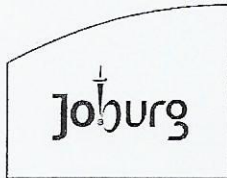


Planning Law Enforcement Contravention Notice



City of Johannesburg

Metro Centre
158 Civic Boulevard
5th Floor, A Block
2000

Tel +27 69 551 2370
www.joburg.org.za

The Occupant/Registered Owner: 375 JAN SMUTS AVENUE CC.

Date: 17 DECEMBER 2025

377 JAN SMUTS AVENUE
CRAIGHALL PARK
JOHANNESBURG

UNAUTHORISED USE OF THE PROPERTY

ERF/ERVEN: 377 CRAIGHALL PARK

ZONING: BUSINESS1

REFERENCE: ERF 377 CRAIGHALL PARK

An inspection has revealed that the property is used FOR ILLEGAL BUILDERS YARD /
NON SUBMISSION OF SITE DEVELOPMENT PLAN (SDP)

which constitutes a contravention to the City of Johannesburg Land Use Scheme 2018.

The City of Johannesburg is specifically compelled by section 8(4) of the COJ Municipal Planning By-Law 2016, to enforce its Town Planning Scheme, and it is in the interest of all the citizens, including of course yourself, that it should do so meticulously. Accordingly, you are directed in terms section 62(2) to discontinue the unauthorised use describe above by not later than 17 JANUARY 2026 -

Failure to comply with the directive and terminate the unauthorised use of your property constitutes a criminal offence for which you are liable to criminal prosecution. In addition, the Council may institute civil proceedings against anyone contravening or failing to comply with the Scheme. The Council will avail itself of one or both remedies should you fail to comply with this demand.

Your attention is also drawn to Section 62(2)(a), RW Section 62(6) of the Municipal Planning By-Law 2018 where any person fails to comply with a directive issued in terms of subsection (2), the City may, whether or not a prosecution has been or will be instituted, remove the building or other work or cause the building or other work to comply with the provisions of this By-law, its land use scheme or any other town planning scheme still in operation and recover all expenses incurred in connection therewith from such a person.

Your attention is also drawn to Section B clause 2 Penalty tariff (unauthorized use) of the City's Rates Policy which deals with those category of properties that are used for a purpose not permitted by the zoning thereof; abandoned properties and properties used in contravention of the City's By-Laws and Regulations. The rate that will be applied to such properties is the rate applicable to vacant land which is 12 times the normal rate applicable.

It is hoped that your co-operation will render any such action by the Council, with inevitable expense to yourself, unnecessary. Should you fail to terminate the unauthorised use complained of; however, legal proceedings will be instituted against you without further notice.

Yours faithfully,

Ilze Kleynhans

FOR EXECUTIVE DIRECTOR: Development Management

Contact: Ilze Kleynhans

Tel: 069 551 2370

Email: Address: ilzek@joburg.org.za

Name of Owner / Occupant: Cassiem

Contact Number and signature

0834486656

072 822 8675

Shoffick
Offen