on receipt of the invoice.

Trusting this will be in order. Should you require any additional information in this regard, please do not hesitate to contact me.

Yours faithfully

Suzette Nel
for **SYNCHRONICITY DEVELOPMENT PLANNING**
082 448 7368





a world class African city

**AMENDMENT OF LAND USE SCHEME (REZONING) AND CONSOLIDATION
– SUBMISSION CHECKLIST
ERVEN 48 AND 49 MELVILLE TOWNSHIP**

APPLICATION FEE	R 7 242-00	✓
COVERING LETTER		✓
APPLICATION INFORMATION	FORM A	✓
ORIGINAL POWER OF ATTORNEY	ANNEXURE H	✓
COMPANY RESOLUTION	NOT APPLICABLE	
REGISTERED TITLE DEED	ANNEXURE I	✓
NOTARIAL TIE DEED	NOT APPLICABLE	
BOND HOLDER'S CONSENT	ANNEXURE J	✓
MOTIVATIONAL REPORT IN SUPPORT OF THE APPLICATION, INCLUSIVE OF:		✓
• LOCALITY PLAN	ANNEXURE B	✓
• LAND USE MAP	ANNEXURE D	✓
• DENSITY PLAN	ANNEXURE F	✓
• ZONING PLAN	ANNEXURE E	✓
• INFORMATION ON EXISTING DEVELOPMENT		✓
• INFORMATION ON PROPOSED LAND USE		✓
• EXISTING ZONING INFORMATION & ZONING CERTIFICATE	ANNEXURE G	✓
• LIST OF CONDITIONS TO BE REMOVED		✓
• PROPOSED CONCEPT SITE PLAN	ANNEXURE K	✓
• CONSOLIDATION DIAGRAM	ANNEXURE L	✓
PROPOSED SCHEME CLAUSES, MAPS AND ANNEXURES		✓
TABLE OF EXISTING AND PROPOSED RIGHTS		✓
UNDERTAKING TO ADVERTISE	1 X COPY	✓

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

PROPERTY DESCRIPTION : <small>(Information as per Title Deed)</small>	Erf / Erven / Portion / Holding No. : <u>Erven 48 and 49</u> Township / Farm / Holding : <u>Melville</u>
EXTENT OF SITE :	<u>743m² each</u> m ² <i>As per Scheme must be described in detail.</i>

CITY OF JOHANNESBURG LAND USE SCHEME, 2018	EXISTING RIGHTS		PROPOSED RIGHTS	ADDITIONAL COMMENTS DEEMED RELEVANT & APPLICABLE
	IN TERMS OF ZONING	BY WAY OF SPECIAL CONSENT <small>(if applicable)</small>		
ZONING	Residential 1	Limited backpackers' on Erf 49	Residential 4	
A/S NO. / ANNEXURE NO. / REF 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>	Single Dwelling unit	Accommodation for 10 occupants	Residential building	
LAND USES SPECIFICALLY EXCLUDED <small>(Please list all if applicable)</small>				
HEIGHT OF BUILDINGS For combined erven				
STOREYS	3 storeys		3 storeys	
HEIGHT IN METRES <small>(if applicable)</small>				

COVERAGE			
%	50 %		40 %
ACTUAL EXTENT IN m ²	743 m ²		594m ²
FLOOR AREA RATIO			
RATIO	n/a		1,2
ACTUAL EXTENT IN m ² (Indicate any limitations / restrictions applicable to specific land use/s, e.g. shops restricted to 250m ²)			1 783m ²
DENSITY			
UNITS/ha	one dwelling per 300 m ²		90 dwellings per hectare
MAXIMUM No. of UNITS	four		n/a
SPECIFY ANY OTHER LIMITATIONS / REQUIREMENTS (e.g. Line of No Access / Building Lines along Prov or National Roads, Maximum number of children / scholars for crèche / school, etc.)			

VERIFIED BY : Suzette Nel
(PLEASE PRINT)

IN MY CAPACITY AS Applicant (agent)

SIGNATURE : 

DATE : 23 / 03 / 2022

UNDERTAKING TO ADVERTISE

An application for the amendment of a provision of the City's land use scheme or any other scheme that may still be applicable to the land under consideration as envisaged shall comply with the following procedures:

- (a) Notice of the application shall be given once by simultaneously publishing a notice in the ***Provincial Gazette*** and a **newspaper** that circulates within the area of jurisdiction of the application site in English;
- (b) Such notice shall clearly reflect in terms of which section of this By-law the application is made and which land use scheme or any other scheme is applicable;
- (c) Such notice shall reflect full details of the application including, but not limited to, the street address, the name of the township, a clear erf description of the erf concerned and the nature and general purpose of the application;
- (d) Such notice shall further reflect the name, postal address, telephone number, fax number and e-mail address of the person submitting the application;
- (e) Such notice shall further reflect that the application and its accompanied documents will lie open for inspection at specified times and at specified places at the City's offices and that any objection, comment or representation in regard thereto must be submitted timeously to the City in writing by registered post, by hand, by facsimile or by e-mail within a period of 28 days from the date of publication of the notice as envisaged in subsection (a) above.
- (f) A **site notice** that contains the same detail as envisaged in subsections (b) to (e) above shall be displayed on the land under consideration in English;
- (g) Such notice shall be displayed on the land from the same date as the date of the publication of the notice mentioned in subsection (a) above;
- (h) Such notice shall be in the format as determined by the City;
- (i) Such notice shall be displayed in a conspicuous place on the land in question where it would be best and easily visible and can be easily read from each and every adjacent public street or other adjacent public place;
- (j) Such notice shall be maintained in a clearly legible condition for a period of not less than 21 days from the date of publication of the notice mentioned in subsection (a) above; and

- (k) In addition to the requirements in subsections (a) and (f) above, a **letter** shall also be dispatched within 7 days of date of the publication of the notice envisaged in subsection (a) above to the owners/occupiers of all contiguous erven, including those on the opposite side of a street or lane by registered post, by hand or by any other means available informing such owners/occupiers of all the detail as prescribed in subsection (b) to (e) above.
- (l) Proof of compliance with the above must be submitted to the City in the form of a written **affidavit** within 14 days of expiry of the date contemplated in subsection (e) above.

I hereby state that I intend to advertise this application on:

Date: Two weeks from confirmation of a complete application

OWNER / AUTHORISED AGENT

Full name: Suzette Nel on behalf of Synchronicity Development Planning

Postal Address: PO Box 1422, Noordheuwel Code: 1756

Residential Address: 6 Harrison Road, Noordheuwel Ext 4, Krugersdorp

Tel No (w): 082 448 7368 Fax No: 086 758 2024

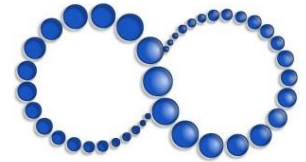
Cell: 082 448 7368

E-mail address: info@synchroplan.co.za

SIGNED: 

Signature of owner/s

DATE: 23 March 2022



MOTIVATIONAL REPORT IN SUPPORT OF AN APPLICATION TO THE CITY OF
JOHANNESBURG IN TERMS OF SECTIONS 21 AND 33(1)(b) OF THE
MUNICIPAL PLANNING BY-LAW, 2016
FOR THE AMENDMENT OF THE CITY OF JOHANNESBURG LAND USE
SCHEME, 2018 AND THE SIMULTANEOUS CONSOLIDATION OF

ERVEN 48 AND 49 MELVILLE TOWNSHIP

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ADDENDA

ADDENDUM 1: Parking Study

Hamatino Consulting Engineers

OBJECTIVE

Application is made in terms of Sections 21 and 33(1)(b) respectively of the City of Johannesburg Municipal Planning By-law, 2016. The application entails the amendment of the City of Johannesburg Land Use Scheme, 2018, by rezoning Erven 48 and 49 Melville from "Residential 1" with a density of 'one dwelling per 300m²' to "Residential 4" with a density of 'ninety dwellings per hectare'. A simultaneous application is lodged for the subsequent consolidation of the two erven.

This application aims to increase the permitted density on the combined properties to allow the development of a residential building.

Report prepared by Synchronicity Development Planning

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1756

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1. BACKGROUND

On 30 January 2019, the City of Johannesburg approved a consent use application to permit the development of a residential building (backpackers) on Erf 49 Melville. A copy of the consent is attached in **Annexure A**.

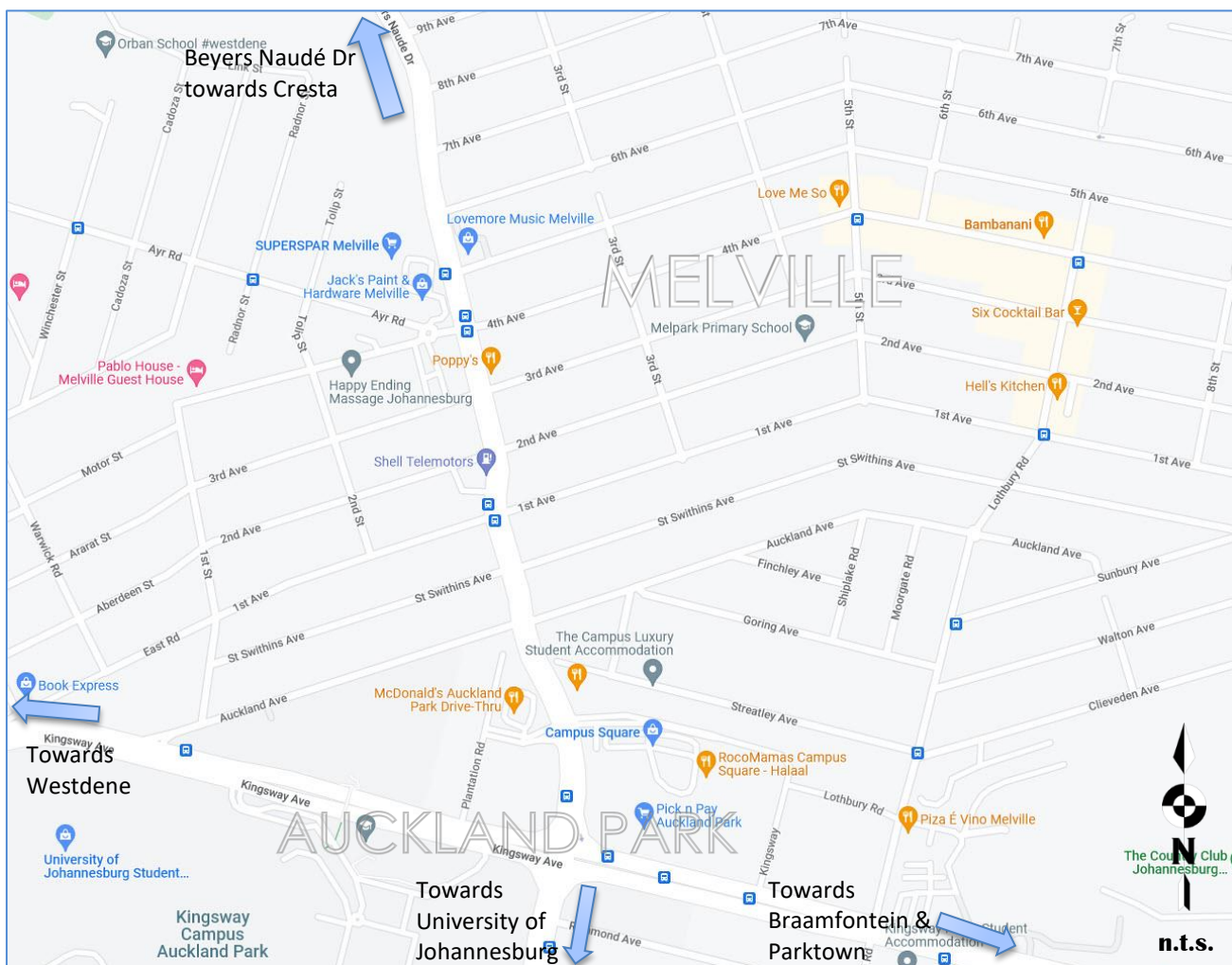
The number of tenants is restricted to ten, which was not feasible for this type of development. The owner wishes to include Erf 48 in the development but would require a higher density to accommodate the needs of the business.

The necessary arrangements were made to transfer Erf 49 to his name, which would enable the consolidation of the erven and the establishment of a single residential building for the backpackers' facility. Accordingly, Erf 49 was registered in the name of Dr MS Manley at the end of January 2022, allowing the submission of the application for the rezoning and consolidation of the subject properties.

2. PROPERTY DETAILS

Details pertaining to the property under discussion are described below, which also serves to place the property in the context of its locality. Also, refer to the aerial photograph attached in **Annexure B**.

Figure 1: Locality



- 2.1 Property Description: Erven 48 and 49 Melville Township, Registration Division IR, Gauteng
- 2.2 Property Sizes: Erven 48 and 49 each measure 743m² in extent and is registered in the Surveyor General's office under General Plan 2064/08 (Sheet 1), as attached in **Annexure C**.
- 2.3 Locality: The properties are located along 1st Avenue, east of its intersection with Beyers Naudé Drive (Main Road). The street addresses are 35 and 37 1st Avenue, respectively.
- 2.4 Accessibility: Both erven have direct access from 1st Avenue.
- 2.5 Existing Land Use: Development on the subject properties comprise dwelling units converted for backpackers' accommodation.
- 2.6 Surrounding Zoning & Land Use
- The properties along Main Road are mostly zoned and used for business and retail purposes, but also includes a filling station and high-density residential use.
- The Melville township has several schools, churches and accommodation facilities for students and travellers.
- The land use and zoning plans are attached in **Annexures D and E**.
- The ruling density in the Melville area is one dwelling unit per erf, while one of the erven in the immediate surroundings has a density of 160 dwelling units per hectare. The densities found in the immediate area are indicated in the density plan attached in **Annexure F**.
- 2.7 Existing Zoning: In terms of the City of Johannesburg Land Use Scheme, 2018, the properties are zoned "Residential 1" with a density of 'one dwelling per 300m²'. (Refer to **Annexure G** – zoning certificate).

3. LEGAL ASPECTS

- 3.1 Ownership Both the properties are registered in the name of Mark Stevens Manley. The necessary Power of Attorney is attached whereby Synchronicity Development Planning is authorised to act on behalf of the landowner (Refer to **Annexure H**).
- 3.2 Restrictive Conditions: Erf 48 is held under Deed of Transfer No T021700/06, and Erf 49 is held under Deed of Transfer T1815/2022 (refer to the copies included in **Annexure I**).
- Neither of the Title Deeds contains any restrictive conditions.
- 3.3 Mortgage Bond: Erf 48 is subject to a mortgage bond registered in favour of Standard Bank, and the bondholder's consent is attached in **Annexure J**. Erf 49 is not subject to a bond.

- 3.4 EIA Requirements: The proposed change in land use will not trigger any listed activities in terms of the National Environmental Management Act (NEMA)(Act 107 of 1998), as amended. The properties are included in an already developed urban area, and the proposed use will not cause adverse environmental effects.
- 3.5 Notice & Public Consultation Period: The advertisement arrangements for placement in the Provincial Gazette and Star newspaper will be made upon confirmation of a complete application. The provisions of the municipal planning by-law require a public participation period of 28 days.

4. DEVELOPMENT OBJECTIVE

The application for the densification and subsequent consolidation of the properties will allow the establishment of a residential building. The current development includes backpackers' facilities, but the consent use process does not permit the desired number of beds. Upon successful rezoning, a residential building will be established on the consolidated property to accommodate the backpackers' accommodation. Given the property's proximity to the University of Johannesburg, the residential building could also include student accommodation.

The proposed residential building is designed to accommodate 53 rooms/units in a three-storey building, including 37 single rooms and 15 double rooms. A communal kitchen, common lounge area and office or laundry room are provided on the ground floor.

The existing structures on Erven 48 and 49 will be demolished, and the proposed structure will be placed toward the northern edge of the properties. The second and third floors will be built on columns to allow additional parking below the building. A single access point is provided on 1st Avenue, and all car parking will be accommodated within the fenced area. The bus parking will be accommodated outside the property fence but within the boundary.

Figures 2(a), (b) and (c) shows the street elevation and concept site plans, respectively. These plans are also included in **Annexure K**.

Figure 2(a): Rendering for the proposed street elevation



Figure 2(b): Concept site plan: Ground floor

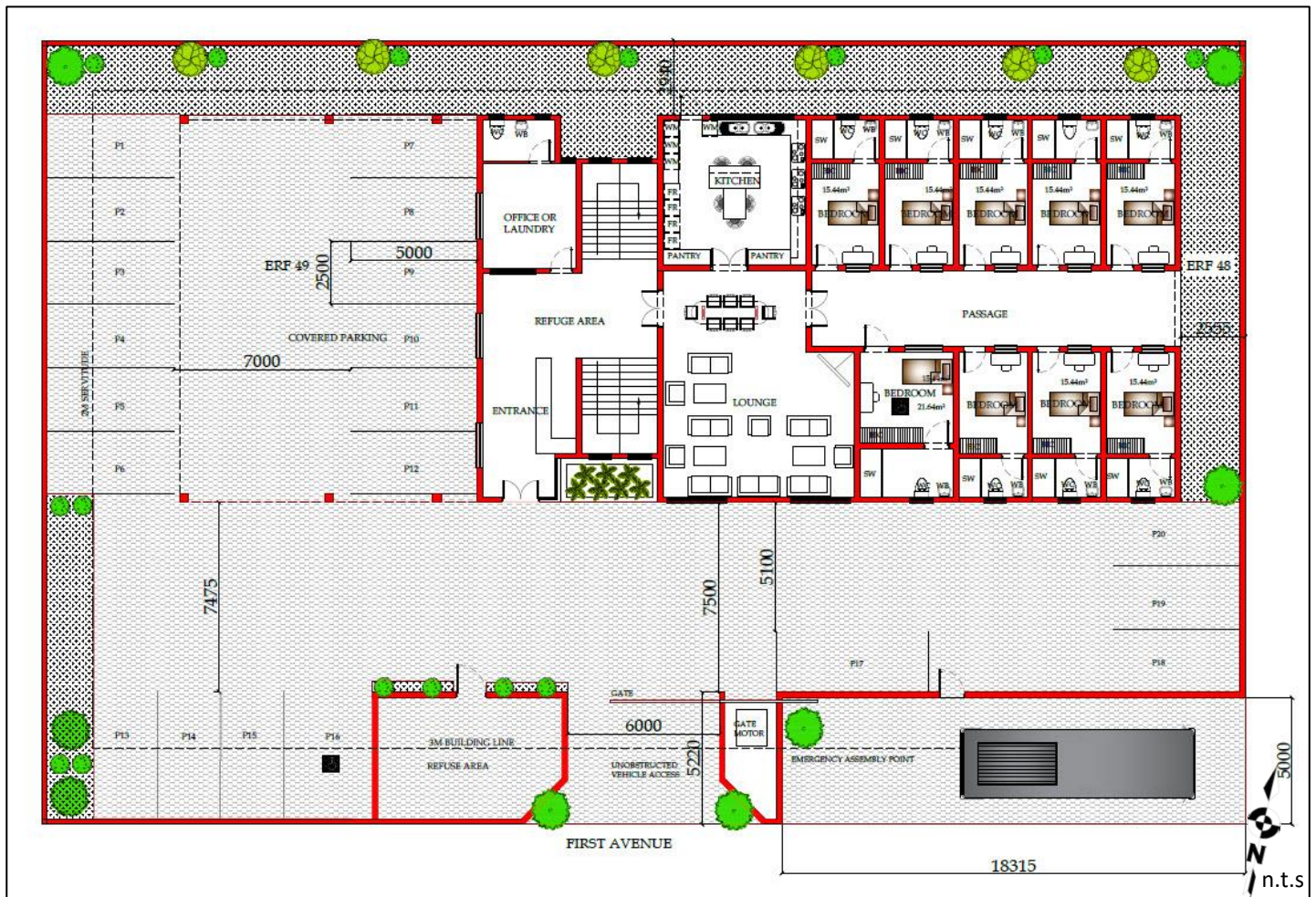
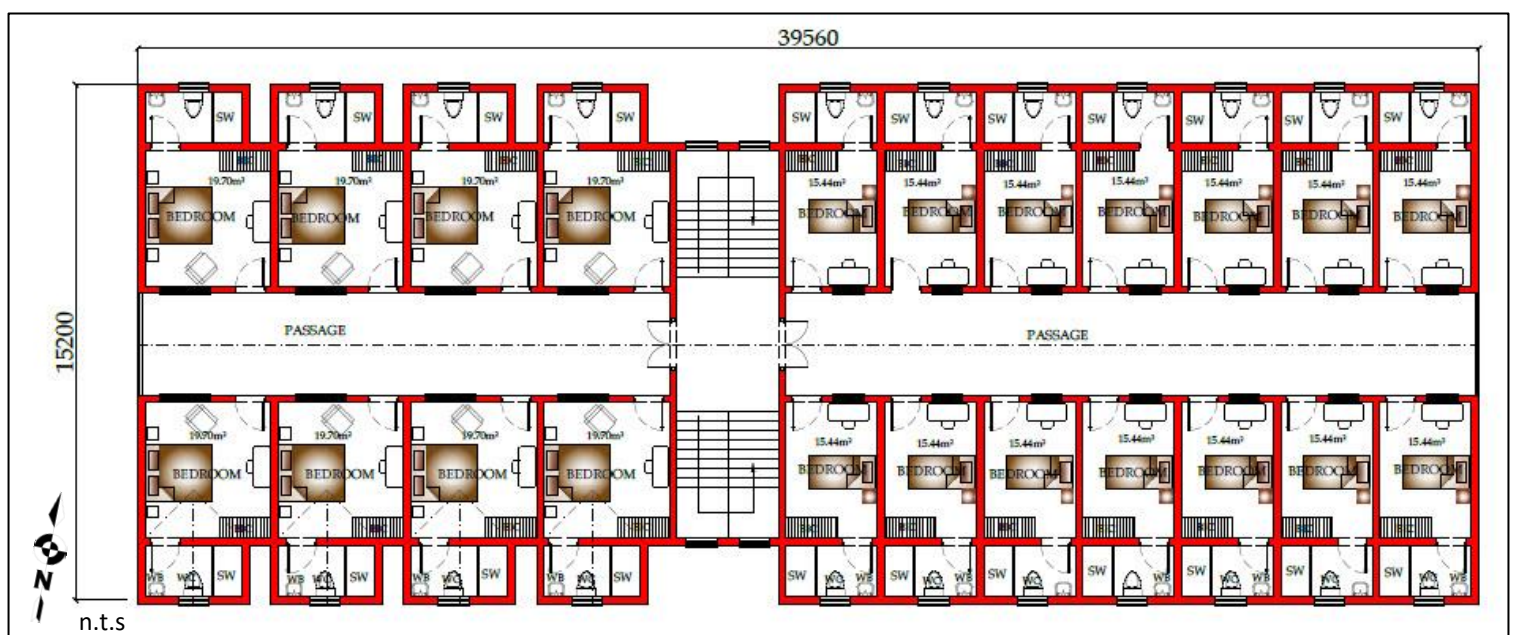


Figure 2(c): Concept site plan: First and second storey



4.1 Parking Requirements

The Land Use Scheme requires 0,5 parking bays per room for boarding houses, hostels and communes. For 53 rooms, this equates to a requirement of 27 parking bays.

On the concept site plan, the architect indicated that the following parking could be provided:

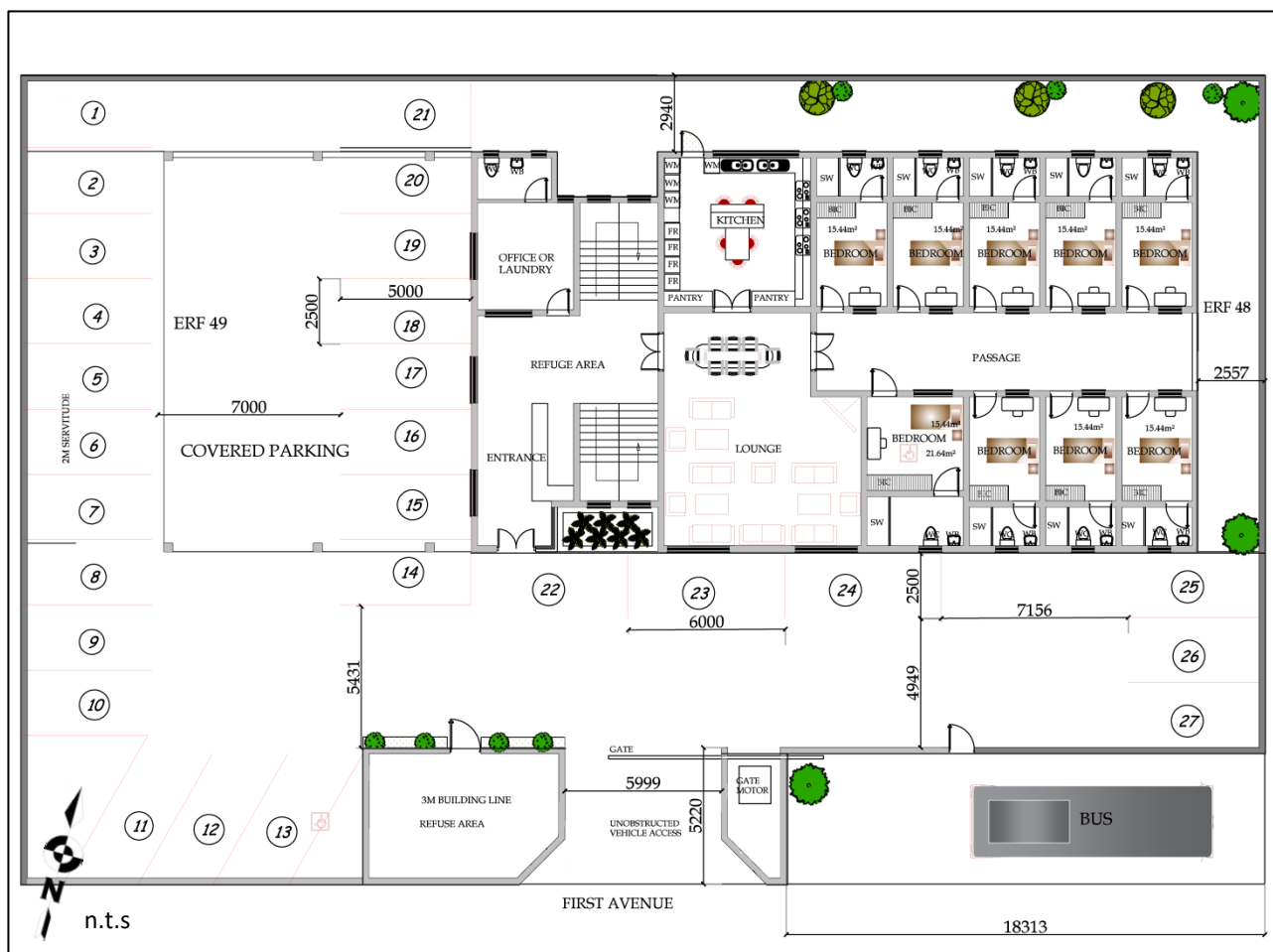
Car parking	20 bays
Bus parking	one bay (equates to 3 parking bays)

Accordingly, the development would be short on four parking bays.

However, the plan was also referred to Hamatino Consulting Engineers, who deal with site layouts and traffic impact assessments. Using the same layout, the engineers fit 27 parking bays on-site and a bus parking as indicated by the architect. Figure 3 indicates a basic, more effective layout of the proposed amended parking layout.

The parking study undertaken for the site is included as **Addendum 1** to this application.

Figure 3: Parking layout by Hamatino Consulting Engineers



4.2 Nature of the proposed use

The concept of backpackers' accommodation has evolved over the years. Essentially, it remains a cheaper form of short term accommodation, charged per bed, allowing guests to share a room and ablution facilities with other guests. This factor also distinguishes backpackers' accommodation from guesthouses or Bed-and-Breakfast accommodation, which provides separate rooms and, more often than not, separate ablution facilities.

The kitchen would typically serve a basic breakfast to guests, while all other meal- or snack options would be on a self-help basis.

Backpackers' accommodation has become a popular alternative for sports teams and groups of younger people travelling together (typically under 35 years of age). Over the years, and especially in cases where the facilities are located close to tertiary institutions, correspondence students would often stay for the duration of their exams.

On average, most guests would stay for two nights at a time. Stays are, however, limited to a maximum of ten days to two weeks.

Given the nature of the business, the owner or manager would stay on the premises. Depending on the size and occupancy rate, additional support staff would be accommodated at the facility

The approval of the consent use rights in respect of Erf 49 defined backpackers' accommodation as follows:

"a building, under one roof, which is partially used for the purpose of letting individual rooms and beds for temporary residential accommodation, with, or without meals, with the proviso that the use of the dwelling house is simultaneously retained and that all amenities and the provision of meals and beverages shall be for the sole benefit of bona fide lodgers and the resident family/person only. The premises shall not be used for functions, such as conferences, promotions and/receptions."

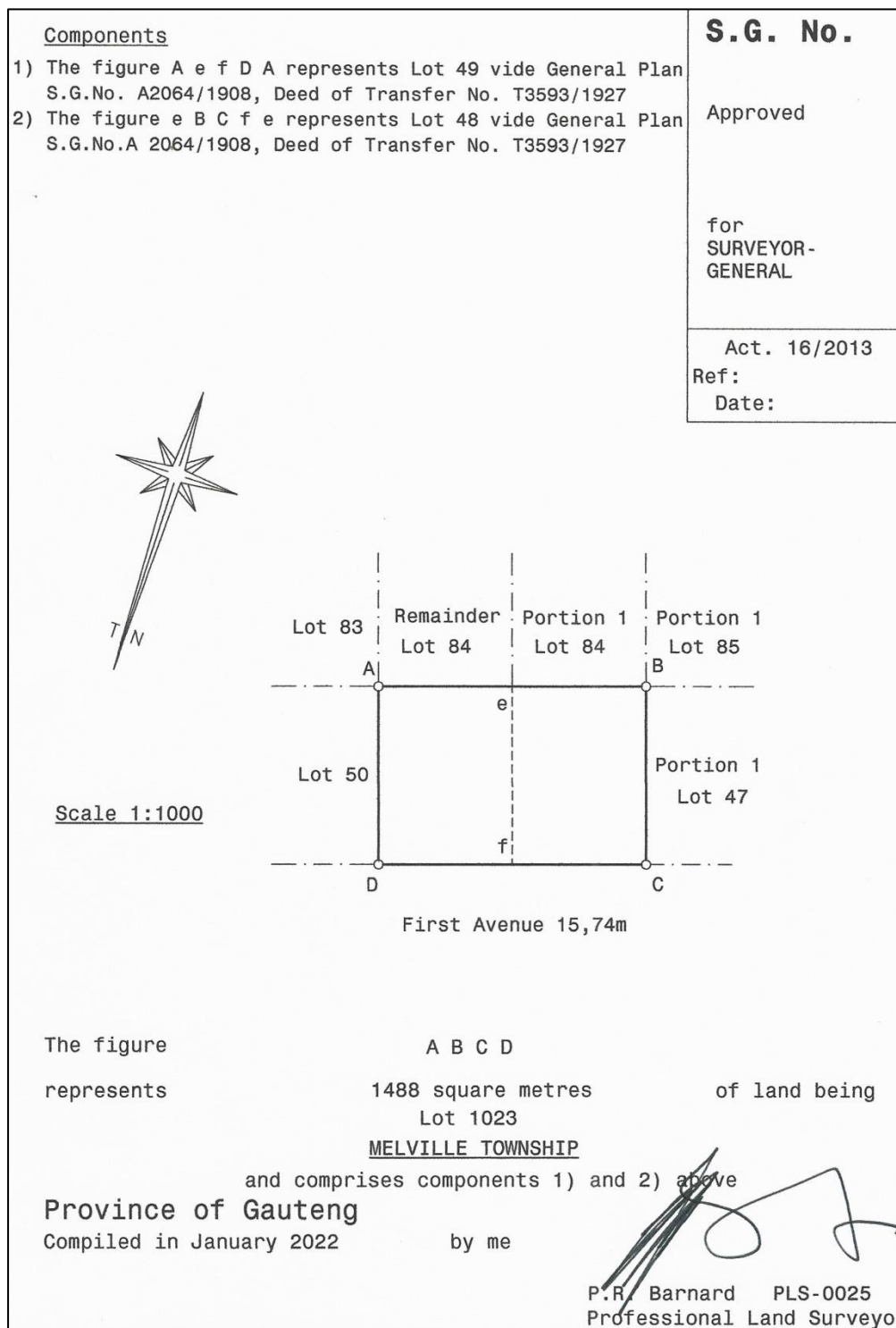
While the City of Johannesburg Land Use Scheme, 2018, classifies backpackers' accommodation as a residential building, it does not have a specific definition for this use.

5. PROPOSED CONSOLIDATION

Application is made in terms of Section 33(1)(b) for the consolidation of Erven 48 and 49 Melville to accommodate the proposed development of a residential building.

Erven 48 and 49 measure 743m² each, with a combined size of 1 486m². The proposed development cannot be accommodated on a single erf sensibly, but the consolidation of the erven will allow the more practical and feasible development of a residential building.

The concept consolidation diagram is attached in **Annexure L**, and an extract is shown in Figure 4 below.



6. POLICY GUIDELINES

6.1 Municipal SDF, 2040

The Municipal Spatial Development Framework, 2040, includes the property in the Empire-Perth Corridor of Freedom. The SDF points out that the *"future built environment envisaged along these development corridors*

– the Corridors of Freedom – will be a mixed land-use type dominated by high-density accommodation options, supported by offices and social facilities, retail and commercial development and opportunities for leisure and recreation.”

6.2 Empire-Perth Development Corridor (Strategic Area Framework)

The SAF's status is not verified but is used as a baseline for the Corridor of Freedom the SDF, 2040, references.

The SAF assesses the area based on accessibility to public transport, education facilities, open spaces, retail activity, health services and infrastructure. The principle of accessibility to services increases the development potential and potential densification of properties included in the SAF, thus increasing the development potential for Erven 48 and 49.

6.3 Nodal Review Policy (approved 2020)

The Nodal Review Policy (nodes and development zones) includes the properties in the General Urban Zone. The development intent is to include a “*zone of the city with up to 5 storey residential or mixed-use buildings. Medium intensity area, with a good scattering of land use mix (local shops and business mixed throughout the area, but concentrated on high streets and in neighbourhood nodes). A thorough walkable environment, with all local amenities available on foot.*”

The policy's density and environmental map earmark the site for a minimum residential density of 60 dwelling units per hectare.

Accordingly, the proposed development of a residential building for a backpackers' facility or student accommodation finds support in the development guidelines for the area.

7. SERVICES INFRASTRUCTURE

The property is located in an established residential area where all municipal service infrastructure is provided by the City and its respective service providers. As is the case with several older townships in the City, services infrastructure is under pressure and not capable of accommodating excessive additional loads.

The SAF refers to high-level studies regarding the availability of services. The studies show that large parts of the study area could be serviced by natural gas instead of electricity in the future.

The proposed development will be limited to 53 rooms. However, it is very seldom that 100 % occupation would be achieved for the backpackers' facility, apart from specific events or holiday weekends.

Based on the number of units, the anticipated total estimated water consumption is 9.6 kl/day (calculated by Ilifa Africa Engineers)

The redevelopment of a property, as proposed for erven 48 and 49, provides the opportunity to incorporate alternatives to reduce the impact on the electrical supply grid. Accordingly, the development design will implement options such as solar/gas geysers, gas stoves and ovens and LED lighting.

The proposed development is anticipated to generate an additional forty-five peak hour trips, based on an average occupation rate of 85 %. The standard requirement for a Traffic Statement is based on a threshold of 50 peak hour trips generated, and for a Traffic Impact Assessment, the threshold is 150 peak hour trips. As previously mentioned, the parking assessment is included in Addendum 1.

8. NEED & DESIRABILITY

8.1 Proposed consolidation

As pointed out in Section 5 above, both erven 48 and 49 have the same owner and will be used for the same purpose. As outlined in the development intention, the proposed structure will be built over the boundary of the two erven, with the remaining land utilised to provide the required parking.

The proposed consolidation will follow the successful consideration of the rezoning application and enhance the development's feasibility and the practical layout of the site.

Furthermore, the proposed encroachment over the site boundaries will necessitate the consolidation of the two erven.

8.2 Simultaneous Rezoning

Application is made for the simultaneous density rezoning of the property. The current "Residential 1" zoning provides a density of 'one dwelling per 300m²', while the consent use approved on Erf 49 allows the development of a backpackers' facility with ten guests. The proposed rezoning proposes a "Residential 4" zoning, at a density of '90 dwelling units per hectare'. This density will translate to 13 dwelling units. At a ratio of four beds per unit, the density of 90 dwelling units per hectare will allow 53 beds in the establishment.

8.2.1 Need and desirability

8.2.1.1 Policy documents

The properties are included in the General Urban Zone and the Empire-Perth Strategic Area Framework (SAF). Both the SAF and the General Urban Zone promote high-intensity development and high residential densities to support the Bus Rapid Transit principles of intensifying use and density to achieve the numbers that will justify the implementation of the BRT.

In terms of the Nodal Review Policy implemented in January 2020, the minimum density proposed for this part of Melville is 60 dwelling units per hectare. Given the small size of erven in this area, the proposed density of 90 dwelling units per hectare translates to 17 additional beds for the backpackers' facility.

The area is earmarked for high-density and high-intensity use, and the proposed development is not anticipated to jeopardise its amenity.

8.2.1.2 Affordable accommodation

A backpackers' facility is viewed as a cheaper form of accommodation, and only the basic amenities need to be provided. It is mostly regarding two- to three-star rated accommodation and does not cater for the same travellers' market as a Bed-and-Breakfast or guest house typically would.

8.2.1.3 Facility feasibility

Providing a cheaper form of accommodation also requires more beds filled to ensure the feasibility of the development; therefore, the application proposes a slightly higher residential density.

The residential building illustrated for this application includes separate ablution facilities. Providing separate ablutions optimises the building as student accommodation, which requires a slightly higher level of comfort and sophistication. During academic terms, the student accommodation occupancy rate is typically higher than for backpackers' facilities that cater to transient guests.

8.2.1.4 Student hub

The Melville area is a student hub, with the University of Johannesburg Campus on its doorstep, accompanied by many entertainment attractions in its vicinity. The associated sports facilities of the university and other campuses in the area, such as the nursing college, and smaller tertiary facilities, further establishes the suburb as a trendy meeting place for students. Unsurprisingly, the area also attracts students and younger people from different towns and regions for social gatherings at various establishments, especially those found along 7th Street.

With the amenity of Melville in mind, the locality of the subject properties within the suburb is ideal for the backpacker's market. Backpackers' accommodation offers affordable, short term accommodation within a central location. A variety of entertainment and sporting facilities are located within walking distance, further adding to the attraction of overnight facilities in the area. However, the younger tourists, as students, are always looking for cheaper forms of accommodation than what a B&B or guesthouse could necessarily offer.

8.2.1.5 Limited vehicle ownership

Many young students do not own vehicles but use mobility service providers (or ride-sharing facilities) such as Lyft, Uber, Bolt and DiDi. Similarly, young travellers would very often try to save on the cost of car rental and use ride-sharing facilities.

Melville offers a variety of uses within walking distance, including restaurants, clubs and educational facilities. The availability of reliable public transport in the vicinity of affordable accommodation further enhances the site's suitability as student accommodation or backpackers' facilities. Accordingly, the need for parking facilities is generally lower than for most other accommodation facilities.

8.2.1.6 International students

The universities and other tertiary education facilities in the area, such as the University of the Witwatersrand and the University of Johannesburg, host many international students, often for shorter courses and programmes. Typically, the universities do not have a surplus of short term student accommodation, and students need to make accommodation arrangements at their own cost. In this instance, backpackers' accommodation has become a popular alternative.

8.2.1.7 Effect of the Covid-19 pandemic

The Covid-19 pandemic had a severe impact on tourist facilities in the country. With young travellers and students finally able to resume international travel, the additional cost of Covid-testing and restrictions means that there is even less money to spend on accommodation. Attracting tourists back to the country requires that a variety of affordable accommodation options be available.

8.2.1.8 Increased fuel costs

The recent increases in fuel prices further affect travel, especially travelling long distances between places of interest and accommodation. The convenience of the backpackers' facilities in 1st Avenue, Melville, implies that visitors can walk to the shops and some of the educational facilities in the area without requiring transport or vehicles.

8.3 Proposed Control Measures

Application is made for the amendment of the City of Johannesburg Land Use Scheme, 2018 by rezoning Erven 48 and 49 Melville Township from "Residential 1" with a density of "one dwelling per 300m²" to "Residential 4" with a density of '90 dwelling units per hectare'.

1	Use Zone	4: RESIDENTIAL 4
2	Uses permitted	Dwelling units, residential buildings
3	Use with consent	As per scheme
4	Uses not permitted	As per scheme
5	Density	90 dwelling units per hectare
6	Parking	As per scheme
7	Coverage	40 % for three storeys
8	Height	three storeys
9	Floor area ratio	1,2
10	Building lines	3 metres along street boundaries
11	Parking ratios	For boarding houses, hostels and communes: - 0,5 bays per room

9. CONSIDERATION IN TERMS OF THE PRINCIPLES OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013

Chapter 2, Section 7 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) refers to the development principles and norms and standards which apply to all aspects of spatial development planning, land development and land use management. The merit of the proposed development is considered in terms of these principles outlined below.

9.1 Spatial Justice

The application considers the current and future development trends for the area, proposing a high-density, high-intensity land use that is aligned with the principles for the Corridor of Freedom. The proposed densification will establish a backpackers' facility providing accommodation at reasonable rates. The Melville area is popular among students and young travellers, but rates should remain affordable to make the area more accessible. Affordable rates can only be achieved if a sufficient number of beds can be provided to ensure the establishment's profitability.

9.2 Spatial Sustainability

The proposed densification of the property will stimulate the effective and equitable functioning of marketing systems. The densification will ensure the viability of the establishment but will also ensure that the investments in infrastructure and public transport yield the required return to ensure its feasibility.

Higher residential densities counter urban sprawl promotes the establishment of viable communities.

9.3 Efficiency

The approval of the application will result in the efficient use of the existing resources and optimise the utilisation of the property. The roads infrastructure in the immediate vicinity the proximity to the tertiary education facilities, shops, restaurants and offices in the area are all deemed existing resources that contribute to the suitability of the subject properties for the proposed development.

Due process is followed in terms of the proposed rezoning application, which will endeavour to achieve efficient and streamlined development objectives.

9.4 Spatial Resilience

The application is in line with the provisions of the MSDF, which essentially promotes sustainable livelihoods in communities and supports the intensification and densification of uses within the Corridors of Freedom. The development is not anticipated to impact the environment adversely and seeks to enhance the viability of the community, aligned with policy frameworks for the area.

9.5 Good Administration

The application provides the relevant public participation process and considerations, which will invite input for 28 days.

10. CONCLUSION

The application proposes the rezoning of the subject properties to increase the permissible number of occupants under consent to a "Residential 1" zoning. The proposed development will allow 53 beds, substantially increasing the proposed backpackers' accommodation feasibility.

The development will comprise two adjoining erven, and the proposed residential building will encroach over the boundaries of the respective erven, therefore necessitating the consolidation of the two erven. The erven are registered to the same property owner, simplifying the consolidation application.

The application motivates the residential densification and intensification of the land uses in this area, aligning itself with City's development policies.

In light of the above, it is requested that the City of Johannesburg favourably consider the application.



a world class African city

City of Johannesburg
Department of Development Planning

Land Use Management
Metropolitan Centre
158 Civic Boulevard
Braamfontein

P O Box 30733
Braamfontein
South Africa
2017

Tel +27(0) 11 407 6244
Fax +27(0) 11 403 1983
www.joburg.org.za

BREDA LOMBARD TOWN PLANNERS
P O Box 413710
CRAIGHALL
2024

Dear Sir

CONSENT: RESIDENTIAL BUILDING (BLACKPACKERS)
ERF 49 MELVILLE
(REG NO: 01/8004/2017)

Your above-mentioned application dated 09 November 2016 refers.

This matter was considered on 30 January 2019, when That notwithstanding the provisions of any other law, the Executive Director: Development Planning, duly authorized on behalf of the City of Johannesburg SUPPORTS, in terms of Section 19 of the City of Johannesburg Municipal Planning By Law, 2016 the granting of a consent to the establishment of a Residential Building (Backpackers Accommodation) on Erf 49 Melville subject without prejudice to the general conditions of the scheme, to the following conditions:-

1. The term "Backpackers Accommodation" shall mean a building, under one roof, which is partially used for the purpose of letting individual rooms and beds for temporary residential accommodation, with or without meals, with the proviso that the use of the dwelling house is simultaneously retained and that all amenities and the provision of meals and beverages shall be for the sole benefit of bona fide lodgers and the resident family/person only. The premises shall not be used for functions such as conferences, promotions and/or receptions.
2. The consent shall only be for a Residential Building (Backpacker's Accommodation).
3. A Site Development Plan shall be submitted for approval by the Council prior to the submission of Building Plans.
4. The Council may at any time declare that any activity expressly or impliedly authorized by this consent or incidental thereto shall be limited to such times as it may specify.
5. The number of staff employed in the Residential Building (Backpacker's Accommodation) on the site shall not without the consent of the Council exceed two (2).
6. The number of Tenants (Occupants) shall not exceed ten (10).

7. The points of access to and from the site shall be located and laid out to the satisfaction of the Council.
8. Adequate parking shall be provided on site, and no on-street parking is permissible.
9. Provision is to be made for the acceptance and disposal of storm water onto lower lying properties.
10. Storm water management must be to the satisfaction of the JRA.
11. Any servitude registered in favour of the Council for road widening or storm water purposes should be protected.
12. The applicant shall pay to the Council an amount of money in respect of the provision of:-
 - (a) Engineering services contemplated in Chapter V of the Town Planning and Townships Ordinance, 1986, where it will be necessary to enhance or improve such services as a result of the exercise of this consent.
 - (b) Open spaces or parks where the exercise of this consent will bring about a higher residential density.
13. The parking area shall be constructed with appropriate paving bricks and laid out to manage the disposal of storm water.
14. The existing dwelling house shall be retained and any alterations or additions shall be residential in character and in accordance with approved building plans.
15. At no expense to the Council, the site shall be maintained in a clean and tidy condition to the satisfaction of the Council.
16. Unless prior approval of the Council has been obtained, no hoarding for the display of advertisements shall be erected nor shall any advertisement be displayed on the site other than one non-illuminated plate or board, not exceeding 1 m², which may be affixed to the boundary wall or fence or the entrance door.
17. The amenity of the area shall not be disturbed.
18. Any condition of this consent may be altered or any new condition added thereto by the Council, if it is of the opinion that owing to a change in the circumstances or for any other reason such alteration or addition is necessary or desirable from a town planning point of view.
19. This consent shall be subject to termination by the Council if, after affording the owner of the land to which this consent relates a hearing, it is of the opinion that

owing to a change of circumstances or for any other reason it is undesirable for the consent to remain in force.

20. The consent shall automatically lapse if the land or buildings are not used for a continuous period of 18 months at any time after the approval of the consent for the purpose for which the consent has been granted.
21. All relevant legislation and Council by-laws shall be complied with to the satisfaction of the Council.
22. If the Council deems it necessary, noise abatement measures shall be instituted by the applicant/owner at his expense, to the satisfaction of the Council.
23. An area for refuse bins has to be provided away from the area frequented by the residents on the property.

Yours faithful



**pp.EXECUTIVE DIRECTOR
DEVELOPMENT PLANNING
(CITY OF JOHANNESBURG)**

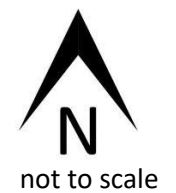
DATE: 30 January 2019

Contact person: Righteous Chawane
Tel: (011) 407 6234
Fax: (011) 339 3368 or 403 1983

Aerial Photograph (for locality purposes)

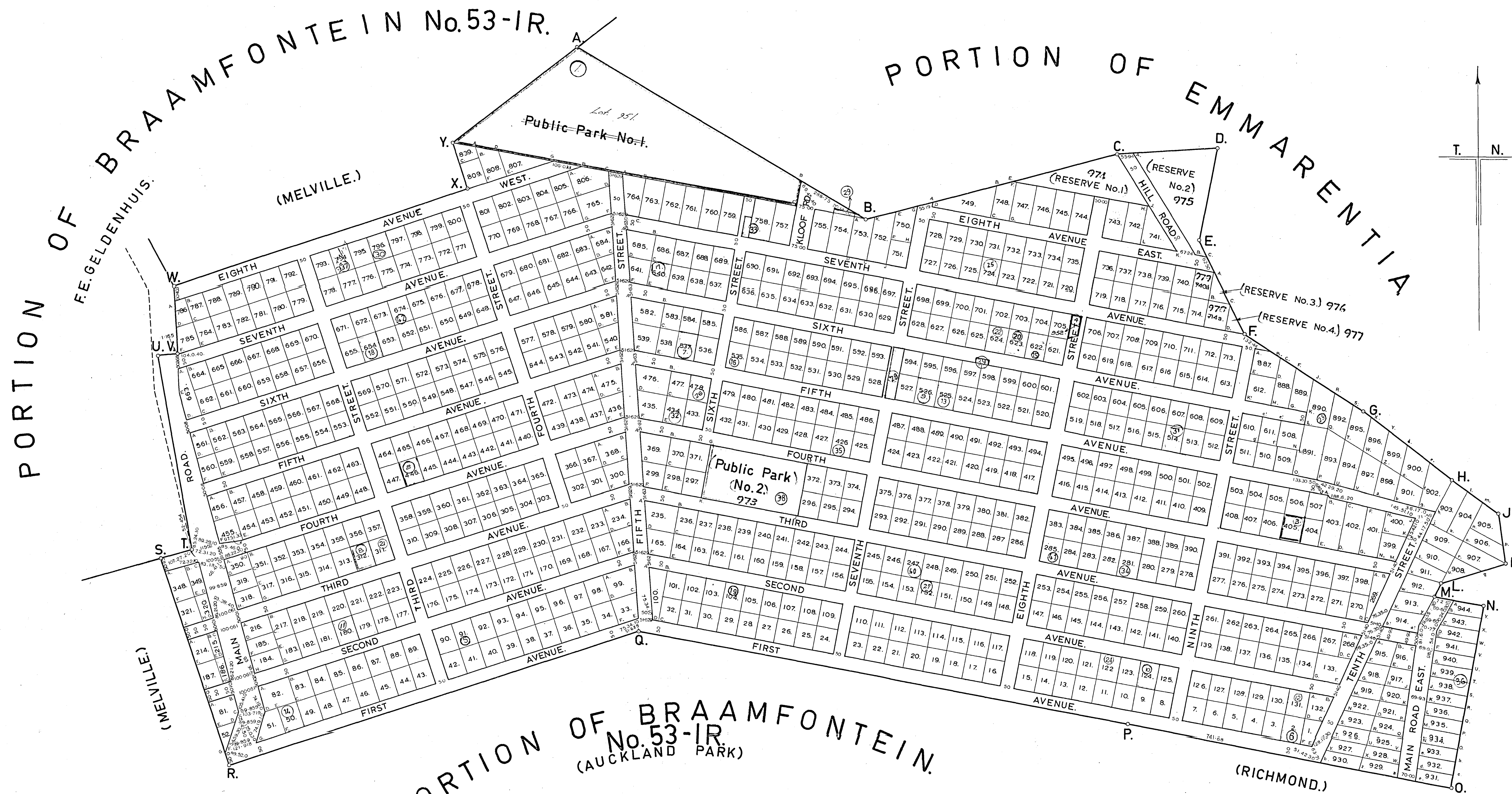
ANNEXURE B

PROPOSED REZONING AND CONSOLIDATION: ERVEN 48 AND 49 MELVILLE TOWNSHIP



Sheet I.
S.G.No.A. 2064/08.

TRUE COPY.
John P. Webb
for Surveyor-General.
16-2-1963.



PORTION OF BRAAMFONTEIN No. 53-IR (AUCLAND PARK)

The above Figure lettered A.B.C.D.E.F.G.H.I.J.K.L.M.N.O.P.Q.R.S.T.U.V.W.X.Y. represents the
GENERAL PLAN
(Comprising of 2 Sheets)
of Portion of
Leasehold or Freehold Township of

MELVILLE.

In extent 105 Morgen 245 Sq. Roods. Comprising 789 Lots numbered 1 to 52. 81 to 187. 214 to 321. 348 to 755. 757 to 809. 839. 887 to 944. 214a. and 740a. (all inclusive) two Public Parks numbered 1 and 2. four Reserves numbered 1. 2. 3. and 4. situated on portion 43 of the farm Braamfontein No. 53-IR, called Emmarentia. District of Johannesburg. Ward Central. Transvaal Colony.
Bounded as indicated above. Vide diagram S.G.No. A. 2731/04 framed by Surveyor F.K. Webber in November 1903.

The angular points of each Lot have been properly defined on the ground.

Surveyed in November 1903 by me

(Sgd.) F.K. Webber.

Government Land Surveyor.

Scale: 200 Cape Feet = 1 Eng. Inch

No. 3717. Examined. The numerical data of this
General Plan are sufficiently consistent
(Sgd.) W. Maxwell Edwards.
Examiner of Diagrams.
Surveyor-General's Office, Pretoria. 8th. Mar. 1905.

Approved.

(Sgd.) W. H. Gilfillan.
Asst. Surveyor-General.
Surveyor-General's Office, Pretoria. 8th. Mar. 1905.

TOWNSHIP DATA					
SIDES		ANGLES		CO-ORDINATES	
C.F.		Y		C.F. X	
A B	1270.77	A	111. 2.10	A	+ 17593.60 + 15895.10
B C	979.20	B	225.16.40	B	+ 16931.96 + 14810.18
C D	371.84	C	170.16.10	C	+ 17187.21 + 13859.65
D E	356.42	D	74.51.10	D	+ 17194.24 + 13488.79
E F	387.10	E	216.42.30	E	+ 16844.34 + 13556.67
F G	537.12	F	210.57.00	F	+ 16495.62 + 13388.67
G H	429.06	G	174.53.30	G	+ 16200.58 + 12939.79
H J	215.01	H	180.44.50	H	+ 15933.91 + 12603.67
J K	191.40	J	136. 4.20	J	+ 15802.49 + 12433.51
K L	254.69	K	98.38.10	K	+ 15613.14 + 12405.58
L M	56.59	L	225. 9.10	L	+ 15538.56 + 12649.10
M N	187.70	M	286.42.20	M	+ 15488.51 + 12675.51
N O	699.81	N	90.51.00	N	+ 15452.31 + 12491.25
O P	1245.42	O	89. 7.30	O	+ 14763.70 + 12615.91
P Q	1878.02	P	180.00.00	P	+ 15004.32 + 13837.92
Q R	826.91	Q	208.51.40	Q	+ 15367.10 + 15680.55
R S	122.06	R	90. 8.00	R	+ 14870.89 + 17233.32
S T	752.24	S	86. 8.20	S	+ 15657.97 + 17486.87
T U	75.14	T	265.22.50	T	+ 15687.49 + 17368.43
U V	257.70	U	87.19.10	U	+ 16429.68 + 17490.96
V W	1176.28	V	267. 1.00	V	+ 16438.44 + 17416.33
W X	184.08	W	104. 3.00	W	+ 16695.60 + 17433.01
X Y	269.22.30	X	269.22.30	X	+ 17054.42 + 16312.80
Y A	595.56	Y	110.27.00	Y	+ 17230.33 + 16367.04
AREA = 105 Morgen 245 Sq. Roods					

Drawn by: C.M. Clements in November 1962.
Checked by: *[Signature]*

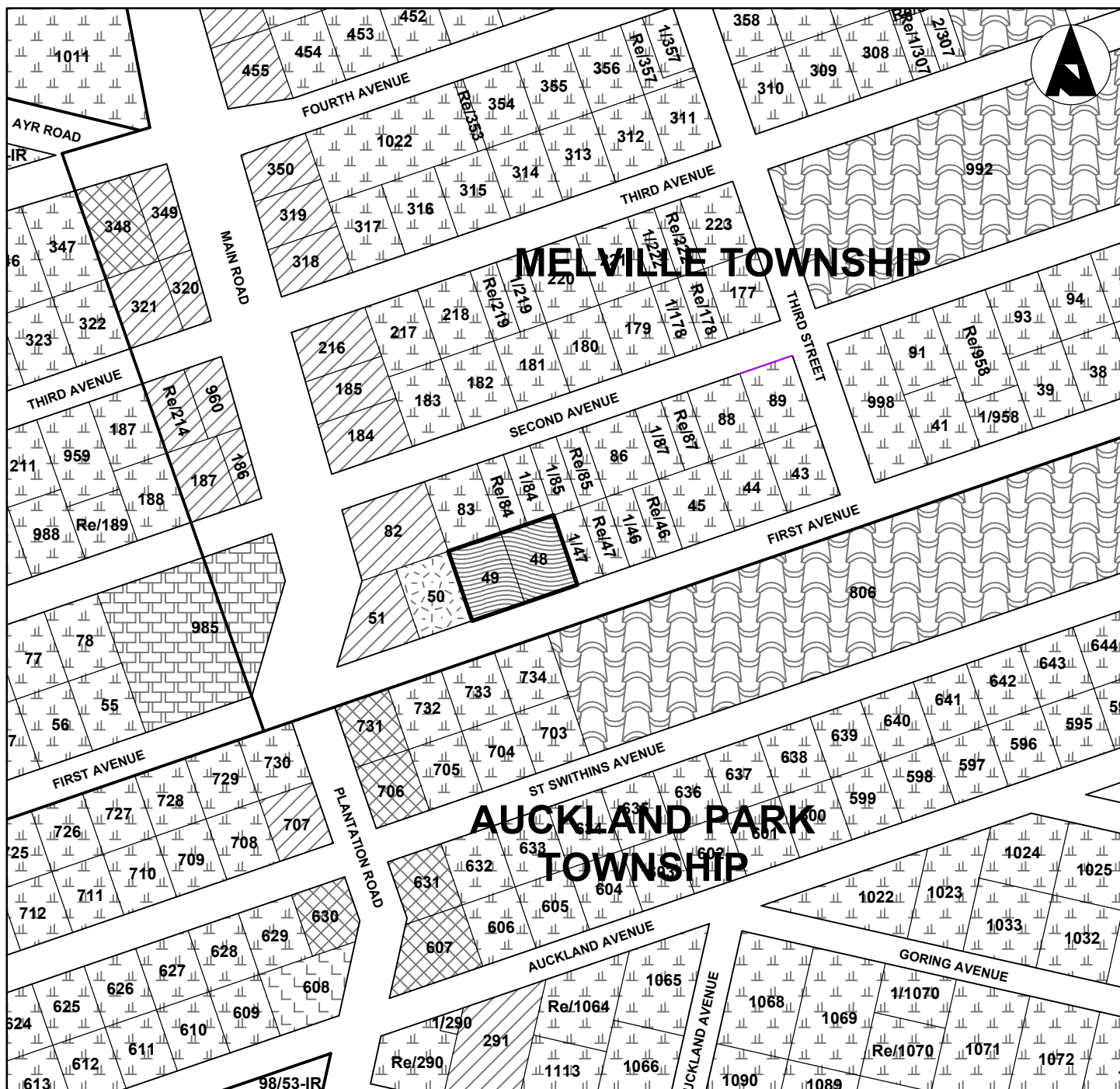
IR IC - II A.I. & A.2.

R.T.R.

LOT No.	SIDES	ANGLES	AREA Sq. Rds. Sq. Ft.
1	D C 73.33 C B 102.80 E F 49.49 F D 100.00	D 90.00.00 C 86.21.20 E 103.25.00 F 90.00.00	42 93
33	D C 100.732 C E 103.258 E F 75.000 F D 90.00.00	D 90.00.00 C 75.34.10 E 104.25.50 F 90.00.00	61 3
51	D E 49.957 E F 100.000 F G 120.000 G D 122.090	D 125.00.30 E 90.00.00 F 90.00.00 G 54.59.30	59 2
52	E D 71.455 D F 122.090 F G 1.180 G E 100.00.00	E 89.52.00 D 54.59.30 F 125.00.30 G 90. 8.00	25 32
81	A B 99.915 B C 65.805 C D 41.911 D E 71.455 E A 100.00.00	A 89.52.00 B 86.21.20 C 148.38.10 D 125.00.30 E 90. 8.00	64 70
82	A B 118.588 B C 100.00 C D 124.957 D A 100.203	A 93.38.40 B 90.00.00 C 90.00.00 D 86.21.20	84 81
99	A B 126.464 B C 103.258 C D 100.732 D A 100.00.00	A 90.00.00 B 75.34.10 C 104.25.50 D 90.00.00	78 128
100	A B 68.46 B C 200.00 C D 17.00 D A 206.52	A 75.34.10 B 90.00.00 C 104.25.50 D 104.25.50	59 50
132	A B 97.19 B C 102.81 C D 73.33 D A 100.00	A 90.00.00 B 76.35.00 C 103.25.00 D 90.00.00	59 30
133	B C 132.97 C F 102.80 F G 109.12 G E 100.00	B 90.00.00 C 86.35.00 F 103.25.00 G 90.00.00	84 9
165	D C 107.06 C E 100.00 E F 81.33 F D 103.26	D 75.34.10 C 90.00.00 E 90.00.00 F 104.25.50	65 60
166	D C 90.062 C E 103.258 E F 64.33 F D 100.00	D 90.00.00 C 75.34.10 E 104.25.50 F 90.00.00	53 88
184	F E 111.157 E G 66.667 G H 115.403 H F 66.802	F 93.38.40 E 90.00.00 G 90.00.00 H 86.21.20	52 64
185	D C 106.911 C E 66.666 E F 111.157 F D 66.802	D 93.38.40 C 90.00.00 E 90.00.00 F 86.21.20	50 69
186	E D 34.003 D G 100.00 G H 27.634 H E 100.00	E 90.00.00 D 86.21.20 G 93.38.40 H 90.00.00	21 58
187	F E 75.815 E H 100.000 H J 75.552 J F 100.00	F 89.52.00 E 90.00.00 H 90.00.00 J 90. 8.00	52 82
214	A B 76.048 B C 100.00 C D 75.815 D A 100.00	A 89.52.00 B 90.00.00 C 90.00.00 D 90. 8.00	52 105
215	B C 40.372 C D 100.203 D E 34.003 E B 100.00	B 90.00.00 C 86.21.20 D 93.38.40 E 90.00.00	25 119
216	A B 102.665 B C 66.667 C D 106.911 D A 66.802	A 93.38.40 B 90.00.00 C 90.00.00 D 86.21.20	49 74
234	A B 115.794 B C 103.258 C D 90.062 D A 100.00	A 90.00.00 B 75.34.10 C 104.25.50 D 90.00.00	71 69
235	A B 132.79 B C 100.00 C D 107.06 D A 103.26	A 75.34.10 B 90.00.00 C 90.00.00 D 104.25.50	83 40
268	A B 81.82 B C 102.81 C D 57.97 D A 100.00	A 90.00.00 B 76.35.00 C 103.25.00 D 90.00.00	48 78

T.P. 496

Sheet



ANNEXURE D

REFERENCE	
BACKPACKERS LODGE	
OFFICES	
RESTAURANT / SHOPS / OFFICES	
FILLING STATION	
GUEST HOUSE	
SCHOOLS	
LOW DENSITY RESIDENTIAL	
STUDENT ACCOMMODATION	

LAND USE PLAN

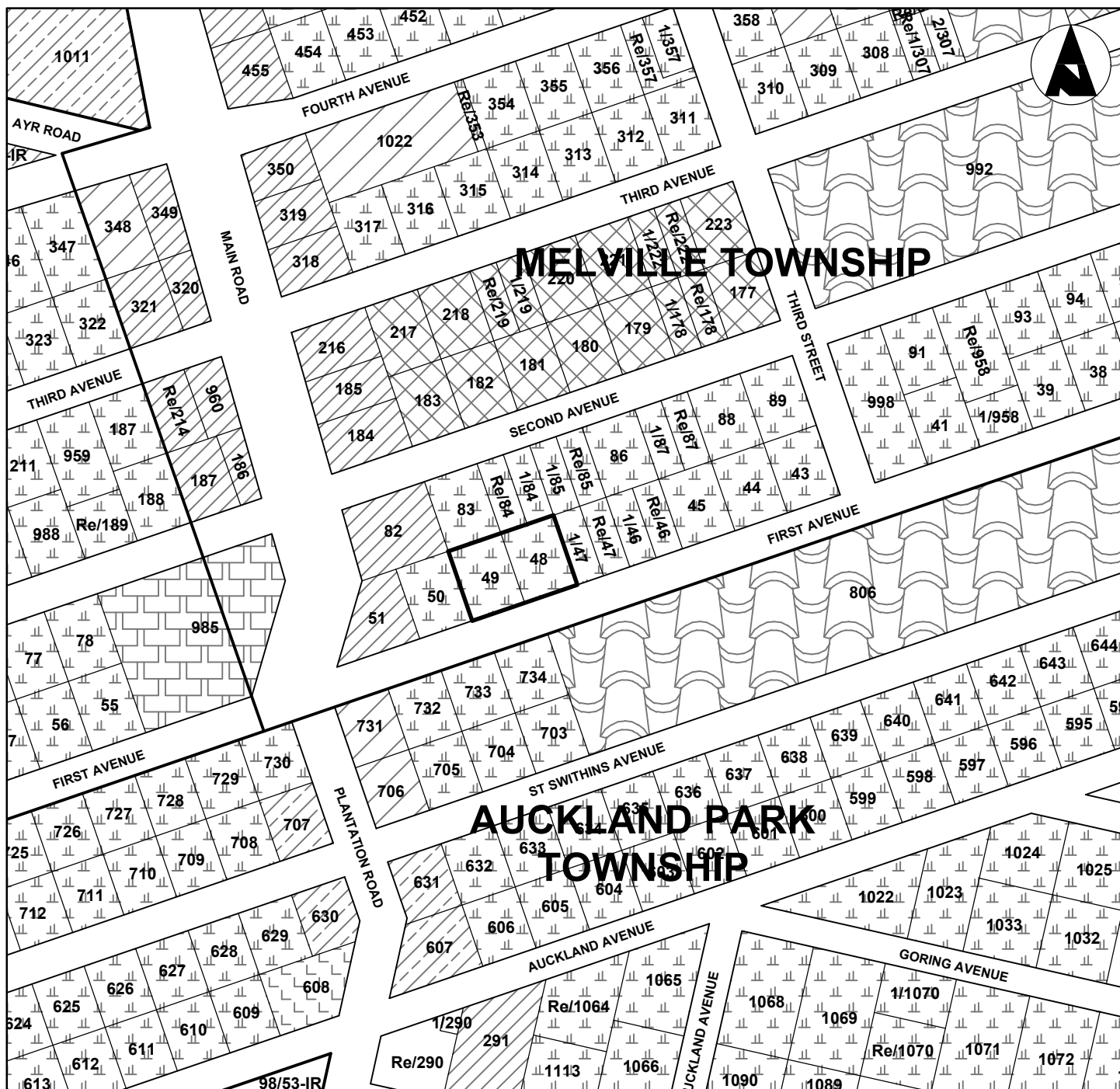
**ERVEN 48 AND 49,
MELVILLE
TOWNSHIP**

SCALE 1 : 2 500

SYNCHRONICITY

DEVELOPMENT PLANNING

Suzette Nel Cell: 082 448 7368



ANNEXURE E

REFERENCE	
RESIDENTIAL 1	
BUSINESS 1	
SPECIAL	
BUSINESS 4	
PUBLIC GARAGE	
EDUCATIONAL	
RESIDENTIAL 4	

ZONING PLAN

ERVEN 48 AND 49,

MELVILLE

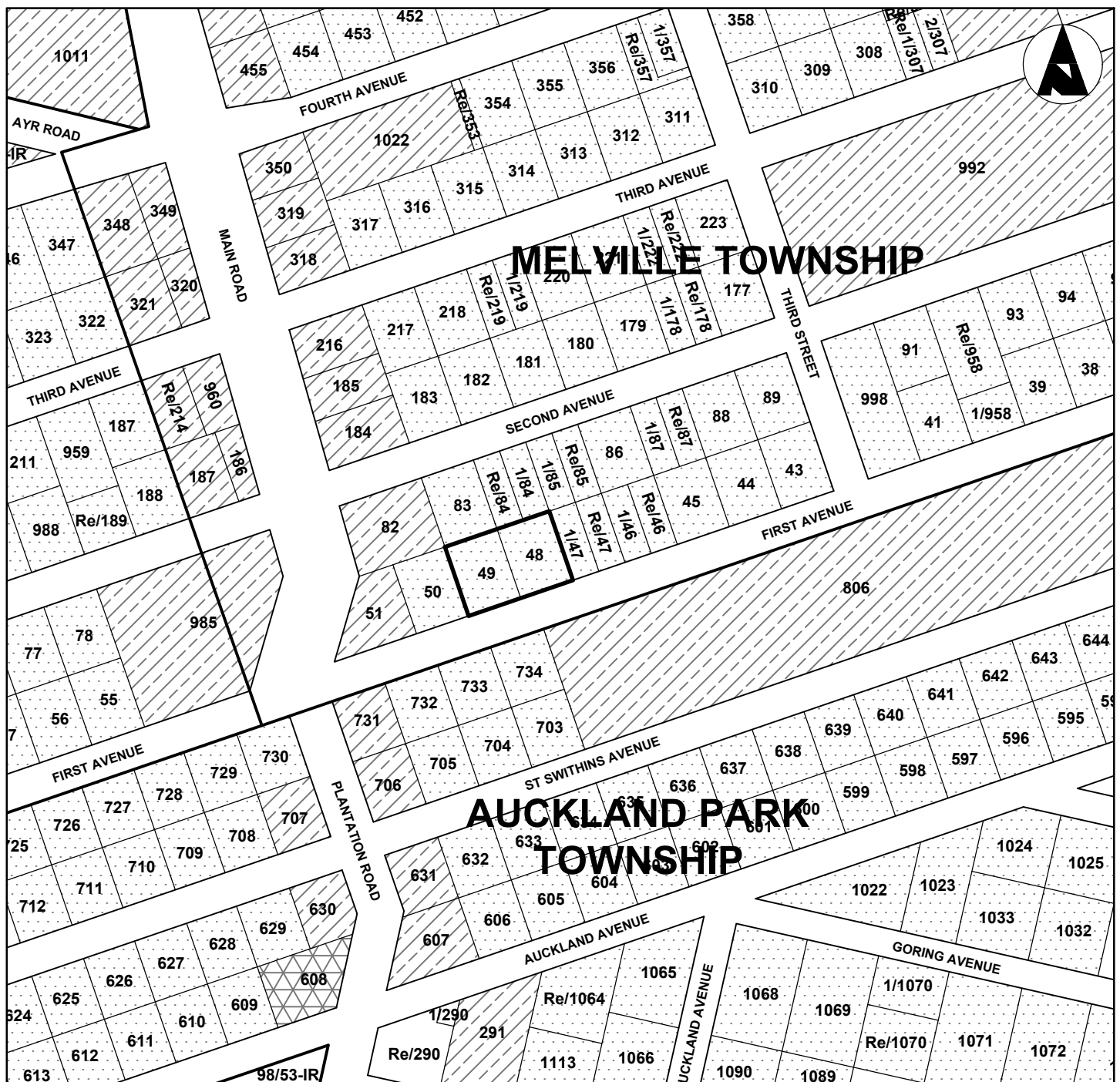
TOWNSHIP

SCALE 1 : 2 500


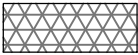
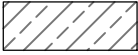
SYNCHRONICITY


DEVELOPMENT PLANNING

Suzette Nel Cell: 082 448 7368



ANNEXURE F

REFERENCE	
ONE DWELLING PER ERF	
160 UNITS/Ha	
NOT APPLICABLE	

DENSITY PLAN
<p>ERVEN 48 AND 49,</p> <p>MELVILLE</p> <p>TOWNSHIP</p> <p>SCALE 1 : 2 500</p>
<p>SYNCHRONICITY</p> <p>DEVELOPMENT PLANNING</p> <p>Suzette Nel Cell: 082 448 7368</p> 



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ZONING INFORMATION NOTE PAD

REQUESTED BY:	
LAND USE SCHEME:	CITY OF JOHANNESBURG LAND USE SCHEME , 2018
NAME OF APPLICANT:	
ERF / HOLDING / FARM PORTION: 48 and 49	
TOWNSHIP NAME / HOLDING NAME / FARM NAME: MELVILLE	
STREET NAME AND NUMBER: 37 FIRST AVENUE	
ZONING INFORMATION	
USE ZONE: RESIDENTIAL 1	
HEIGHT ZONE: A (3 STOREYS)	
FLOOR AREA RATIO:	SEE ATTACHED
COVERAGE:	SEE ATTACHED
DENSITY: One dwelling per 300 m ²	
BUILDING LINE: ATTACHED	
PARKING: AS PER SCHEME	
AMENDMENT SCHEME APPLICABLE: N/A	
SERVED BY: NOSIPHO	DATE: 22/03/2022

The Town Planning Scheme is open for inspection at the 8th floor, 158 Civic boulevards (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.

SPECIAL POWER OF ATTORNEY

I, the undersigned,

Mark Stevens Manley

in my capacity as the registered landowner of the property mentioned below, held in terms of Deed
of Transfer T021700/2006 and T1815/2022, hereby nominate, constitute and appoint

Suzette Nel from Synchronicity Development Planning

and any person employed by the said company with the power of substitution to be our lawful
agents and Town Planning Consultant in our name, place and stead, to apply to the competent

authorities for the rezoning and consolidation of

Erven 48 and 49 Melville Township, Registration Division IR,

Province of Gauteng

and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be
requisite, as fully and effectually, for all intents and purposes, as we might or could do if personally

present and acting herein, hereby ratifying, allowing and confirm all and whatsoever our

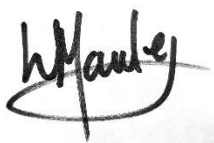
representative shall lawfully do or cause to be done, by virtue of these present.

**SIGNED AT Hilton ON THIS THE 23rd DAY OF March 2022
IN THE PRESENCE OF THE UNDERSIGNED WITNESSES.**



SIGNATURE: Dr MS Manley

AS WITNESSES:



1. _____



2. _____


100
6875/16

STAMP DUTY	✓
SUB REG R	
CAT.	
KAT.	
FEES	
FOOTE R.	

Prepared by me,

H.R. Savage
Conveyancer

H.R. SAVAGE

LENDING		MORTGAGED	
MR FOR R 1 000 000-00			
B	32447/08		
	2006-04-2 P		
REGISTRATEUR/REGISTRAR			

T 021700/06

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN

2006-05-03

THAT

MELANIE DE WET

TESSA WILSON

appeared before me, Registrar of Deeds at JOHANNESBURG, the said Appearer
being duly authorised hereto by virtue of a Power of Attorney granted to him by :-

FAMILY
TRUSTEES FOR THE TIME BEING OF THE NELUHENI FAMILY TRUST
NO. IT 8930/01

which said Power of Attorney was signed at PRETORIA on 8th March 2006.

REGISTRATION ONLY
15/05/2006

B

AND the Appearer declared that the said Trust had truly and legally sold on the 6th February 2006, and that he, the said Appearer in his capacity aforesaid, did by these presents cede and transfer to and on behalf of :-

MARK STEVENS MANLEY
 Identity Number 581002 5079 08 5
 Married out of community of property

his Heirs, Executors, Administrators or Assigns in full and free property :-

ERF 48 MELVILLE TOWNSHIP, Registration Division
 I.R., Gauteng Province;

IN EXTENT 743 (SEVEN HUNDRED AND FORTY THREE)
 Square Metres;

HELD by Deed of Transfer T.64337/2001.

SUBJECT to the following conditions :-

1. That the owner from time to time shall not have the right to make or cause to be made any bricks or tiles or earthenware pipes or other articles on the said erf, or to move the soil for such purposes, save and except, however, for buildings and erection on the said erf itself.
2. That the owner from time to time shall not have the right to construct grass huts or houses or cattle kraals on the said erf, or to use it in any way for slaughtering purposes.
3. Subject always to the provisions of the Precious and Base Metals Act of 1908 or any amendment thereof, the mineral rights of the said erf are reserved by LAURENS GELDENHUYS, the present owner in freehold of the said Township, his Heirs, Executors, Administrators, Successors in Title and Assigns, provided that the said LAURENS GELDENHUYS, his Heirs, Executors, Administrators, Successors in Title and Assigns, shall not disturb

FOR INFORMATION ONLY
 SUESE WP IN LISTING

B

the owner from time to time in the peaceful occupation of the said erf by exploiting the said mineral rights.

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

WHEREFORE the Appearer renouncing all the right and title which the said Trust heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of and disentitled to the same, and that by virtue of these presents, the said :-

MARK STEVENS MANLEY

Married as aforesaid

his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State however reserving its rights, and finally acknowledging that the purchase price is the sum of R1 285 000,00 (ONE MILLION TWO HUNDRED AND EIGHTY FIVE THOUSAND RAND).

IN WITNESS WHEREOF I, the said Registrar of Deeds together with the Appearer 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 2007-04-27

In my presence :

REGISTRAR OF DEEDS

q.q.

FOR INFORMATION ONLY
DEEDS VERIFICATION LISTING


B

Fees/Foole	R. 1283,00
Exempted	Cat.
Vrygestel	Kat.

ANNEXURE I
ERF 49

Manley Incorporated
179 Mackenzie Street
Brooklyn
Pretoria
0181

Prepared by me


CONVEYANCER
DAVID RALPH MANLEY
LPCM 16898

T 000001815 / 2022

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

WILLEM DANIEL VAN WYK (M14361)

appeared before me, REGISTRAR OF DEEDS at **JOHANNESBURG**, he/she the said Appearer being duly authorised thereto by a Power of Attorney signed at **PRETORIA** on **25 NOVEMBER 2021** and granted to him/her by

EDUCATION NETWORK CLOSE CORPORATION
Registration Number : **2007/220626/23**



And the Appearer declared that his/her said principal had truly and legally sold on **11 NOVEMBER 2021** and that he/she, the said Appearer, in his/her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

MARK STEVENS MANLEY
Identity Number **581002 5079 08 5**
Married out of community of property

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

ERF 49 MELVILLE TOWNSHIP,
REGISTRATION DIVISION I.R.,
PROVINCE GAUTENG;

MEASURING 743 (SEVEN HUNDRED AND FORTY THREE) square
metres;

HELD BY DEED OF TRANSFER T 7750/2016.

SUBJECT to the following conditions:-

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

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

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

EDUCATION NETWORK CLOSE CORPORATION
Registration Number : **2007/220626/23**

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




MARK STEVENS MANLEY
Married as aforesaid

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R1 500 000,00 (ONE MILLION FIVE HUNDRED THOUSAND RAND)**.

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

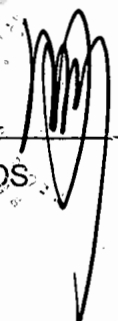
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at **JOHANNESBURG** on

2022 -01- 26



q.q.

In my presence



REGISTRAR OF DEEDS





**PBB OPS Shared Services
Account Maintenance**

Dr MS Manley
P.O. Box 1111
Hilton
3245

10 September 2020

Dear Sir

Rezoning the property from "Residential 1" to "Residential 4" with a density of 90 dwelling units per hectare for the establishment of a backpackers' facility on the combined properties

Account Number : 320862194
In the Name of : Dr MS Manley
Property Description : Erf 48 Melville

We are pleased to advise that the Standard Bank has no objection to your request, subject to our rights being protected and on the following conditions:

- Local Authority approval/All municipal by laws must be adhered to.
- The bank is not committing to finance new development
- No buildings to be demolished without the Bank's consent
- The building must comply with SBSA minimum specifications, should there be any further development.
- The bank reserves the right to review the rates on the account once the property is converted.
- The correct Insurance must be applied.
- **Residential component not to be compromised.**
- Please note that the bank holds the right to withdraw or amend the given consent.

Yours faithfully

Home Services
Consultant After Sales
Standard Bank
Customer Contact Centre : +27 0860 123 001

The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06) Authorised financial services provider and registered credit provider (NCRCP15)

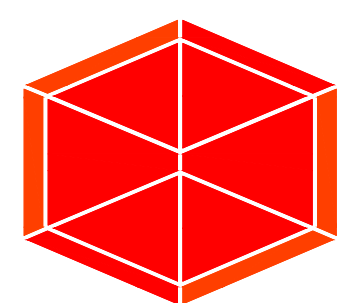
Directors: TS Gcabashe (Chairman) L Fuzile* (Chief Executive) A Daehnke* MA Erasmus¹ GJ Fraser-Moleketi GMB Kennealy
BP Mabelane JH Maree NNA Matyumza KD Moroka NMC Nyembezi ML Oduor-Otieno³ AC Parker ANA Peterside CON⁴
MJD Ruck SK Tshabalala* JM Vice Lubin Wang²

Company Secretary: Z Stephen - 27/05/2020
*Executive Director ¹British ²Chinese ³Kenyan ⁴Nigerian



OCCUPANCY H1	
SITE AREA 1486.00m ²	
AREA SCHEDULE:	
GROUND STOREY :	
COVERED PARKING	180.15m ²
BUILDING	412.60m ²
<hr/>	
TOTAL GROUND STOREY:	592.75m ²
<hr/>	
FIRST STOREY :	
BUILDING	586.25m ²
<hr/>	
TOTAL GROUND STOREY:	586.25m ²
<hr/>	
SECOND STOREY :	
BUILDING	586.25m ²
<hr/>	
TOTAL GROUND STOREY:	586.25m ²
<hr/>	
TOTAL AREA:	1765.25m²
<hr/>	
COVERAGE ALLOWED: 40%	
ACTUAL COVERAGE:	39.80%
F.A.R ALLOWED:	
ACTUAL F.A.R:	1.18
<hr/>	
PARKING 0.5 PARKINGS PER BED :	
53 BEDS X 0.5=27	
PROVIDED =20	
BUS PARKING =1	
<hr/>	
TOTAL PROVIDED =21	
<hr/>	
SINGLE ROOMS = 37	
DOUBLE ROOMS = 15	

ANNEXURE K



Open Studio Designs
Architectural & Interiors

PROPOSED NEW ADDITIONS ON STAND 48&49 MELVILLE CLIENT:

SKETCH

TECHNOLOGISTS:	W KRUGER W JUNG
ARCHITECT:	W.R ELLIS

DATE:OCT 20	DWG NO:1
DRAWN: WJK	SHEET: 1OF1

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ACTS OF PARLIAMENT

All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.

NOTE: BUILDING MUST BE IN ACCORDANCE WITH THE APPROVED BUILDING PLAN.
NO CHANGES MAY BE MADE TO SUCH PLANS WITHOUT THE EXPRESSED CONSENT OF
THE AUTHOR OF SUCH DOCUMENT

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS

APPLICATION PLAN
PROPOSED CONSOLIDATION LOTS 48 AND 49 MELVILLE TOWNSHIP

Components

- 1) The figure A e f D A represents Lot 49 vide General Plan S.G.No. A2064/1908, Deed of Transfer No. T3593/1927
- 2) The figure e B C f e represents Lot 48 vide General Plan S.G.No.A 2064/1908, Deed of Transfer No. T3593/1927

S.G. No.

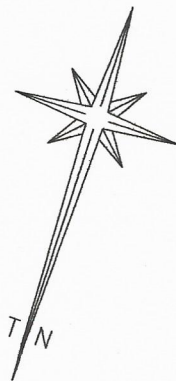
Approved

for
SURVEYOR-
GENERAL

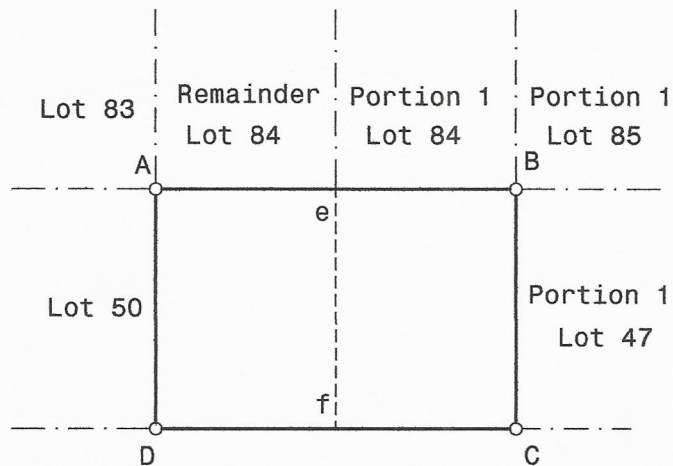
Act. 16/2013

Ref:

Date:



Scale 1:1000



The figure

A B C D

represents

1488 square metres
Lot 1023

of land being

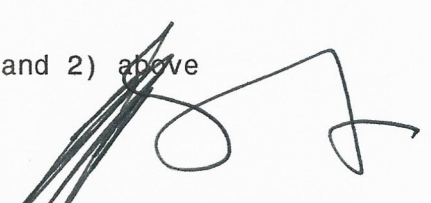
MELVILLE TOWNSHIP

and comprises components 1) and 2) above

Province of Gauteng

Compiled in January 2022

by me


P.R. Barnard PLS-0025
Professional Land Surveyor

This diagram is annexed
to
No.
d.d. :
i.f.o.
Registrar of Deeds
JOHANNESBURG

The original diagram is
as above
Transfer
Grant :

File :
S.R. :
GP.:SG.No.A.2064/1908
Comp. : IR1C-11/A1

13 Hooggelegen Street
White River
1240



addendum 1

Fax: 086 767 6147
Cell: 083276 6805
E-mail: hws@hswart.co.za

OUR REF: P16_20/STA/Melville Erf 48 & 49
YOUR REF:

DATE: 13 January 2021
ENQUIRIES: H.W Swart

The Johannesburg Road Agency

66 Pixely Seme Street (Previously Sauer Street)
Cnr. Rahima Moosa Street
Johannesburg
2000

Attention: Traffic Engineers

By Hand

PROPOSED RESIDENTIAL ACCOMMODATION – ERVEN 48 & 49 MELVILLE: PARKING STUDY

The site plan as compiled by Open Studio Designs (attached hereto) refers.

1. BACKGROUND

The owner of erven 48 & 49 Melville is currently in process to obtain the necessary statutory approvals for the rezoning of the above-mentioned erven to Residential Buildings with the provision of facility which will accommodate 53 beds.

The development is located at 35 & 37, 1st Avenue, Melville with access to the parking area from the existing 1st Avenue which abuts the development along the southern boundary.

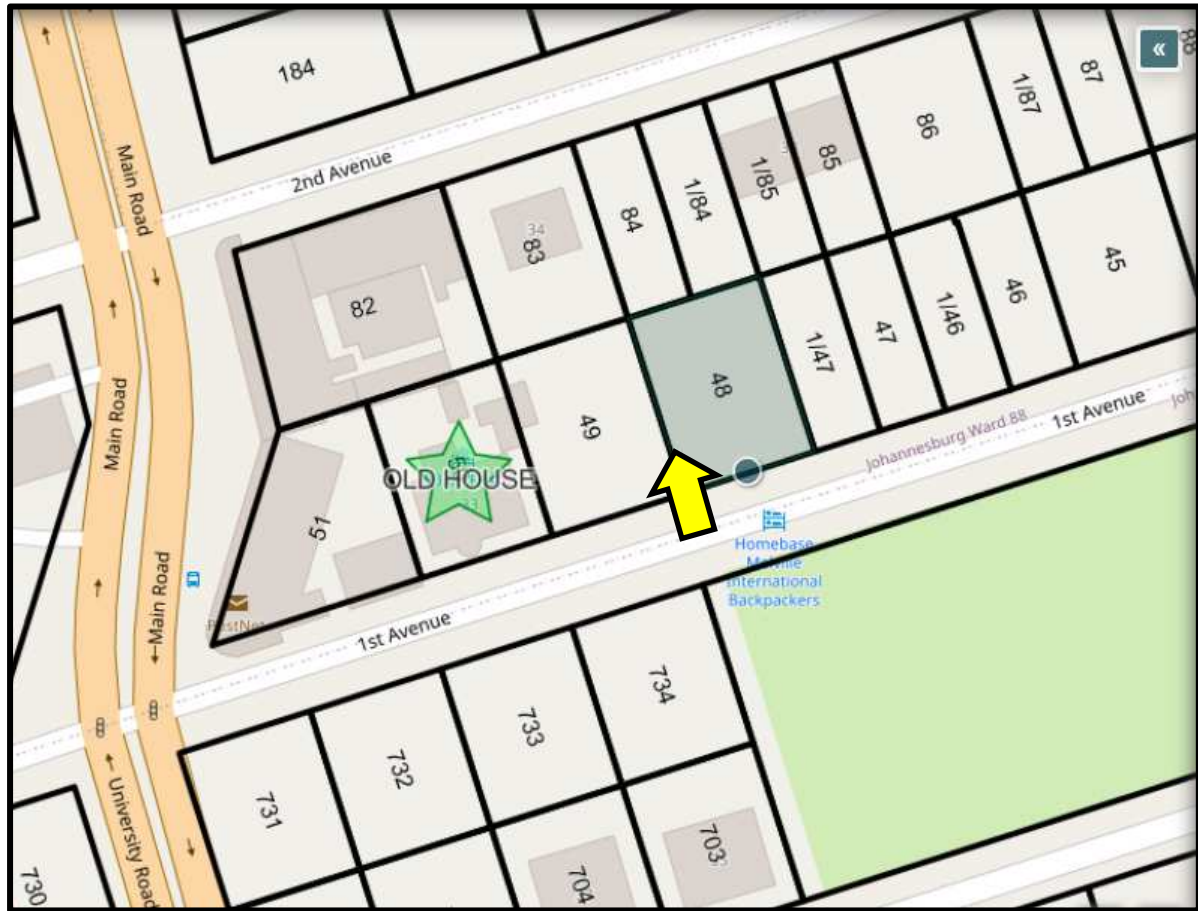
Access to the development is provided as indicated on the relevant site development plan.

Following the submission of the above-mentioned application, this company has been requested to evaluate the parking supply of this development, hence this report.

2. ACCESS INTERSECTION

Access to the development is provided from 1st Avenue as depicted in figure 1 below. Shoulder sight distance is therefore applicable.

FIGURE 1: ACCESS INTERSECTION



Access control at the development access is applicable in the form of a remote-controlled gate.

2.1: AVAILABLE SIGHT DISTANCE

The access intersection is located in 1st Avenue and approximately 95m to the east of the 1st Ave / Main Road intersection. The 1st Avenue Road is fairly flat at the access locality with sight distances in excess of 150m both sides of the development access. Speed along 1st Avenue is reduced by:

- A mini roundabout at the intersection with 3rd Street;
- 1st / Main Road intersection.

2.2 REQUIRED SIGHT DISTANCE

The following elements have an influence on the sight distance calculation and consequently need to be considered prior to the sight distance calculation:

- Vehicular speeds along 1st Avenue;
- Grade of Access;

- 1st Avenue cross section (width and number of lanes).

The above elements are discussed below as bulleted above.

2.2.1 VEHICULAR SPEED ALONG 1st AVENUE

A design speed of 50 km/h has been assumed for the purposes of this analysis for the sight distance calculations.

2.2.2 GRADIENT OF ACCECSS ROAD

The access gradient is less than 4% and will therefore not have any impact on the site distance calculation.

2.2.3: ROAD CROSS SECTIONS AT THE ACCESS INTERSECTION

1st Avenue is a two-lane single carriageway road of approximately 7.0m wide. The development access from 1st Avenue is a full access with standard gap size requirements.

2.2.4: GAP ACCEPTANCE SIGHT DISTANCE (SHOULDER SIGHT DISTANCE)

Having taking cognisance of the discussion above, the relevant shoulder and stopping sight distances are discussed in the remainder of this section.

The shoulder sight distance (as described by the Committee of State Road Authorities) or the Gap acceptance sight distance is the sight distance required by drivers entering an intersection to enable them to establish that it is safe to do so and then carry out the manoeuvres necessary either to join or to cross the opposing traffic stream.

Sight distance values are based on the ability of the driver of a vehicle to see an approaching vehicle along the main road. Shoulder sight distances are measured from an eye height of 1.05m to an object height of 1.05 (passenger car). The eye height from trucks is 1.8m

Since the volume of heavy vehicles that will make use of this entrance is unsubstantial, the sight distance requirements of a light vehicle will be applicable to this sight distance calculation.

Sight distance calculations are based on speeds as discussed in section 2.1.1 above.

2.2.5: REQUIRED GAP ACCEPTANCE SIGHT DISTANCE CALCULATION

The TMH 16 Vol. 2 (South African Traffic Impact and Site Impact Assessment Standards & Requirements Manual) prescribes a sight distance that will be equal to a gap size of 7.5s (for passenger cars) for right turn and 6.5s for left turn.

The sight distance calculation is therefore as follow:

The following attributes are applicable to the 1st Avenue:

- Gradient : < 4%;
- Gap size adjustment due to gradient not applicable;
- Speed : 50 km/h

Required sight towards the west along 1st Avenue. (left turn): $(50 \text{ km/h} / 3.6) \times (6.5) = 90\text{m}$

Required sight towards the east (right turn): $(50 \text{ km/h} / 3.6 \times (7.5) = 104\text{m}$

The above sight distance calculations are compared with prescribed norms and are tabled in table 1 below for ease of reference.

TABLE 1: SUMMARY OF SIGHT DISTANCE CALCULATIONS (50 km/h)

INTERSECTION	REFERENCE	SIGHT DISTANCE TOWARDS	REQUIRED (m)	AVAILABLE	RESULT
1 st Avenue / Access	TMH 16	Towards west (left turn)	90	+150	OK
		Towards east (right turn)	104	+150	OK

Following all of the above, the existing available sight distances are in order.

3. ON- SITE PARKING AND MANOEUVRABILITY

3.1 *Parking Demand*

Parking demand has been calculated in accordance with the Site Development Plan provided. The total number of beds that are to be provided is 53 in accordance with the zoning application.

TABLE 2: PARKING DEMAND

Erf	Building Size	Parking Ratio	Park Demand
48 & 49 Melville	53 Beds	0.5 parking / bed	27
TOTAL REQUIRED PARKING			27

Following the above, a parking demand of 27 parking bays has been found to be applicable.

3.2 *Parking Supply (refer attached drawing)*

Twenty Seven (27) parking bays (designed in accordance with TMH 16, Vol 2) can be provided on site.

Sufficient parking can therefore be provided for the proposed zoning of the property.

3.3 Manoeuvrability

Parking dimensions and aisle widths are adequate and in accordance with prescribed criteria (refer drawing P16_20/STA/PARKING/LA/01 dated 2021/01/13).

4.0 ACCESS CONTROL GATE – REMOTE CONTROLLED

4.1 Access Control Gate Capacity

The peak hour trip generation for an office is calculated in table 3 below.

TABLE 3: PEAK HOUR TRIP GENERATION

Land Use	Unit	Quant	Rate	Trips	Low veh owner red	Reduced Trips	DIRECTIONAL SPLIT	
							IN	OUT
WEEKDAY AM TRIP GENERATION								
Student Acc	Bed	53	0.2	10.6	0%	11	3	8
TOTAL				11	0%	11	3	8
WEEKDAY PM TRIP GENERATION								
Student Acc	Bed	53	0.3	15.9	0%	16	10	6
TOTAL				16	0%	16	10	6

The highest hourly traffic demand of 10 vehicles per hour has been adopted for the purposes of this analysis.

The following has been calculated to be applicable to this scenario:

- Boom gate capacity / hour of 450 v/h.
- Peak factor of 0.85;
- Peak design traffic volume of 12 (10 / 0.85);
- Traffic Ratio of 2.66 (analysed);
- Required ratio (one vehicle is 23 – OK) since 23 is larger than 2.66

It is evident that queueing is not expected at the access gate as determined in accordance with TMH 16 Volume 2; *South African Traffic Impact and Site Impact Assessment Standards and Requirements Manual*, table 31 which is available on site.

5 RECOMMENDATIONS

Having conceptualized all of the above, it is advised that:

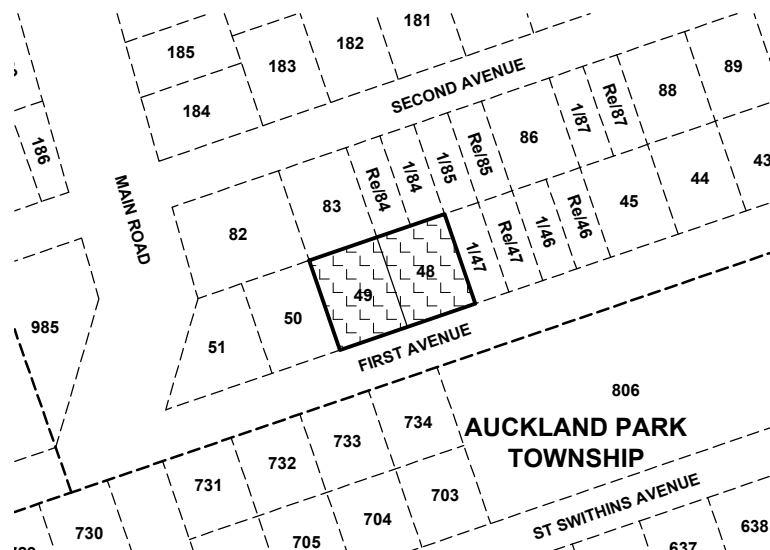
- The application be supported from a traffic engineering point of view;
- That all parking be provided on the site and no parking in the road reserve be provided;
- That parking be provided in accordance with the attached drawing P16_20/STA/PARKING/LA/01 dated 2021/01/13 dated 2021/01/13.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'H.W. Swart', with a stylized flourish at the end.

H.W. SWART – Pr Tech Eng; MBL

SKAAL / SCALE 1 : 2 500



ERVEN 48 & 49

MELVILLE

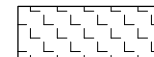
TOWNSHIP

REFERENCE

SCHEDULE S

USE ZONE

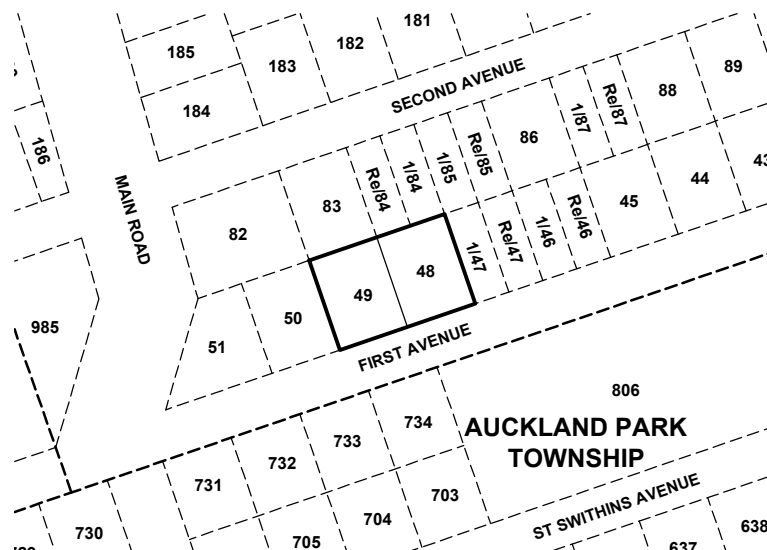
RESIDENTIAL 4



APPROVED

USE ZONES

SKAAL / SCALE 1 : 2 500



ERVEN 48 & 49
 MELVILLE
 TOWNSHIP

DENSITY ZONE

APPROVED

KODE
CODE

20 • CITY OF JOHANNESBURG LUS 2018 •

BYLAE
ANNEXURE

WYSIGINGSKEMA
AMENDMENT SCHEME

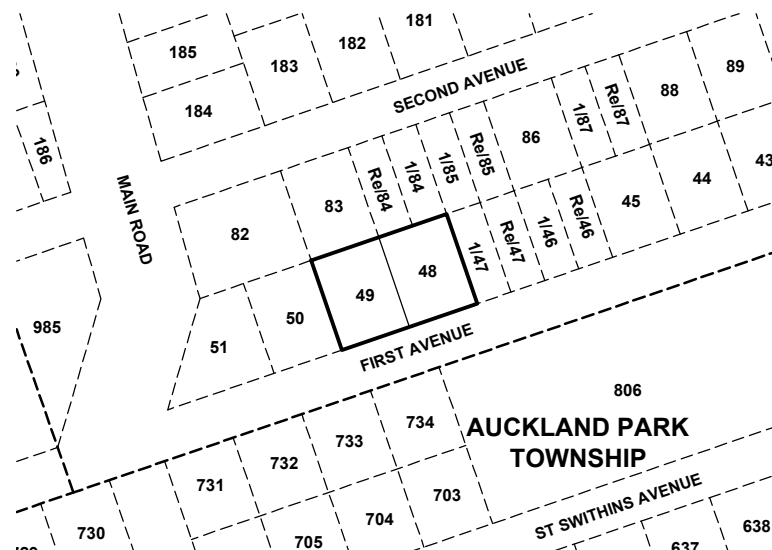
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VEL
SHEET 1

VAN
OF 2

VELLE
SHEETS

SKAAL / SCALE 1 : 2 500



ERVEN 48 & 49
MELVILLE
TOWNSHIP

APPROVED

1	Use Zone 4:	RESIDENTIAL 4
2	Uses permitted:	Dwelling units, residential buildings
3	Use with consent	As per scheme
4	Uses not permitted	As per scheme
5	Density	90 dwelling units per hectare
6	Parking	For boarding houses, hostels and communes: - 0,5 bays per room
7	Coverage	40 % for three storeys
8	Height	three storeys
9	Floor area ratio	1,2
10	Building lines	3 metres along street boundaries

ERVEN 48 & 49
MELVILLE
TOWNSHIP

APPROVED