

JOHANNESBURG TOWN PLANNING SCHEME 1979
AMENDMENT SCHEME 13-5935

SHEET 1 OF 2 SHEETS

JOHANNESBURG TOWN PLANNING SCHEME, 1979, APPROVED BY VIRTUE OF ADMINISTRATOR'S NOTICE 1157 DATED 3 OCTOBER 1979, IS HEREBY FURTHER AMENDED AND ALTERED IN THE FOLLOWING MANNER:

1. THE MAP, SHEETS **223A** AND **B** AS SHOWN ON MAP 3, AMENDMENT SCHEME **13-5935**
2. BY THE ADDITION OF THE FOLLOWING IN NUMERICAL AND ALPHABETICAL SEQUENCE TO TABLE N OF THE SCHEDULE OF THE SCHEME, READ WITH CLAUSE 70:

COLUMN 1. USE ZONE
XXXIV "SPECIAL"

COLUMN 2. DESCRIPTION OF LAND
ERF 541 CRAIGHALL PARK

COLUMN 3. PRIMARY RIGHTS (LAND USE TABLE C)
* OFFICES, DWELLING UNITS, RESIDENTIAL BUILDINGS
(EXCLUDING HOTELS)

COLUMN 4. USES WITH CONSENT (LAND USE TABLE C)
*

COLUMN 5. USE NOT PERMITTED (LAND USE TABLE C)
*

COLUMN 6. WIDTH OF SERVITUDE AREA - STREET
*

COLUMN 7. STOREYS OR HEIGHT IN METRES
* HEIGHT ZONE 0(THREE STOREYS)

COLUMN 8. COVERAGE
* 60%

COLUMN 9. F.A.R. OR FLOOR AREA
* 0,4 FOR OFFICES, 0,7 FOR DWELLING UNITS

COLUMN 10. PARKING PROVISION
* 4 BAYS PER 100M² FOR OFFICES

APPROVED

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING AND URBAN
MANAGEMENT
CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY



DATE 25.10.2007

COLUMN 11. DENSITY

- * 100 DWELLING UNITS PER HECTARE

COLUMN 12. BUILDING LINE PROVISION

- 5.0 METRES

COLUMN 13. GENERAL PROVISIONS

1. A SITE DEVELOPMENT PLAN SHALL BE SUBMITTED AND APPROVED BY COUNCIL PRIOR TO THE SUBMISSION OF BUILDING PLANS.
2. ACCESS AND EGRESS TO THE SITE SHALL BE TO THE SATISFACTION OF THE COUNCIL.

COLUMN 14. AMENDMENT SCHEME NO 13-5935

APPROVED

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING AND URBAN
MANAGEMENT
CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY



DATE 25/04/2007

SERVITUDE DIAGRAM

S.G. No. A 2366/68

Approved

F. M. B. B. B.

for Surveyor-General

2. 12. 1968

DESCRIPTION OF BEACONS

AB 1/2" iron pegs
CD 1/2" iron pegs in concrete

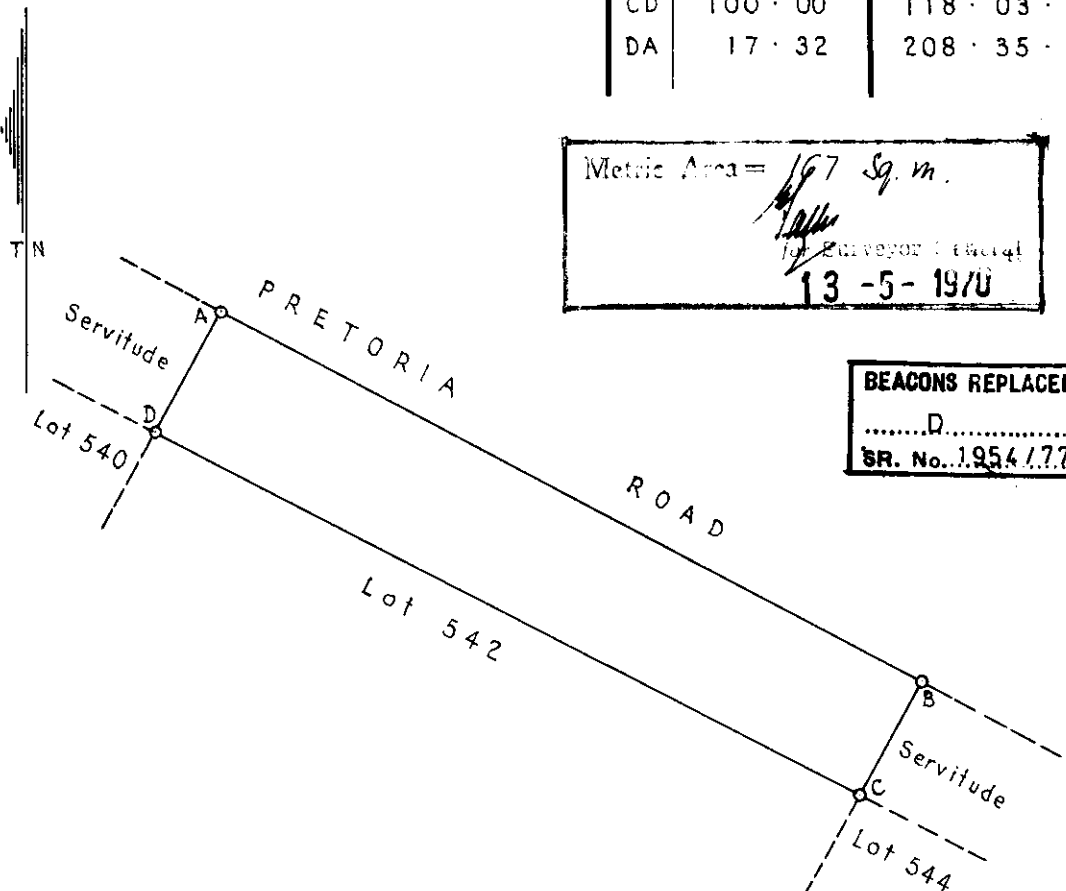
SIDES Cape Feet		ANGLES OF DIRECTION
AB	100.00	298.35.40
BC	16.37	28.35.40
CD	100.00	118.03.10
DA	17.32	208.35.40

Metric Area = 167 Sq. m.

for Surveyor-General
13-5-1970

BEACONS REPLACED:

D
SR. No. 1954/77.



SCALE, 1: 300

The figure ABCD

represents 1685 square feet of land, being
a Servitude for Road purposes over
Lot No. 542 in the Township of CRAIGHALL PARK
situate in the District of Johannesburg Province of Transvaal

Surveyed in October 1967-January 1968 by me

[Signature]

Land Surveyor

This diagram is annexed to
Transfer Deed No. 438/70^s
dated
in favour of

Registrar of Deeds

The original Diagram is
S.G. No. A 6948/68
relating Transfer
annexed to Deed of Grant
No. 7917/21

S.G. File No.

General Plan No.

Survey Records No. 630/68

IR 1A-21
C

Joburg

City of Johannesburg
Development Planning and Urban Management
Building Development Management

Tel: +27(0) 11 407 608/6058
Fax: +27(0) 11 403 2492

Vote No: 050574516774733
www.joburg.org.za

Invoice Number: ^{LUM} 5057/ 309397

Tax Invoice

Vat No.: 4760117194

Receipt Code: 000811 CONSENT
CCard Amount Pd R *****1240.00
Dupl. Amt Tend R *****1240.00
Change R *****0.00

Company / Name: CARLOS FRANCO Date: 05-03-2026
Comment: THANK YOU FOR PAYMENT

Address: P.O-BOX 28868 Stand No: 540
KENSINGTON CRAIGHALL PARK

Code: 2094

Building Fees 0505740 167 74103			Sign Fee 0505740 167 84184		
Hoarding Fees 0505740 167 77256					
Prints 0505740 167 82351			Sundry Revenue 0505740 180 84905		

Total R 1240
(Vat inclusive)

Signature: (Director: Building Development Management)

(This receipt is not valid unless printed in Cash Register Figures)

CoJ.Print.537/b

City of Joburg
2026-03-05 1:13:02 PM POS: 001
Area Code: 36 Term Id: 01
Rec.No.: 261689
Vote No: 050574516774733
Name: FRANCO
Receipt Code: 000811 CONSENT
CCard Amount Pd R *****1240.00
Orig. Amt Tend R *****1240.00
Change R *****0.00
Processed by: 360056-Valentia Tobakgale
Comment: THANK YOU FOR PAYMENT

**THUSO HOUSE
REVENUE**

05/03/2026 13:12:43

Purchase

Transaction #: 33
Card Type: MasterCard
Account: 52398269*****16

TRANSACTION APPROVED

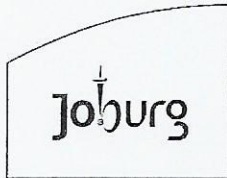
Description: STDB CREDIT MC
Entry: Chip
Ref. Number: 000277977059
Trace ID: 000277977059
Global UID: 1851054073202603051312433421
STAN: 485047
Auth. Code: 630953

Batch #: 485
Response: 0 - Approved

Mode: Issuer
AID: A0000000041010
TVR: 0000008000
CVR: 0810A74283823000000000000000000000
FF
TSI: E800
RespCode:
AC: 361F86E112614241
ATC: 052D
APPN: MasterCard
Amount: R1,240.00

CUSTOMER COPY

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

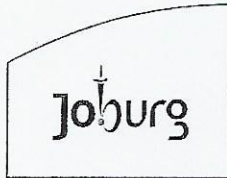
Contact Number and signature

0834486656

072 822 8675

Shoffick
Offen

Planning Law Enforcement Contravention Notice



City of Johannesburg

Tel +27 69 551 2370

Metro Centre

PO Box 1477

158 Civic Boulevard

Johannesburg

5th Floor, A Block

South Africa

2000

Date: 17 DECEMBER 2025

The Occupant/Registered Owner: 375 SAN SMITS AVENUE CC

375 SAN SMITS AVENUE
CRAIGHALL PARK
JOHANNESBURG

UNAUTHORISED USE OF THE PROPERTY

ERF/ERVEN: 542 CRAIGHALL PARK

ZONING: BUSINESS 1

REFERENCE: ERS42 CRAIGHALL PARK

An inspection has revealed that the property is used FOR AN ILLEGAL MOTOR REPAIR WORKSHOP.

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.

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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

083 448 6656 Shaffick
012 822 8615 *[Signature]*

City of Johannesburg
Development Planning and Urban Management
Building Development Management

Tel +27(0)11 407 608/6058

Fax +27(0)11 403 2492

www.joburg.org.za

EFT.

Lum

308331

Invoice Number BK 5057/

Tax Invoice

Ref No. 4780117194

Company / Name C. FRANCO

Date

2026-07-08

Address P.O. Box 28868

Stand No.

542

KENSINGTON

Township

CRAIGHALL PARK

Code

2094

SDP

Consent use

0505740 167 74107

050574516 77433

Sign Fee

0505740 167 84184

Recording Fee

0505740 167 77256

Sundry Revenue

0505740 180 84905

Prints

0505740 167 82351

Total R
(Val inclusive)

1240-00

Prick

(Director: Building Development Management)

This receipt is not valid unless printed in Cash Register Figures)

Cash Print 34/06

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)

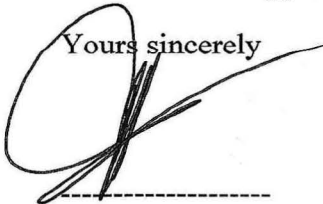
I hereby apply in terms of Section 2(2) and Section 21 of the Municipal Planning By-Law, 2016 read with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) for the rezoning of Erf 542 Craighall Park from Business 1 to Business 1, subject to conditions in order to 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

A handwritten signature in black ink, appearing to be 'Mario Di Cicco', written over a dashed horizontal line.

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

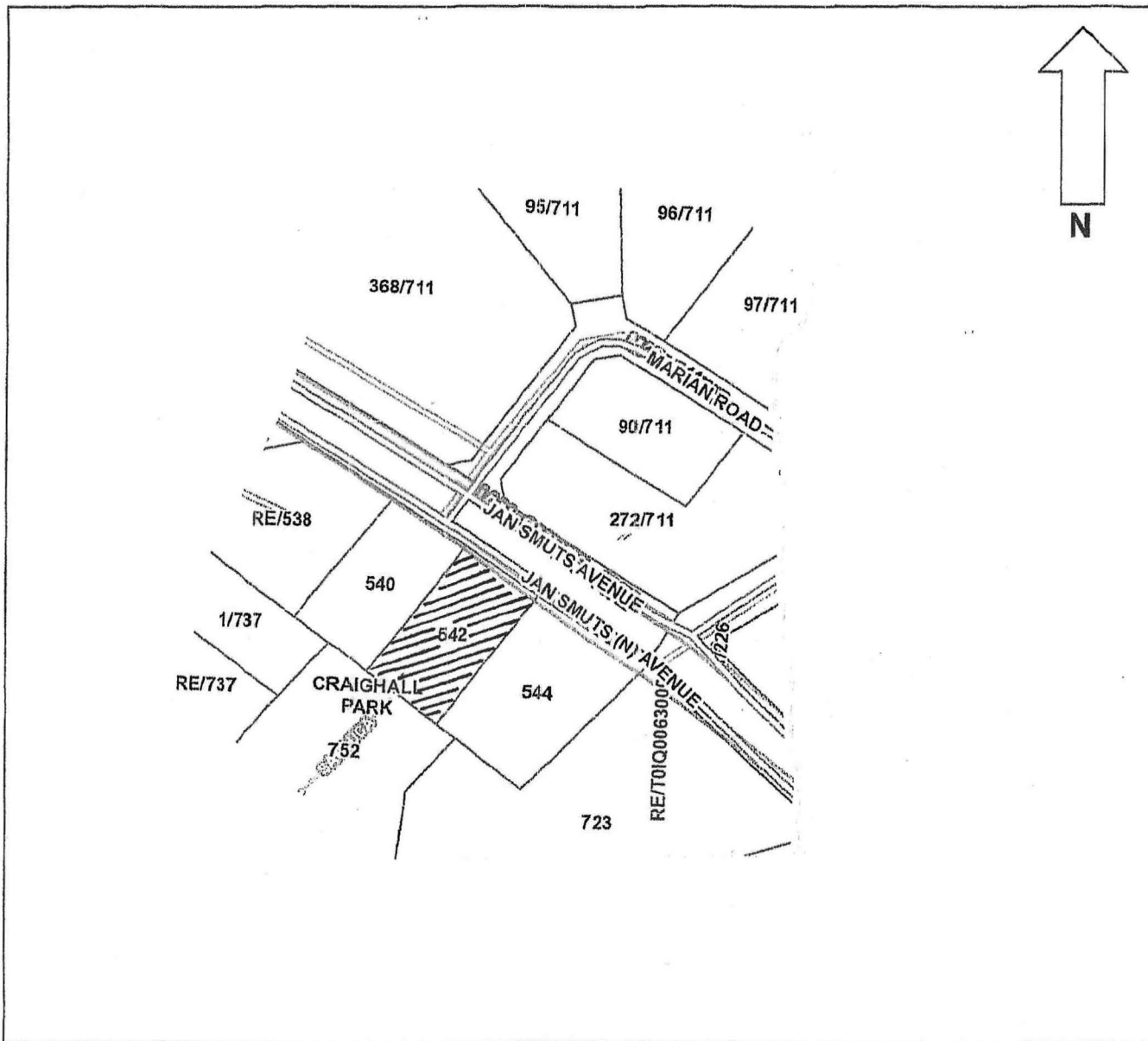
- A Site Development Plan shall be submitted.

COLUMN 14 **AMENDMENT SCHEME NO.**

END OF AMENDMENT SCHEME

CHAIRMAN OF PLANNING COMMITTEE

DATE: _____



CRAIGHALL PARK

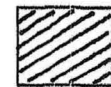
ERF 542

REFERENCE

SCHEDULE S

USE ZONE

BUSINESS 1

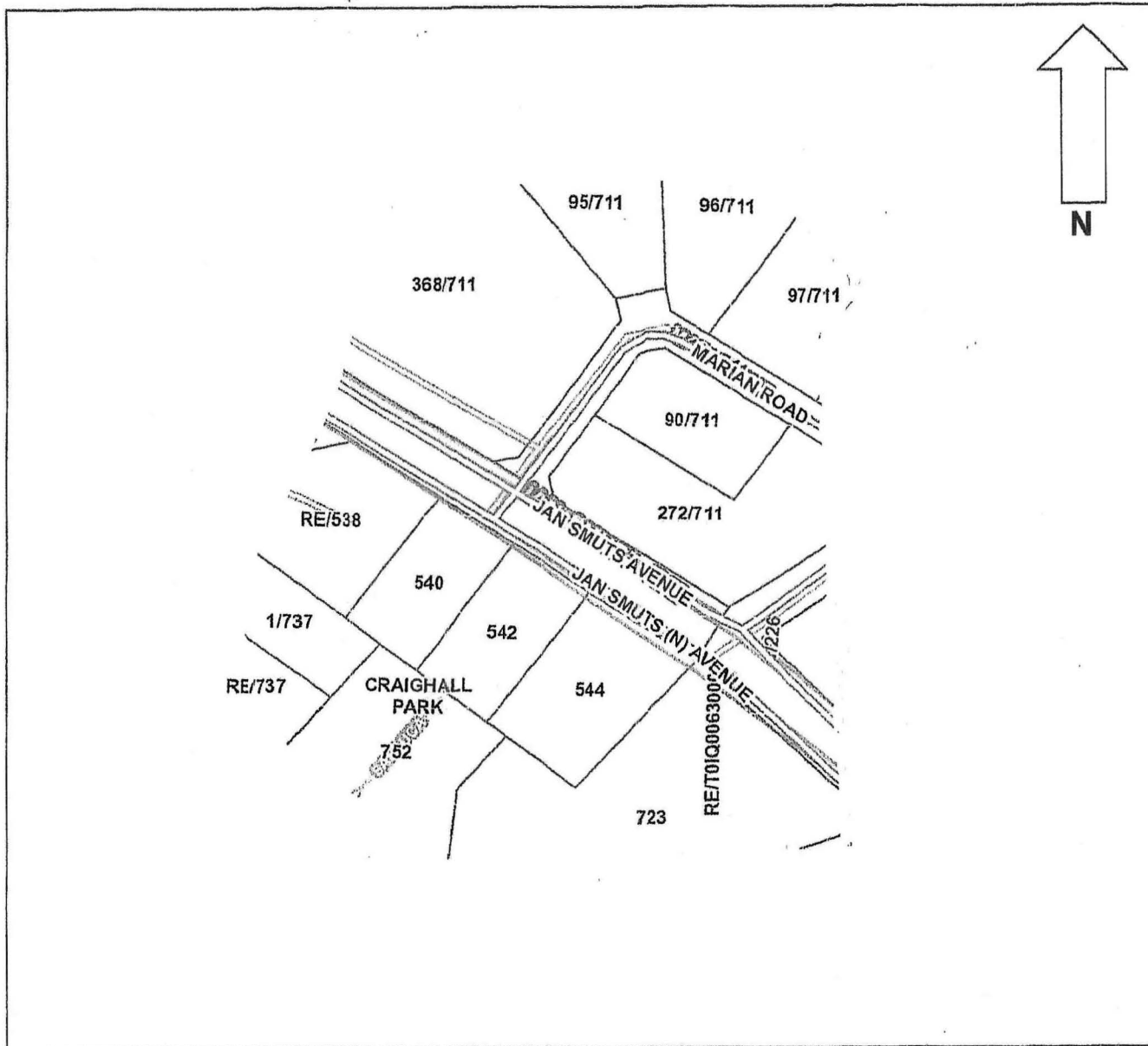


APPROVED

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

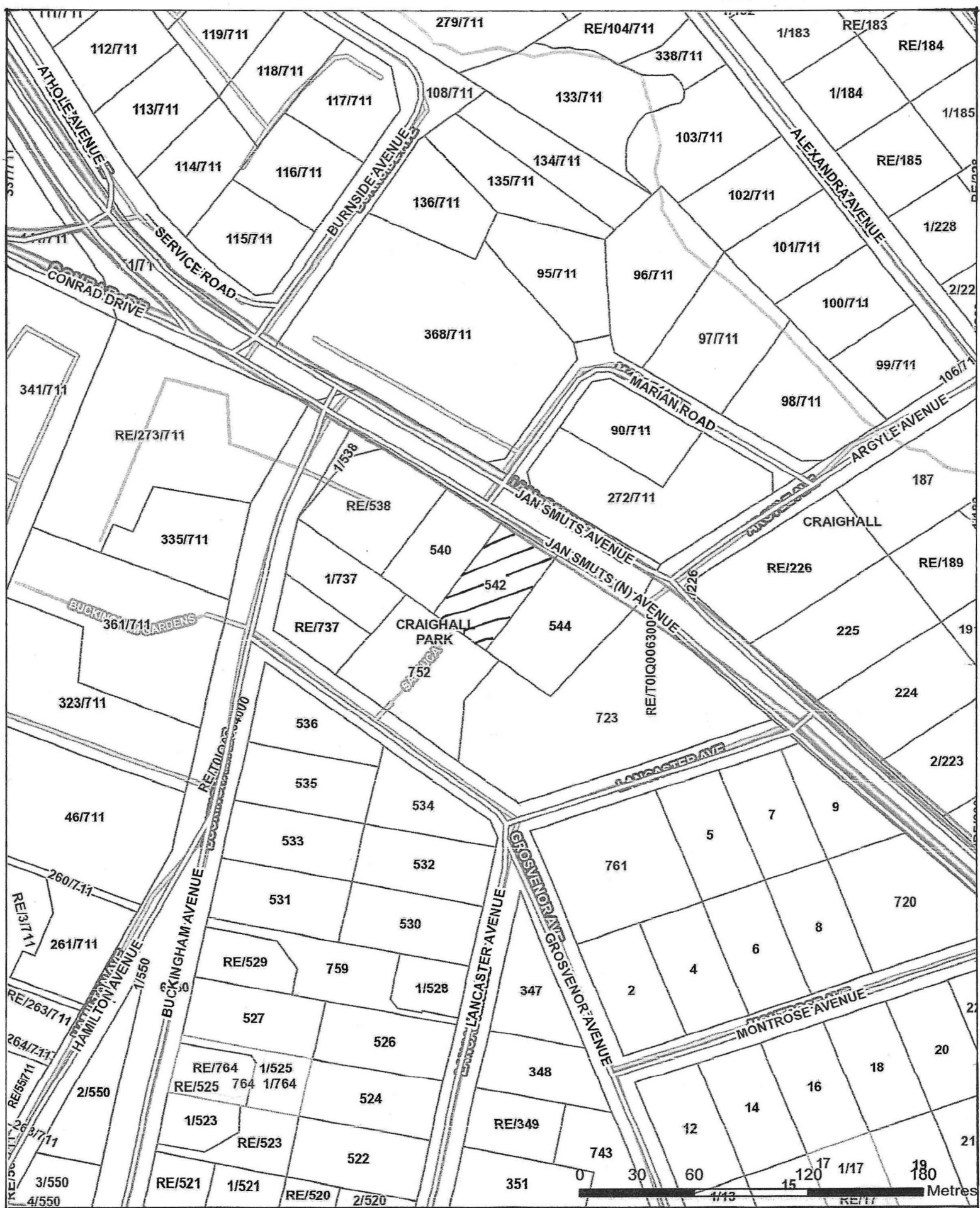
(1) Use Zone and/or Land	(2) Size of Erf or Site or Height Zone	(3) Minimum Distance in meters between building line and street boundary
Residential 1, 2, 3, 4 & 5	Erven of 500m ² or less Erven larger than 500m ²	1,0 m 3,0 m

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

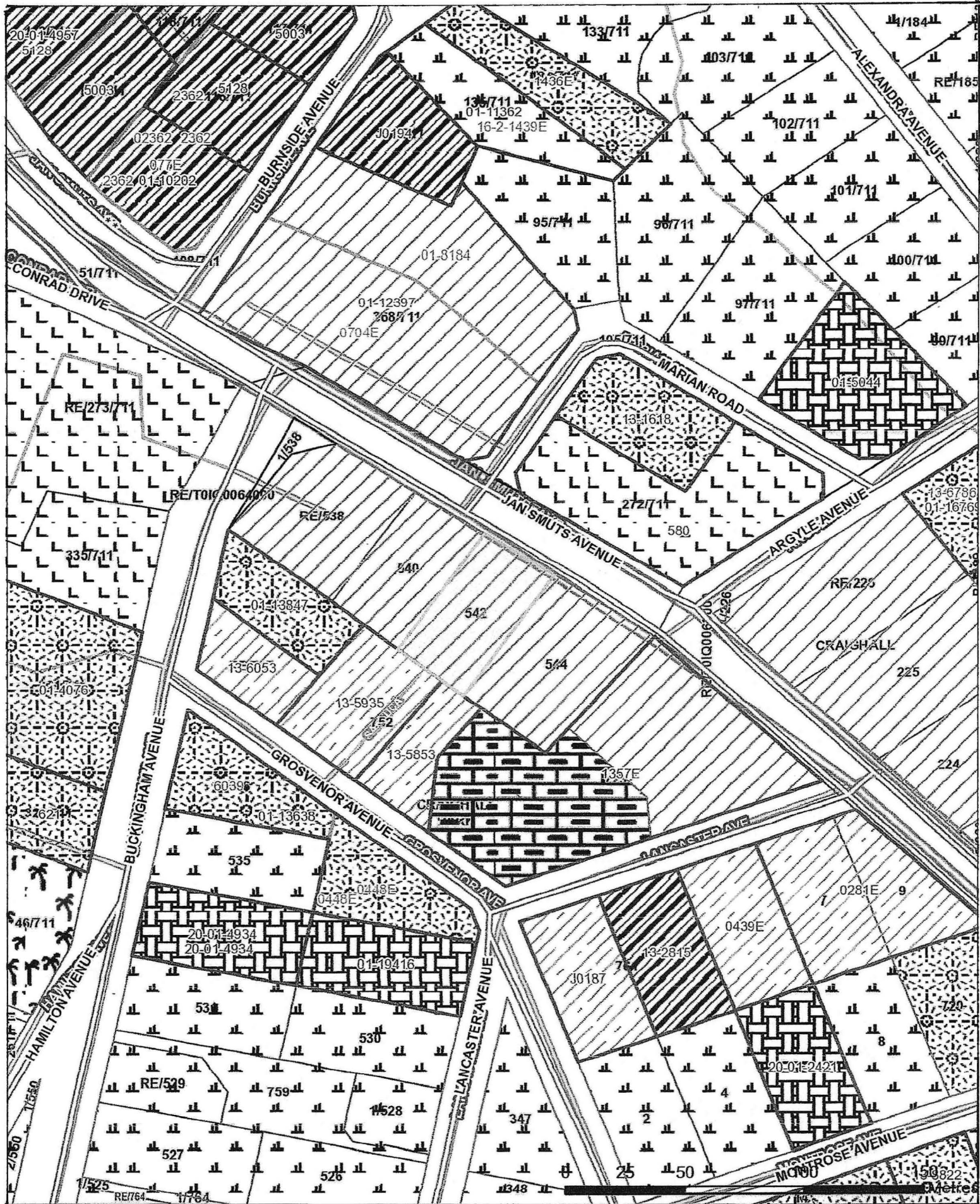
(1) Use Zone and/or Land	(2) Size of Erf or Site or Height Zone	(3) Minimum Distance in meters between building line and street boundary
Agricultural Holdings & farm portions	Less than 9ha 9ha and greater	9,0 m 30,0 m
All other Use Zones	Height Zones A and B Height Zone C	3,0 m 1,5 m

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.

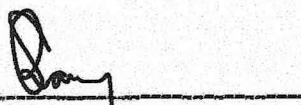
I shall be liable for all professional fees of Mario Di Cicco pertaining to this application on presentation of the relevant invoices.

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



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-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-

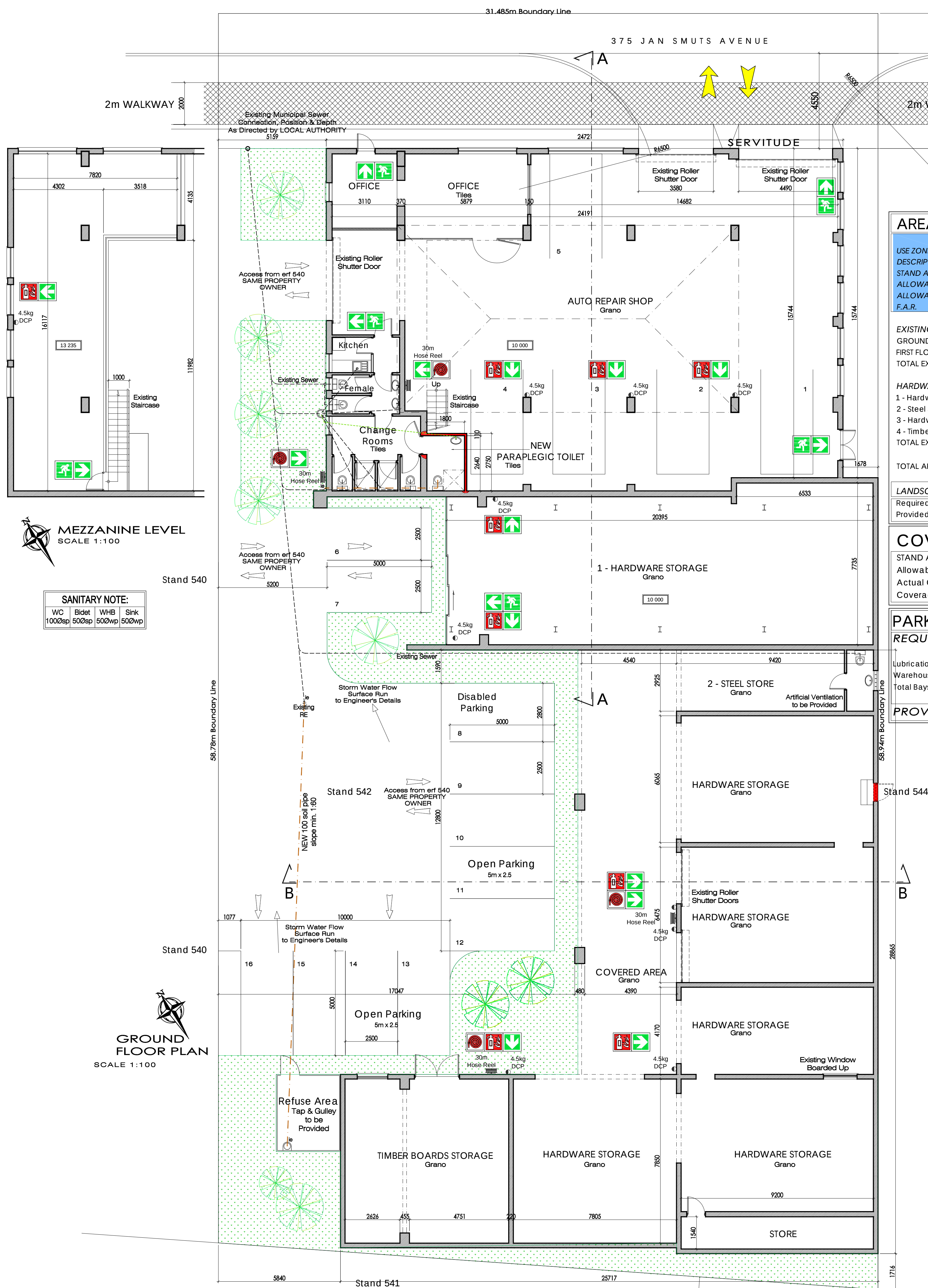
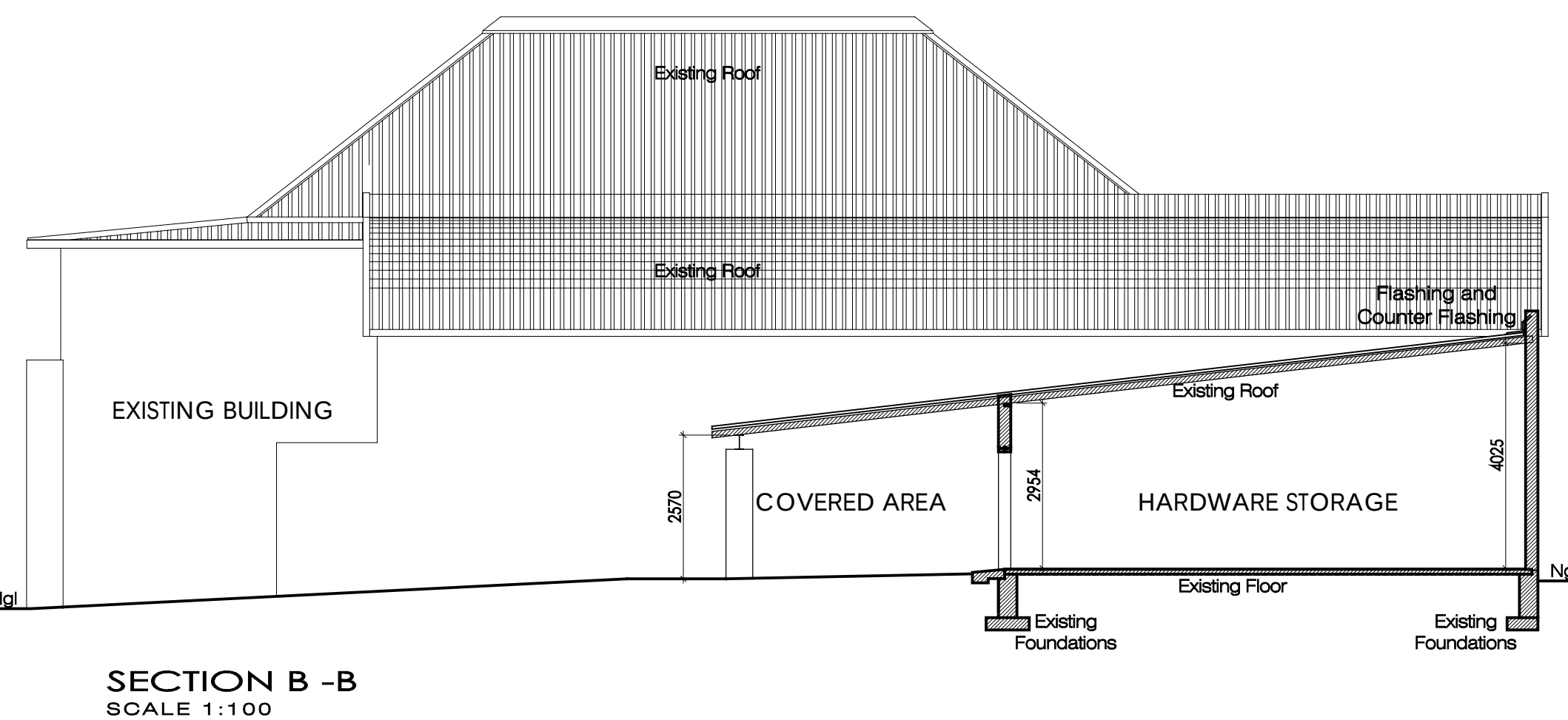
IN WITNESS WHEREOF, I, the said REGISTRAR, together with the Appearer, q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

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



AREA SCHEDULE:	
USE ZONE	BUSINESS 1
DESCRIPTION	Stand 542 Craighall Park
STAND AREA	1 882.00 sq.m
ALLOWABLE HEIGHT	2 Storeys
ALLOWABLE COVERAGE	60% (1 129.20 sq.m)
F.A.R.	0.6 (1 129.20 sq.m)

EXISTING FLOOR AREA:	
GROUND FLOOR - Auto Workshop	401.41 sq.m
FIRST FLOOR - Mezzanine Level Storage	96.25 sq.m
TOTAL EXISTING:	497.66 sq.m

HARDWARE STORAGE AREAS:	
1 - Hardware Storage	157.89 sq.m
2 - Steel Store	27.55 sq.m
3 - Hardware Storage	297.59 sq.m
4 - Timber Boards Storage	61.48 sq.m
TOTAL EXISTING:	544.51 sq.m

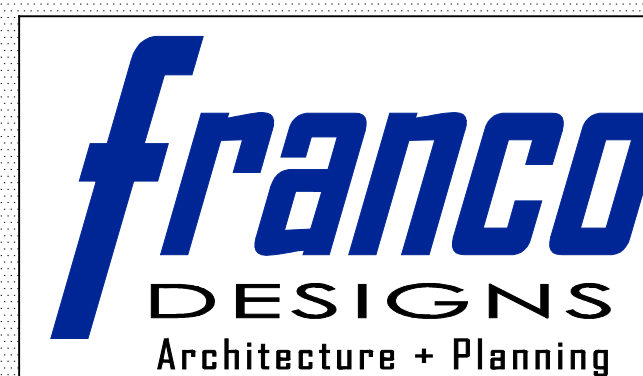
TOTAL AREA: (0.55) 1 042.17 sq.m

LANDSCAPING:	
Required - 10%	188.20 sq.m
Provided - 11.3%	214.08 sq.m

COVERAGE SCHEDULE:	
STAND AREA:	1 882.00 sq.m
Allowable Coverage (60%)	1 129.20 sq.m
Actual Coverage (57%)	1 072.05 sq.m
Coverage at Hand	57.15 sq.m

PARKING SCHEDULE:	
REQUIRED:	
Lubrication, Tune-up Bays - 4 Bays /100 sq.m - 401.41 sq.m - 16 bays	
Warehouse Storage - 1 Bay /100 sq.m - 544.51 sq.m - 5.5 bays	
Total Bays Required:	21.5 Bays

PROVIDED:	16 Bays
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Carlos Franco - Pr.SArch ST 2533
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franco@tiscali.co.za
PO Box 28868, Kensington,
2101

client :
375 JAN SMUTS
AVENUE cc

project :
AS-Built Plans

stand :
Stand 542
Craighall Park

drawing description :
SDP - Plans, Sections
and Elevations

scale : 1:50, 1:100, 1:500	clients signature
----------------------------	-------------------

date drawn : June 2026

drawn by : C. Franco

issued :

project no :	drawing no :	revisions :
0294 - Built-it	W1-26	0

