

Mario Di Cicco
Project Facilitators and
Town Planning Consultants

P.O. Box 2487
Bedfordview
2008

E-mail: mariodc.projects@gmail.com
Cell: 083 654 0180

14 April 2026

Executive Director
Department of Development Planning
City of Johannesburg
P.O. Box 30733
BRAAMFONTEIN
2017

Dear Sir,

REZONING: ERF 542 CRAIGHALL PARK

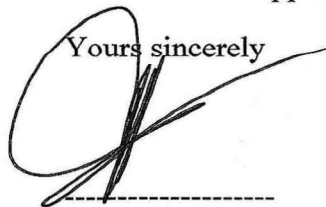
(Our reference: R001/2026)

I hereby apply in terms of Section 2(2) and Section 21 of the Municipal Planning By-Law, 2016 read with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) for the rezoning of Erf 542 Craighall Park from Business 1 to Business 1, subject to conditions in order to also permit a motor vehicle repair shop and ancillary panelbeater, as well as a builders yard on the site.

I enclose the following documents:

- Application Information – Form A;
- Original Power of Attorney;
- Original CC Resolution;
- 1 copy of the title deed;
- 1 copy of a comprehensive motivation report in support of the application.

I trust that this application will receive your urgent and favourable consideration.

Yours sincerely


Mario Di Cicco

APPLICABLE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018

APPLICATION TYPE:

Application in terms of Section 2(2) and Section 21 of the Municipal Planning By-Law, 2016 read with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) to amend the City of Johannesburg Land Use Scheme, 2018.

APPLICATION PURPOSES:

For the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 542 Craighall Park from Business 1 to Business 1, subject to conditions in order to also permit a motor vehicle repair shop and ancillary panelbeater, as well as a builders yard on the site.

SITE DESCRIPTION:

Erf/Erven (stand) No(s): Erf 542
Township (Suburb) Name: Craighall Park
Street Address: 375 Jan Smuts Avenue
Code: 2196

OWNER:

Full name: 375 Jan Smuts Avenue CC
Postal Address: P.O. Box 41749, Craighall Park
Code: 2094
Cell: 083 448 6656
E-mail address: shaffick@tiscali.co.za

SIGNED:

Signature of owner/s

DATE: 14th April 2026

AUTHORISED AGENT:

Full name: Mario Di Cicco
Postal Address: P.O. Box 2487, Bedfordview
Code: 2008
Tel No (w): (011) 615 5803
Cell: 083 654 0180
E-mail address: mariodc.projects@gmail.com

SIGNED:

Signature of Agent

DATE: 14 April 2026

**MOTIVATING MEMORANDUM IN SUPPORT OF THE APPLICATION FOR THE
REZONING OF ERF 542 CRAIGHALL PARK FROM BUSINESS 1 TO BUSINESS 1,
SUBJECT TO CONDITIONS IN ORDER TO ALSO PERMIT A MOTOR VEHICLE
REPAIR SHOP AND ANCILLARY PANELBEATER, AS WELL AS A BUILDERS
YARD ON THE SITE**

OWNER: 375 JAN SMUTS AVENUE CC

Applicant:

Mario Di Cicco
Project Facilitators and
Town Planning Consultants

P.O. Box 2487
Bedfordview
2008

E-mail: mariodc.projects@gmail.com
Cell: 083 654 0180

**MOTIVATING MEMORANDUM IN SUPPORT OF THE APPLICATION FOR THE
REZONING OF ERF 542 CRAIGHALL PARK FROM BUSINESS 1 TO BUSINESS 1,
SUBJECT TO CONDITIONS IN ORDER TO ALSO PERMIT A MOTOR VEHICLE
REPAIR SHOP AND ANCILLARY PANELBEATER, AS WELL AS A BUILDERS
YARD ON THE SITE**

INTRODUCTION

Application is hereby made for the rezoning of Erf 542 Craighall Park (hereafter referred to as the site) from Business 1 to Business 1, subject to conditions in terms of Section 2(2) and Section 21 of the Municipal Planning By-Law, 2016 read with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) in order to also permit a motor vehicle repair shop and ancillary panelbeater, as well as a builders yard on the site.

PROPERTY DETAIL

Description

Erf 542 Craighall Park Township, Registration Division I.R., Transvaal in terms of Deed of Transfer No. T 87477/89.

Registered owner

Erf 542 Craighall Park is registered in the names of **375 Jan Smuts Avenue CC** as reflected in the said Deed of Transfer No. T 87477/89.

Size

Erf 542 Craighall Park measures 496m² (four hundred and ninety six square metres) in extent as reflected in the said Deed of Transfer No. T 87477/89.

Locality

375 Jan Smuts Avenue, Craighall Park.

Zoning

The site

The erf is zoned Business 1 in terms of the City of Johannesburg Land Use Scheme, 2018.

Surrounding area

The following zonings are present within the surrounding area:

North: Business 1 and Business 4

East: Business 1, Residential 4, Residential 3, Residential 2 and Residential 1

South: Business 1, Parking, Business 4 and Special

West: Special, Residential 3, Residential 2, Residential 1 and Public Open Space

Land use

The site

The site is developed with buildings that have historically and are used for a mixed land use comprising of motor vehicle repair shop and ancillary panelbeater, as well as a builders yard.

The area is mixed in use ranging from flats to commercial uses. The site abuts Jan Smuts Avenue that is a main road in the area that carries large numbers, volumes of traffic daily and is well serviced by public transport. It is also located in close proximity to the motorways that makes the area very accessible.

The existing development on the site measures approximately 1 131m² in extent.

The uses on the site have been operational for a long time. The site has not been redeveloped, minor additions and alterations have however been made to the existing structures. The owner is seeking to regularise the existing development on the site, hence the application.

Due to the sites location and the nature of the existing uses on the site as well as their intensity does not cause injury to the amenity of the area in which it is situated.

The site is also well served by public transport and it is located in a node.

Full on-site parking can be provided.

Surrounding area

The area is mixed in use ranging from flats to commercial uses as associated with such nodes. The site abuts Jan Smuts Avenue a main road in the metropolitan area that carries large numbers and volumes of traffic daily. It is also located in close proximity to the motorways that makes the area very accessible.

Legal aspects

- The relevant Power of Attorney and CC Resolution has been obtained from the owner, authorising the applicant to sign all necessary documentation and papers on their behalf for the purpose of the said application and to appear before the necessary authority for the purpose of affecting this application (copy attached).
- There are no restrictive conditions in the relevant title deed that prohibit the proposal;
- The application will be advertised as prescribed in the relevant town planning legislation; and
- There is no bond registered against the property.

APPLICATION/PROPOSAL

Application is hereby made to rezone Erf 542 Craighall Park from Business 1 to Business 1, subject to conditions in terms of Section 2(2) and Section 21 of the Municipal Planning By-Law, 2016 read with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) in order to also permit a motor vehicle repair shop and ancillary panelbeater, as well as a builders yard on the site.

The following development control measures are proposed for the development:

Land use zoning	: Business 1
Primary right	: As per Scheme, plus a builders yard and a motor vehicle repair shop and ancillary panel beater.
Consent	: As per Scheme
Height zone A	: As per Scheme
Coverage	: As per Scheme – 60%
Floor area ratio	: As per Scheme – 0.6
Density	: Not Applicable
Parking	: As per Scheme
Building line	: As per Scheme
General	: A Site Development Plan shall be submitted.

MOTIVATION

Background

The site is developed with buildings that are used for a mixed land use of motor vehicle repair shop and ancillary panelbeater, as well as a builders yard. The site is well maintained and has been upgraded and renovated as reflected on the attached plan to the application.

Character of the area/physical aspects

The area is non-residential in character and nature.

Suitability of the site

The present urban system of South Africa's cities requires changes brought about by the pressures created by rapid urbanisation and the socio-economic problems associate therewith. The allocations of scarce resources are important to ensure viability and sustainability of the urban system for the future. The concept of compact cities/intensification is accepted worldwide as a strategy in ensuring the much-needed viable urban system. To achieve the objectives of the compact urban system it should offer the maximum opportunity and choice.

The physical translation of these objectives is not only to increase residential densities but also the accommodation of non-residential activities or service orientated land uses to serve the residential areas in which they are located, or either in close proximity to areas of residential activity or in terms of mixed land uses.

The proposed intensification of the current land use zoning would accord with this need, as it is located within the broader urban area with good immediate accessibility to the residential areas as well as the local employment areas. Furthermore, the site is located along a very important link route being, Jan Smuts Avenue and in close proximity to the Motorways that gives the site access to areas further afield with regard to various facilities.

The proposed intensification of the current land use zoning is compatible with the surrounding area without affecting the amenity of the surrounding area. The proposed development will mainly serve the needs of the inhabitants of the immediate area.

It is submitted that the proposed intensification of the current land use zoning is needed, desirable in this particular location, and consistent with the Nodal Review Policy and should be supported from a town planning point of view.

The existing land use zoning "Business 1" is also sustainable.

The application complies with the general development principles as indicated in Section 7 of the Development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) which includes utilizing existing infrastructure, efficient land development, spatial resilience, containing urban sprawl and strive towards a more compact city. Some of the principles applicable to this application can be summarized as follows:

Section 7. (b)(i) "Promote land development that is within the fiscal, institutional and administrative means of the Republic"

Section 7. (b)(iv) "Promote and stimulate the effective and equitable functioning of land markets"

Section 7. (b)(vi) "Promote land development in locations that are sustainable and limit urban sprawl"

Section 7.(b)(vii) "Land use management must result in communities that are viable"

Section 7. (c)(i) "Land development optimize the use of existing resources and infrastructure"

In addition two Chapter 2 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) when considering an application Chapter 6; Section 42 should also be taken into account to ensure that the application is treated free and fair. The following principles and criteria should be taken into account when an application is assessed:

Section 42. (1)(a) "be guided by the development principles set out in Chapter 2"

Section 42.(1)(c) "take into account -

- (i) the public interest;
- (ii) the constitutional transformation imperatives and the related duties of the State;

- (iii) the facts and circumstances relevant to the application;
- (iv) the respective rights and obligations of all those affected;
- (v) the state and impact of engineering services, social infrastructure and open space requirements.”

Impact on surrounding properties

Due to the extent of the proposal and the sites location it is submitted that the impact on the surrounding areas will be minimal. Also, the current build form status quo on the ground will remain. The site also have a “Business 1” zoning.

Traffic generation, parking and access

There will be no increase in the traffic within the surrounding area in view of the existence of the proposed land use on site. Parking will be provided on the site in terms of the land use scheme and access will be to the requirements of the Johannesburg Roads Agency.

Service contributions

All service contributions as contemplated in terms of the relevant sections and regulations of the Municipal Planning By-Law, 2016 and Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) will be paid to the City of Johannesburg as determined by the relevant departments.

SUMMARY AND CONCLUSION

Application is hereby made in terms of Section 2(2) and Section 21 of the Municipal Planning By-Law, 2016 read with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) for the rezoning of Erf 542 Craighall Park from Business 1 to Business 1, subject to conditions in order to also permit a motor vehicle repair shop and ancillary panelbeater, as well as a builders yard on the site.

The approval of this application will result in an improvement of the amenities serving the local community and therefore an improvement to the City of Johannesburg Land Use Scheme, 2018.

Since the application has been adequately motivated in terms of both need and desirability, I respectfully request that the City of Johannesburg approve the application as submitted. I reserve the right to respond to the Council’s submissions verbally and in writing if need be.

**CITY OF JOHANNESBURG LAND USE SCHEME 2018
AMENDMENT SCHEME**

**SHEET OF SHEETS
PAGE 1**

CITY OF JOHANNESBURG LAND USE SCHEME, 2018 APPROVED IS HEREBY FURTHER AMENDED AND ALTERED IN THE FOLLOWING MANNER:

1. THE MAP, ON PAGE OF SHEET A AND B AS SHOWN ON MAP 3, AMENDMENT SCHEME;
2. BY THE ADDITION OF THE FOLLOWING IN NUMERICAL AND ALPHABETICAL SEQUENCE TO TABLES OF THE SCHEDULES OF THE SCHEME;

COLUMN 1	USE ZONE Business 1
COLUMN 2	DESCRIPTION OF LAND Craighall Park : Erf 542
COLUMN 3	PRIMARY RIGHTS (LAND USE TABLE C) * - plus a builders yard and a motor vehicle repair shop and ancillary panel beater.
COLUMN 4	USES WITH CONSENT (LAND USE TABLE C) *
COLUMN 5	USES NOT PERMITTED (LAND USE TABLE C) *
COLUMN 6	WIDTH OF SERVITUDE AREA -
COLUMN 7	HEIGHT ZONE A *
COLUMN 8	COVERAGE * - 60%
COLUMN 9	F. A. R. OR FLOOR AREA * - 0.6
COLUMN 10	PARKING PROVISION: *
COLUMN 11	DENSITY N/A
COLUMN 12	BUILDING LINES *
COLUMN 13	GENERAL

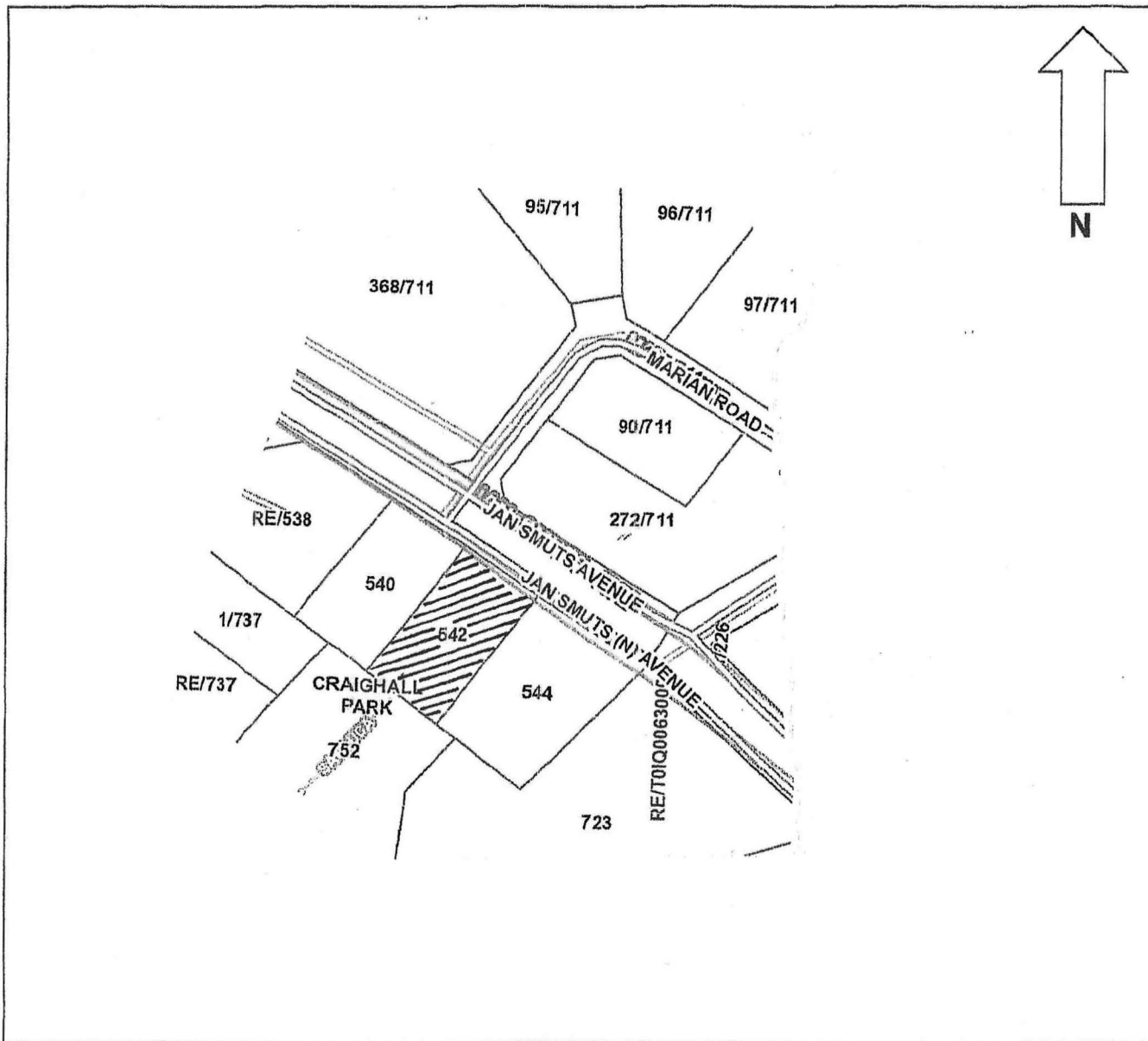
- A Site Development Plan shall be submitted.

COLUMN 14 **AMENDMENT SCHEME NO.**

END OF AMENDMENT SCHEME

CHAIRMAN OF PLANNING COMMITTEE

DATE: _____



CRAIGHALL PARK

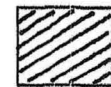
ERF 542

REFERENCE

SCHEDULE S

USE ZONE

BUSINESS 1

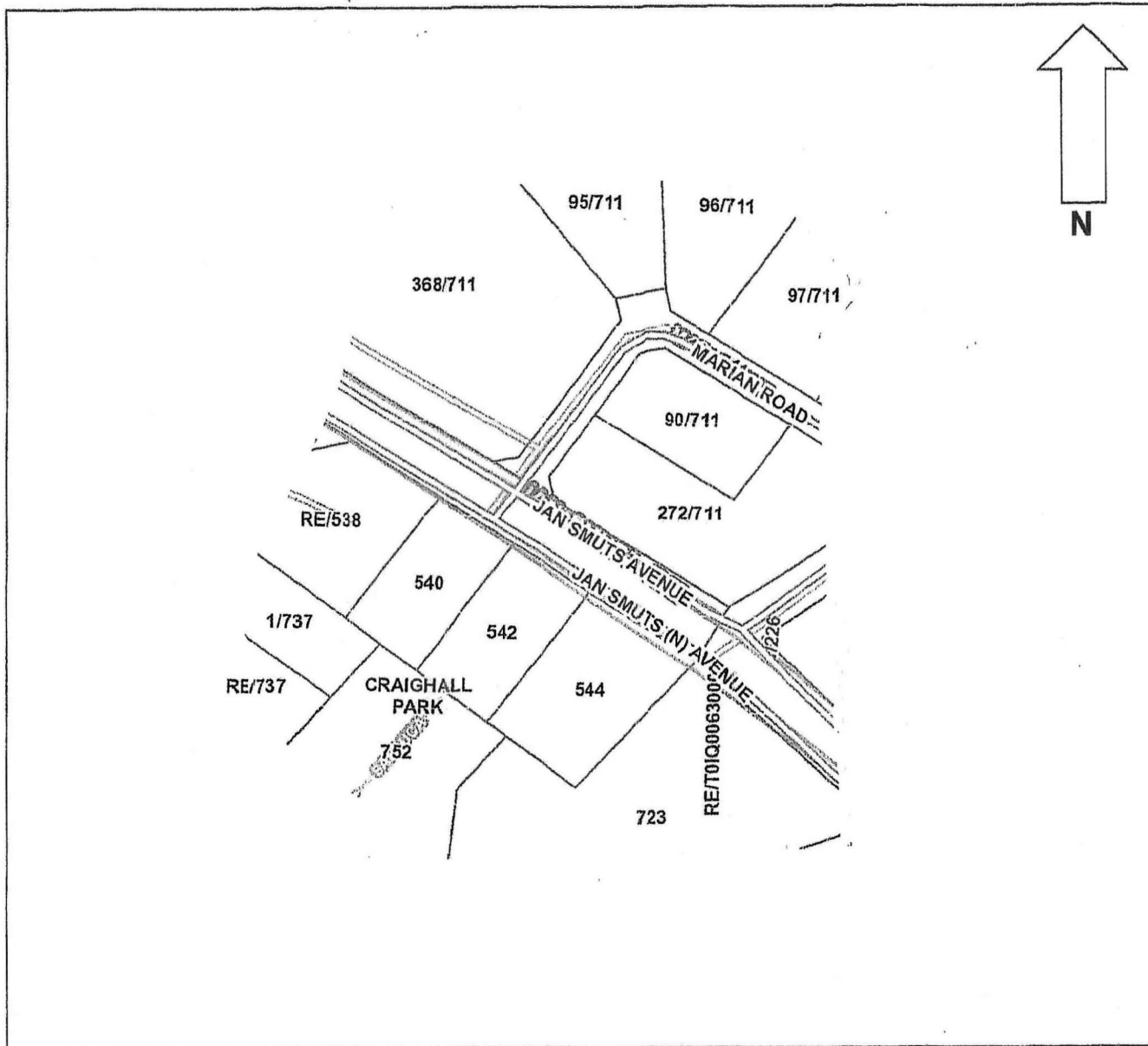


APPROVED

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
(CITY OF JOHANNESBURG)

DATE.....

USE ZONES



CRAIGHALL PARK

ERF 542

REFERENCE

SCHEDULE S

Area not
Bordered

HEIGHT ZONE A

APPROVED

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
(CITY OF JOHANNESBURG)

DATE.....

DENSITY ZONES & HEIGHT ZONES



a world class African city

ZONING INFORMATION NOTE PAD

REQUESTED BY:

LAND USE SCHEME: **CITY OF JOHANNESBURG LAND USE SCHEME**, 2018

NAME OF APPLICANT:

ERF / HOLDING / FARM PORTION: **ERF 542 (1 882 m²)**

TOWNSHIP NAME / HOLDING NAME / FARM NAME: **CRAIGHALL PARK**

STREET NAME AND NUMBER: **NO: 375 JAN SMUTS AVENUE**

ZONING INFORMATION

USE ZONE: **BUSINESS 1**

HEIGHT ZONE: **A (H:0) AS PER ATTACHED TABLE 4**

FLOOR AREA RATIO: **AS PER ATTACHED TABLE 6**

COVERAGE: **AS PER ATTACHED TABLE 5**

DENSITY: **1 Dwelling per ERF m²**

BUILDING LINE: **AS PER ATTACHED TABLE 7**

PARKING: **AS PER ATTACHED TABLE 8**

AMENDMENT SCHEME APPLICABLE: **N/A**

SERVED BY: 

DATE: **2026/01/05**

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.

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

TABLE 4: HEIGHT DEVELOPMENT REQUIREMENTS

(1) Height Zone	(2) Number of storeys	(3)								
		Johannesburg	Sandton	Roodepoort	Randburg	Lenasia	Modderfontein	Walkerville	Edenvale	Peri-Urban Halfway House Annexure F Lethabong Westonaria Southern Jhb Region
A	3	0	0	0	0	0	0	0	3	0
		6	2	4	3	1	1	1	4	
		7	3	5		2	2	2	5	
		8	4	6		3	3	3	6	
			5	7		4	4	4	7	
			6	8		5	5	5	8	
			7	9		6	6	6	9	
			8	10		7	7	7	10	
			9	11		8	8	8	11	
			10	12		9	9	9		
			11			10				
B	5	5	1	3	2					
C	As per Clause 30	1		1	1				0	
		2		2					1	
		3							2	
		4								

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

TABLE 5: COVERAGE DEVELOPMENT REQUIREMENTS

(1) Height Zone	(2) Dwelling Houses, Dwelling Units, Residential Buildings	(3) Shops, Business Purposes, Institutional-, Educational Facilities	(4) Industrial Purposes	(5) Other Uses
A	50% for one storey 50% for two storeys 40% for three storeys	50%	70%	70%
B	Residential 1: 60% Residential 2: 70% Residential 3: 80%	70%	85%	60%
C	100%	100%	100%	100%

TABLE 6: FLOOR AREA DEVELOPMENT REQUIREMENTS

(1) Height Zone	(2) Dwelling Houses, Dwelling Units, Residential Buildings, Institutional-, Educational Facilities	(3) Shops, Business Purposes	(4) Industrial Purposes	(5) Other Uses not found in Columns (2), (3) & (4)
A	1,2	2,1	2,1	2,1
B	2,4	3,0	3,0	3,0
C	4,0	4,0	4,0	4,0
NOTE	With regard to the Inner City see Annexure 17 (A/S 4458)			

TABLE 7: BUILDING LINE RESTRICTION AREAS

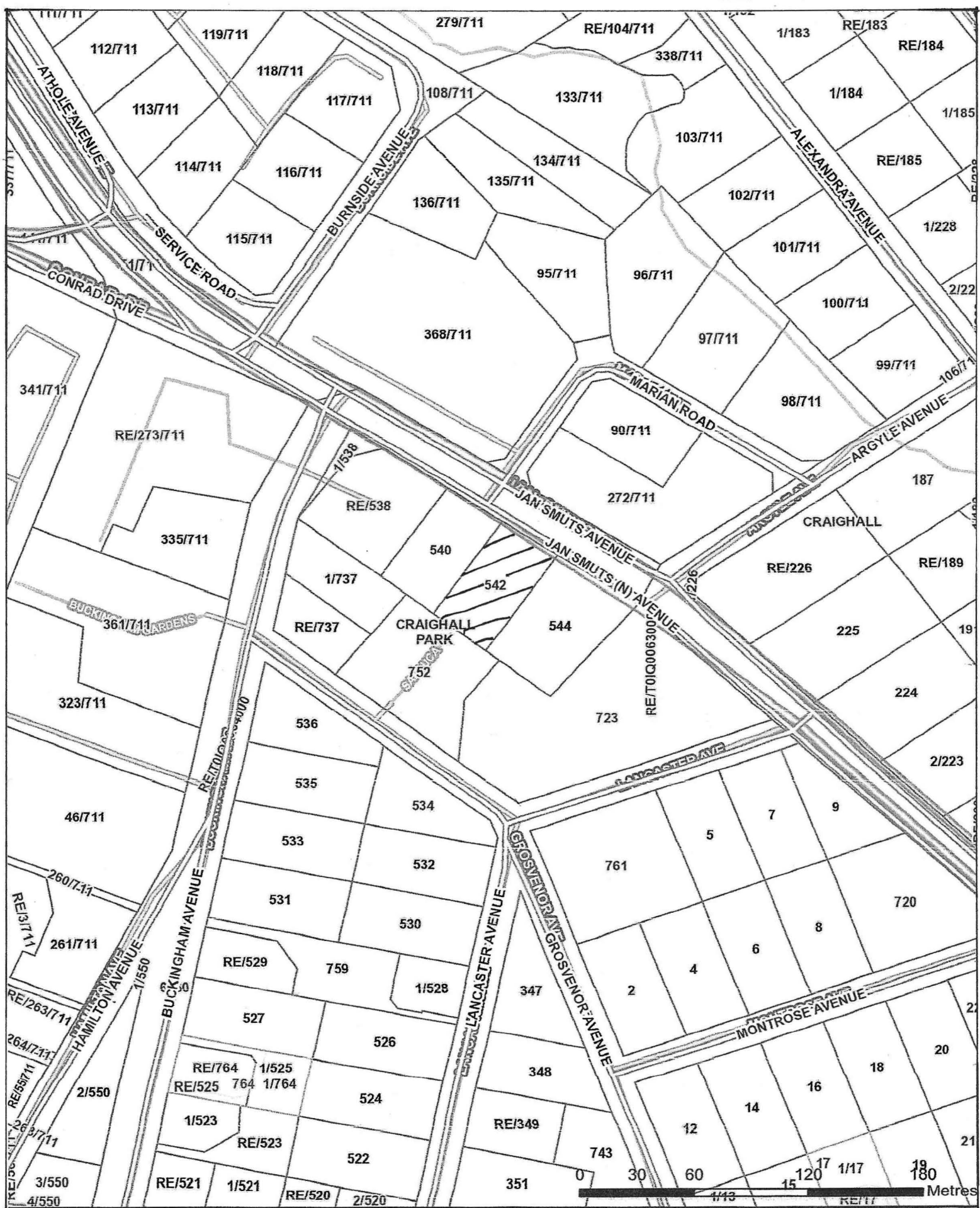
(1) Use Zone and/or Land	(2) Size of Erf or Site or Height Zone	(3) Minimum Distance in meters between building line and street boundary
Residential 1, 2, 3, 4 & 5	Erven of 500m ² or less Erven larger than 500m ²	1,0 m 3,0 m

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

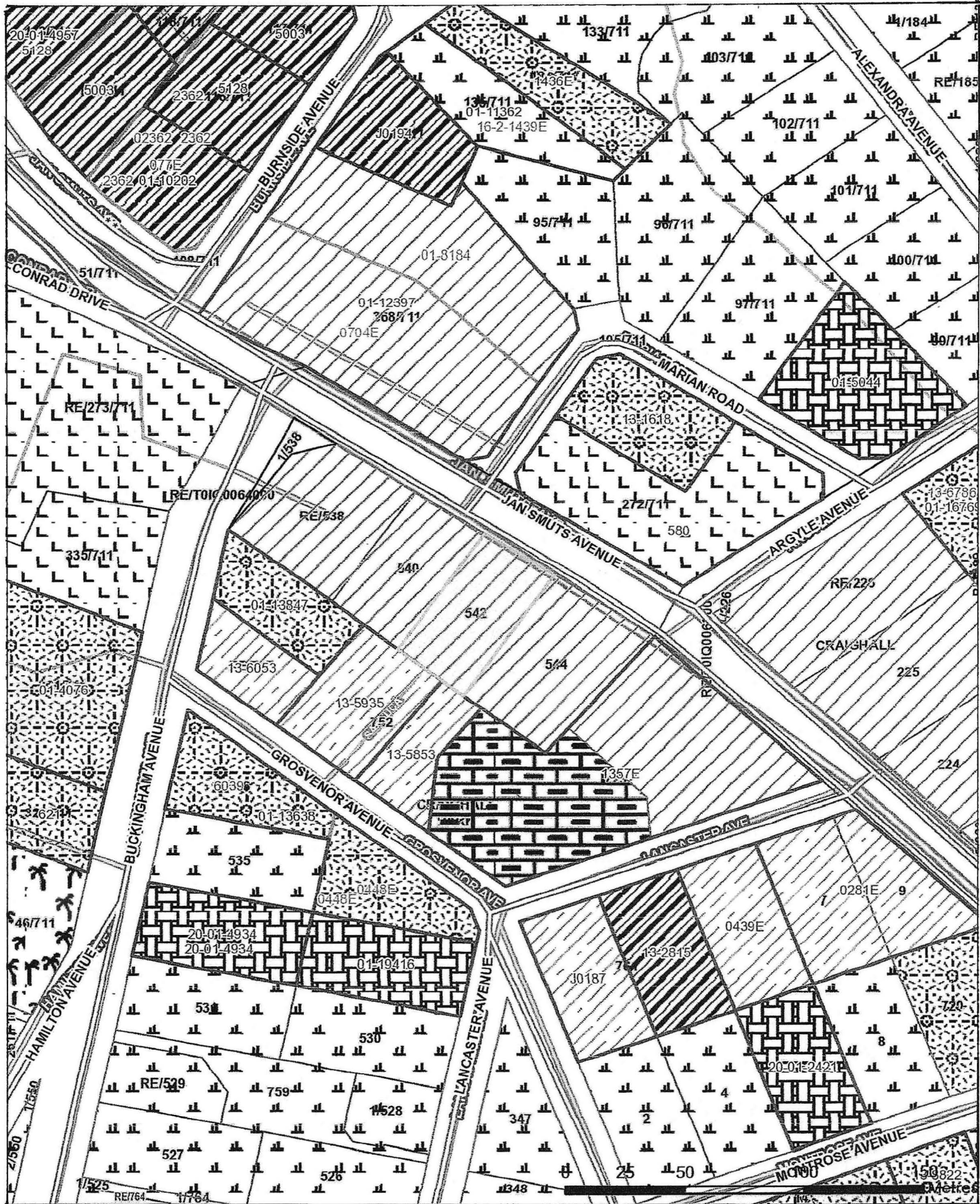
(1) Use Zone and/or Land	(2) Size of Erf or Site or Height Zone	(3) Minimum Distance in meters between building line and street boundary
Agricultural Holdings & farm portions	Less than 9ha 9ha and greater	9,0 m 30,0 m
All other Use Zones	Height Zones A and B Height Zone C	3,0 m 1,5 m

TABLE 8: ON-SITE PARKING REQUIREMENTS

LAND USE CATEGORY	REMAINDER OF CITY	PARKING ZONE B
		TOD CORRIDORS & NODES / PRASA, GAUTRAIN & BRT STATIONS / DEPRIVATION AREAS / ECONOMIC NODES
RESIDENTIAL		
Up to three habitable rooms	1,0 bay per unit plus 1,0 bay per three units for visitors	0,5 bays per unit plus 1,0 bay per three units for visitors
Four or more habitable rooms	2,0 bays per unit plus 1,0 bay per three units for visitors	1,0 bay per unit plus 1,0 bay per three units for visitors
Boarding houses, hostels, communes	0,5 bays per room	0,3 bays per room
Residential hotels, bed & breakfast, guest houses	1,0 bay per room	0,5 bays per room
Social/Inclusionary housing	0,75 bays per unit	0,5 bays per unit
Licensed hotels, motels	1,0 bay per bedroom plus 25,0 bays per 100 m² public rooms	0,5 bays per bedroom plus 10,0 bays per 100 m² public rooms
RELIGIOUS PURPOSES		
With seating provision	0,4 bays per seat	0,2 bays per seat
Without seating provision	25,0 bays per 100 m² of net prayer/meditation area	10,0 bays per 100 m² of net prayer/meditation area
EDUCATIONAL / INSTRUCTIONAL		
Primary and secondary schools	1,0 bay per classroom plus 0,1 bay per learner and 1,0 bay per additional teacher/trained administrator or staff	1,0 bay per classroom plus 0,1 bays per learner and 1,0 bay per additional teacher/trained administrator or staff



LOCALITY PLAN



ZONING PLAN

POWER OF ATTORNEY

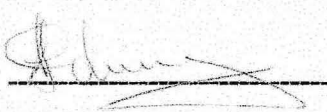
I, the undersigned Leonard Francis Anderson do hereby nominate, constitute and appoint **Mario Di Cicco Project Facilitator and Town Planning Consultant** with power of substitution, to be my lawful Agent in my name, place and stead, to apply to the City of Johannesburg Metropolitan Municipality for:

The lodgment of Town Planning Applications in respect of Erven 540 and 542 Craighall Park in terms of the relevant legislation and furthermore to sign all necessary documents and papers on my behalf for the purpose of the aforementioned investigation and/or application and to appear before the necessary authorities for the purpose of effecting the foregoing, and generally for effecting the purpose aforesaid, to do or cause to be done whatever shall be requisite, as fully and effectively and for all intents and purposes as I might or could do if personally present and acting herein, hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my said Agent shall lawfully do, or cause to be done, by virtue of these present.

I shall be liable for all professional fees of Mario Di Cicco pertaining to this application on presentation of the relevant invoices.

Signed at Craighall Park on this 04th day of January 2026
in the presence of the undersigned witnesses.

REPRESENTATIVE:

1. 

WITNESSES:

1. 

2. _____

RESOLUTION BY THE MEMBERS OF

375 JAN SMUTS AVENUE CC

At the meeting held at Craighall Park the 04th day of January 2026

RESOLVED THAT:

1. Town Planning Applications be lodged with the City of Johannesburg Metropolitan Municipality in respect of:

For: Erven 542 and 540 Craighall Park;
2. **Mario Di Cicco Project Facilitator and Town Planning Consultants**, be appointed as the Town Planner to proceed with the said application; and
3. _____ be authorized to sign all necessary documentation and papers to enable the above to be proceeded with.



DIRECTORS OF THE MEETING



13

-2-

LITTLE CHICKFORD INVESTMENTS (PROPRIETARY) LIMITED
No : 70/14460/07

its successors in title or assigns :

WHITE GROUP
BLANKE GROEP

ERF 642 CRAIGHALL PARK TOWNSHIP, Registration Division IQ.,
Transvaal;
IN EXTENT 1 882 (ONE THOUSAND EIGHT HUNDRED AND EIGHTY
TWO) square metres;

First transferred by Deed of Transfer T 7917/1921 and held by Deed of
Transfer T 38783/1988.

SUBJECT TO THE FOLLOWING CONDITIONS :

- (a) No slaughter poles, cattle kraals or enclosures shall be opened or carried on by any person whomsoever on the property hereby transferred.
- (b) The property hereby transferred is transferred as a business plot, and any legitimate business may be carried on, on the said property with the exception of Hotel Refreshment or Tea Rooms.
- (c) **SUBJECT to K 438/1970 S in favour of City Council of Johannesburg being a certain servitude of expropriation in perpetuity over a portion of erf 642 CRAIGHALL PARK Township in extent 167 (ONE HUNDRED AND SIXTY SEVEN) square metres; as indicated by figure 1430D in servitude Diagram S.O. No. A 2386/88, approved by the Surveyor General on the 2nd December 1988, a copy of which is attached to K 438/1970 S.**

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

WHEREFORE the Appearer renouncing all the right and title which the TRANSFEROR heretofore had to the premises, did in consequence also acknowledge the TRANSFEROR to be entirely dispossessed of and disentitled to the same and that by virtue of these presents, the TRANSFEREE, 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 that the purchase price amounts to the sum of R534 000,00 (FIVE HUNDRED AND THIRTY FOUR THOUSAND RAND) and the date of sale is 30 OCTOBER 1988,

**FOR INFORMATION ONLY
SLEGS VIR INLIGTING**

-3-

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.

THIS DONE AND EXECUTED AT THE OFFICE OF THE REGISTRAR OF DEEDS AT
JOHANNESBURG ON, 28 12 89
PRETORIA

In my presence,


REGISTRAR OF DEEDS

FOR INFORMATION ONLY
SLEGS VIR INLIGTING