

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

10 June 2026

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

Dear Sir,

REZONING: ERF 540 CRAIGHALL PARK

(Our reference: R018/2026)

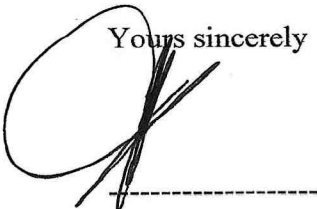
I hereby apply in terms of Section 2(2) and Section 21 of the Municipal Planning By-Law, 2016 read with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) for the rezoning of Erf 540 Craighall Park from Business 1 to Business 1, subject to conditions in order to 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, consisting of a large, stylized 'M' and 'D' followed by 'Cicco'. The signature is written over a horizontal dashed 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 540 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 540
Township (Suburb) Name:	Craighall Park
Street Address:	377 Jan Smuts Avenue
Code:	2196

OWNER:

Full name:	Little Chickford Investments (Pty) Ltd
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: 10th June 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: 10 June 2026

**MOTIVATING MEMORANDUM IN SUPPORT OF THE APPLICATION FOR THE
REZONING OF ERF 540 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: LITTLE CHICKFORD INVESTMENTS (PTY) LTD

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 540 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 540 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 540 Craighall Park Township, Registration Division I.R., Transvaal in terms of Deed of Transfer No. T 17314/1978.

Registered owner

Erf 540 Craighall Park is registered in the names of **Little Chickford Investments (Pty) Ltd** as reflected in the said Deed of Transfer No. T 17314/1978.

Size

Erf 540 Craighall Park measures 1 812m² (one thousand eight hundred and twelve square metres) in extent as reflected in the said Deed of Transfer No. T 17314/1978.

Locality

377 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. Legal action was instructed against the owners of the site for an illegal builders yard on the 23 December 2025.

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 896m² in extent. The existing development on site currently comprising showrooms, offices and a hardware store.

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 both the existing development on the site, hence the application as well as additional land uses.

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 current owner also owns the adjacent site i.e. Erf 542 Craighall Park for which an identical application has been lodged and is currently being processed by your council. Both sites will also be eventually consolidated to form one entity.

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 540 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 currently used for a mixed land use comprising offices, showrooms and a hardware store, a motor vehicle repair shop and ancillary panelbeater, as well as a builders yard are also proposed. The site is well maintained and has been upgraded and renovated as reflected on the attached plan to the application.

It is also the owner's intention to eventually consolidate the site with the adjoining property, i.e. Erf 540 Craighall Park for which an identical application has been lodged.

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 with minor alterations and additions. The site also currently enjoys 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 540 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 540
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

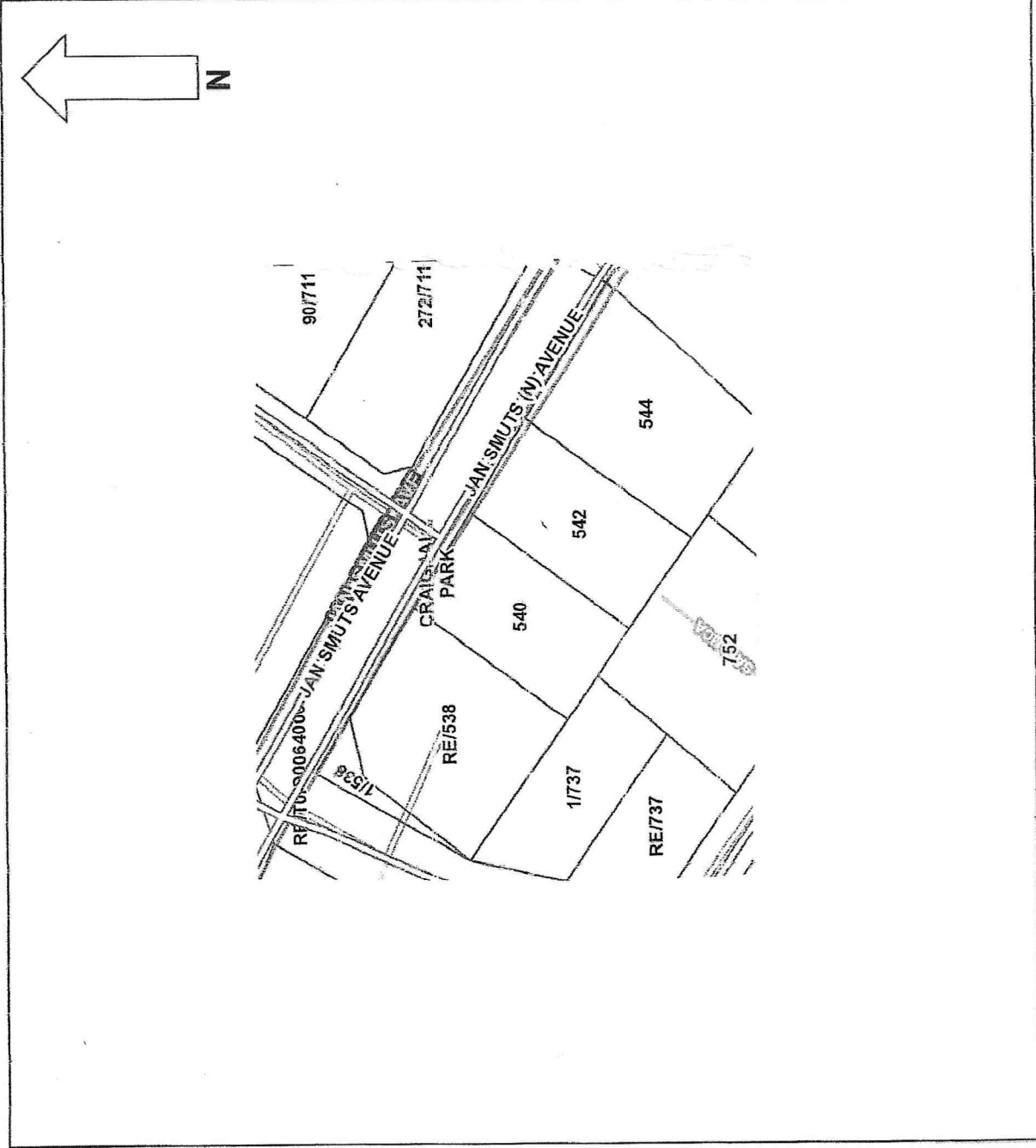
- A Site Development Plan shall be submitted.

COLUMN 14 **AMENDMENT SCHEME NO.**

END OF AMENDMENT SCHEME

CHAIRMAN OF PLANNING COMMITTEE

DATE: _____



CRAIGHALL PARK

ERF 540

REFERENCE

SCHEDULE S

Area not
Bordered

HEIGHT ZONE A

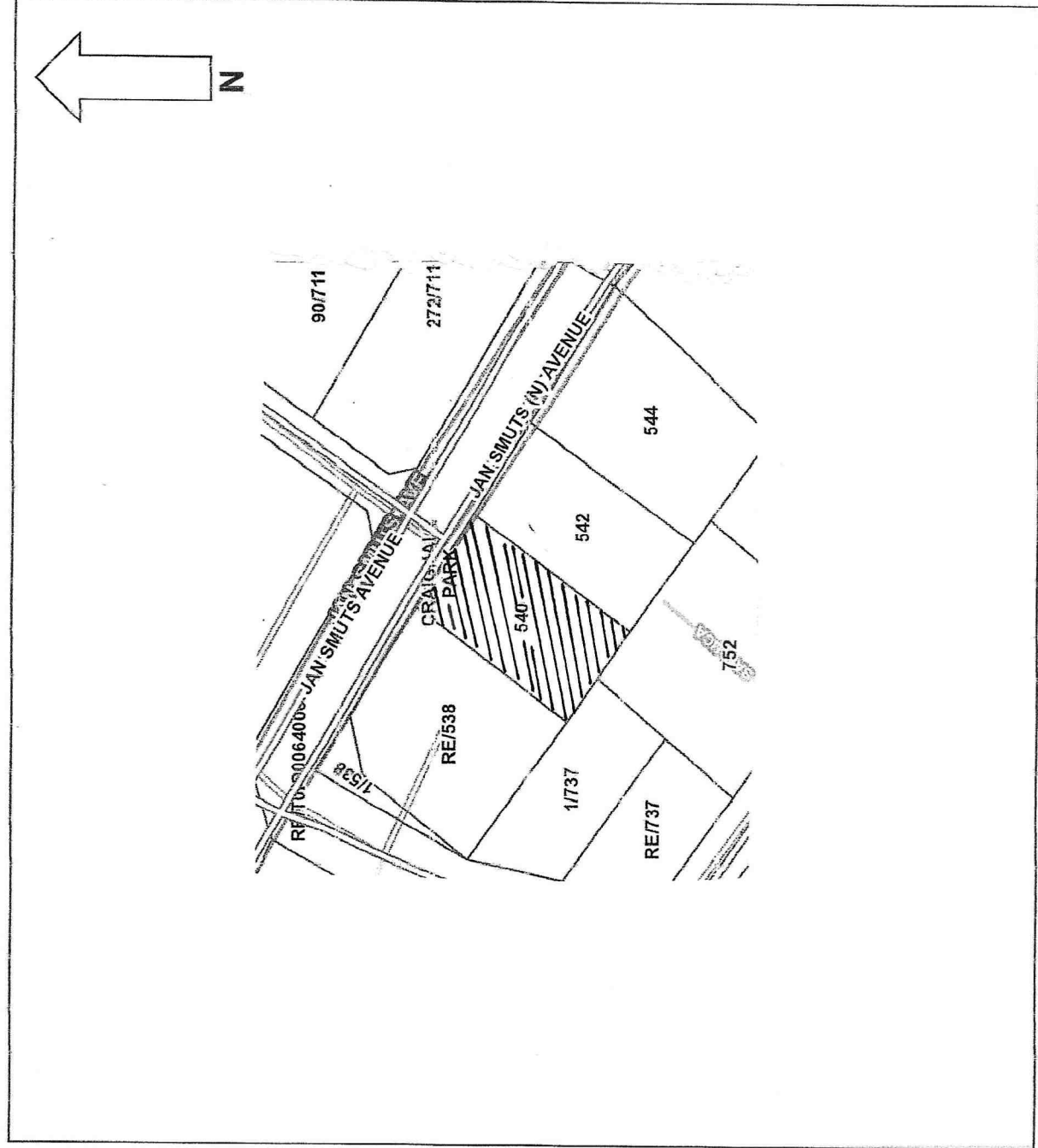
APPROVED

.....

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
(CITY OF JOHANNESBURG)

DATE.....

DENSITY ZONES & HEIGHT ZONES



CRAIGHALL PARK

ERF 540

REFERENCE

SCHEDULE S

USE ZONE

BUSINESS 1

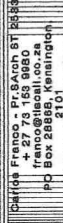


APPROVED

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

DATE.....

USE ZONES



GENERAL NOTES

[illegible]

All plumbing and drainage work installers of sanitary fittings to comply with the NATIONAL BUILDING REGULATIONS

• Provides approved roscel traps to all waste fittings, if a waste man to be fully responsible at all times.

No obstruction to vehicular entrance
 Churney to comply with Part V of N.B.R.

Publication	Place of Publication	Publisher
Geology and Topography of the United States, Part IV	Washington, D.C.	Government Printing Office

Category	Subcategory	Value
Category 1	Subcategory 1	00
Category 1	Subcategory 2	00
Category 2	Subcategory 1	00
Category 2	Subcategory 2	00
Category 3	Subcategory 1	00
Category 3	Subcategory 2	00
Category 4	Subcategory 1	00
Category 4	Subcategory 2	00
Category 5	Subcategory 1	00
Category 5	Subcategory 2	00
Category 6	Subcategory 1	00
Category 6	Subcategory 2	00
Category 7	Subcategory 1	00
Category 7	Subcategory 2	00
Category 8	Subcategory 1	00
Category 8	Subcategory 2	00
Category 9	Subcategory 1	00
Category 9	Subcategory 2	00
Category 10	Subcategory 1	00
Category 10	Subcategory 2	00

project :

stand :

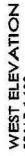
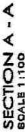
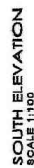
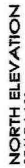
Craighall Park

1:50	1:100	1:500	electro signature :
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date drawn : Feb. 2026

Issued :	
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0294 - Built-It	VWZ-20	00
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OCCUPATION CLASSIFICATION - HOTEL H1

1. All work to comply with Act 103 of 1977 and SANS 10400 Part T - 2024

2. a) 1. 6 v 4.5 km (1/200000). Bulwerphure to be installed in accordance with SANS 10100 and clauses 4.37

- [illegible]

**ZONING INFORMATION
CERTIFICATE PAD
FOR APPLICATION SUBMISSIONS**



a world class African city

Date: 06/12/2026

Requested by:	Sandy Ngwenya
Town Planning Scheme:	City of Johannesburg Land Use Scheme 2018
Name of Applicant:	MARIO DI CICCIO
Erf/Holding Name/Farm Portion:	Erf 540
Township/Holding Name/Farm Name:	Craighall Park
Street Name and No:	Jan Smuts avenue
ZONING INFORMATION	
Use Zone:	Business 1
Height Zone:	A (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
Building Line:	As per attached table 7
Parking:	As per scheme
AMENDMENT SCHEME APPLICABLE:	N/A
Served By:	Sandy Ngwenya

Terms and Conditions:

The Town Planning Scheme is open for inspection on the 8th Floor 158 Loveday Street Braamfontein between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the 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.

TABLE 4: HEIGHT DEVELOPMENT REQUIREMENTS

(1) Height Zone	(2) Number of storeys	(3)								
		Johannesburg	Sandton	Rooftop	Randburg	Lenasia	Modderfontein	Wakerville	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								

- (a.) In respect of an erf or site fronting onto a pedestrian mall;
 - (b.) On any Use Zone to an additional maximum of 10%.
 - (c.) In considering an application for its consent in terms of Sub-clause (3.)(c.)(a.) the Council shall in addition to any other relevant factors have regard to the likely effect upon plant life, possible future road improvements and the location of essential services
 - (d.) On Residential 1 zoned erven, smaller than 500m² the coverage for a single storey building may be 60%.
- (5.) The coverage as reflected in Table 5 shall not be applicable to residential cluster / group housing (freehold) development, in which instance the coverage shall be determined in terms of an approved Site Development Plan.
- (6.) The coverage as reflected in Table 5 shall not be applicable to the, "Agricultural" and "Undetermined" Use Zones, developed for a dwelling house only, in which instance the coverage shall not exceed 30%.

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%

32. FLOOR AREA RESTRICTIONS

- (1.) No building shall be erected so as to exceed the floor area ratio as prescribed in Table 6 of the Land Use Scheme. The floor area ratios as given in columns 2, 3, 4 and 5 of Table 6 are applicable to buildings erected in the Height Zones given in Table 4.
- (2.) In the case of an erf situated at the junction of two roads the applicable floor area ratios of which are not equal, the higher floor area ratio shall apply for a distance of 15,75m, measured along the street with the lower applicable floor area ratio. This is applicable in the Inner City Annexure 17 (A/S 4458) only.
- (3.) If an erf has no street frontage and access to a road is gained over another erf which fronts onto such street, the floor area ratio of the latter erf shall apply to such erf. This is applicable in the Inner City Annexure 17 (A/S 4458) only.
- (4.) The floor area ratio as reflected in Table 6 shall not be applicable to residential cluster / group housing (freehold) development, in which instance the floor area ratio shall be determined in terms of an approved Site Development Plan.

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)			

33. ADDITIONAL FLOOR AREA

- (1.) The Council may grant its written consent to the floor area ratio being increased:
 - (a.) On any Use Zone to an additional maximum of 0,1;

- (3.) In considering an application for its consent in terms of Sub-clause (1.) the Council shall, in addition to any other relevant factors, have regard to:
- (a.) The possibility of future road improvements;
 - (b.) The location of the building in relation to surrounding sites and buildings;
 - (c.) The slope of the land comprising the erf or site in relation to the slope of surrounding land;
 - (d.) The arrangement of the buildings on the erf;
 - (e.) All existing and/or future servitudes for engineering services;
 - (f.) Any factor indicating the compliance with the building line would unreasonably interfere with the development of the erf.
 - (g.) If an erf or site abuts a provincial road or a national road, a building restriction shall be applicable in accordance with the standards laid down by the relevant Provincial Department or controlling body.

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
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





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.

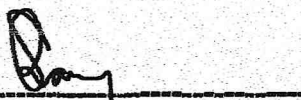
I shall be liable for all professional fees of Mario Di Cicco pertaining to this application on presentation of the relevant invoices.

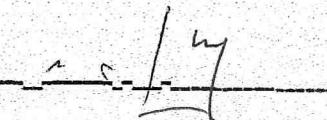
Signed at Craighall Park on this 04th day of January 2026
in the presence of the undersigned witnesses.

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. Leonard Francis Anderson be authorized to sign all necessary documentation and papers to enable the above to be proceeded with.



DIRECTORS OF THE MEETING

2.

TJAART ANDRIES KUIJZER

in his capacity as Messenger of the Magistrate's Court,
JOHANNESBURG.

AND the Appearer declared that under a Warrant of Execution
issued by the Clerk of the Magistrate's Court, Johannesburg
on the 22nd JUNE 1977 for execution of a judgment of the
said Court wherein -

TOM DAVIDSON BOWNESS (born on 1st DECEMBER 1901)
CYRIL RONALD DALY (born on 15th OCTOBER 1913)
HENRIETTA VERA JENNINGS (born on 4th APRIL 1905) Major Spinster
MINNIE VALERIA PRATT (formerly OXENBILL, born THORNHILL on 26th
AUGUST 1895) Widow
- ELFREDA SYLVIA TRENT (born PETTET on 16th MAY 1916) Widow
NORAH MABEL CRAMPORN (born PAYTON on 11th FEBRUARY 1916) Widow
JEANNIE CARTY (born WILLIAMS on 27th APRIL 1904) Widow
THE ADMINISTRATOR IN THE ESTATE OF THE LATE JOHN CUSSONS No. 6765/60
JESSIE SLOAN COWAN (born MAXWELL on 29th NOVEMBER 1895) married
out of community of property to ADAM COWAN (Antenuptial Contract
No. 846/1925) marital power excluded
THE ADMINISTRATOR IN THE ESTATE OF THE LATE ROBERT WILLIAM HENRY
FERGUSON No. 1586/69/3
HELEN MAUDE MARIANNE HANTON (born WELCH on 26th JANUARY 1907) Widow
ELLEN ELIZABETH ALGED (born MURRAY on 20th JULY 1920) married out
of community of property to BRYAN DENNISON ADAM ALGED with the
exclusion of the marital power, Antenuptial Contract No. 2787/1943
THE ADMINISTRATOR IN THE ESTATE OF THE LATE ETHEL THEODORA BIRD
No. 882/66
AFKE MINKE CAMDY (born ROMKEMA on 26th APRIL 1919) married in ENGLAND
to GEORGES RENE CHISLAIN CAMDY which marriage is governed by the laws
of that Country
GERTRAUDE PETRONELLA WHITE-COOPER (formerly COOK born BOTHA on 19th
SEPTEMBER 1896) married out of community of property to DENIS HUBERT
FORT WHITE-COOPER. Antenuptial Contract No. 137/1958
JEANETTE JUDITH HUTT (born CONSTABLE on 26th JULY 1941) married out
of community of property with the exclusion of the marital power to
ERNEST KEITH HUTT, Antenuptial Contract No. 1233/68 VER INLIGTING

were the Plaintiffs and

I.S.B. INVESTMENTS (PROPRIETARY) LIMITED

(No. 63/5173)

was the Defendant, the within-mentioned property was

attached .../3

3.

attached and sold in execution by public auction on the
2nd DECEMBER 1977 to -

LITTLE CHICKFORD INVESTMENTS (PROPRIETARY) LIMITED

(No. 70/1460)

NOW THEREFORE, he in his capacity aforesaid, did by these
presents, cede and transfer in full and free property
to and on behalf of :-

LITTLE CHICKFORD INVESTMENTS (PROPRIETARY) LIMITED

(No. 70/1460)

- WHITE GROUP -

its successors in title or assigns :-

WHITE GROUP
BLANKE GROEP

ERF 540 CHAIGHALL PARK TOWNSHIP

REGISTRATION DIVISION I.C. TRANSVAAL;

MEASURING: 1 812 (ONE THOUSAND, EIGHT
HUNDRED AND TWELVE) square metres;

EXTENDING AS: DEED OF TRANSFER NO. 7917/1921

made in favour of IZAK JOSEPH FREDERICK BIHL on the
4th AUGUST 1921, and subsequent Deeds of Transfer,
the last of which No. 30459/1963 made in favour of
I.S.B. INVESTMENTS (PROPRIETARY) LIMITED (No. 63/5173)
on the 5th NOVEMBER 1963 will more fully point out.

FOR INFORMATION ONLY
SUBJECT: SLEGS VIR INKLISTING

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[Handwritten signature]

4.

SUBJECT to the following conditions:-

1.
 - (a) No slaughter-poles, cattle kraals or canteens shall be opened or carried on by any person whatsoever 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 Refinement or Tea Rooms.
2. The property hereby transferred is subject to a perpetual right of way in favour of the City Council of JOHANNESBURG for roadway and street improvement purposes with auxiliary rights as will more fully appear on reference to Memorial Deed of Servitude No. 138/1960S registered on the 11th day of February 1960.

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

WHEREFORE the Appearer renouncing all the right and title which the said

I.S.B. INVESTMENTS (PROPRIETARY) LIMITED

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

LITTLE CHICKFORD INVESTMENTS (PROPRIETARY) LIMITED

its successors in title or assigns now is and henceforth shall be entitled thereto, conformably to local custom, INFORMATION ONLY the State however, reserving its rights and ~~privileges~~ VIR INLIGTING

acknowledging .. /5

KB-

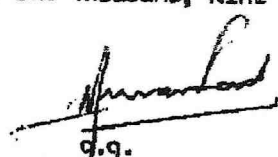
8

S.

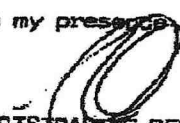
acknowledging the purchase price to be the sum of
R74 000,00 (SEVENTY FOUR THOUSAND RAND) and transfer
duty having been paid on the sum of R83 398,98
(EIGHTY THREE THOUSAND THREE HUNDRED AND NINETY EIGHT
RAND AND NINETY EIGHT CENTS) being the purchase price
plus arrear rates and taxes.

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 hereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF
DEEDS at PRETORIA on the 30 day of the month of
June in the year One Thousand, Nine
Hundred and Seventy-Eight (1978).

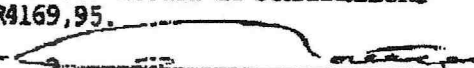

J.G.

In my presence


REGISTRAR OF DEEDS

REGISTERED in the Register of CRAIGHALL PARK kept at
PRETORIA on the above date

Transfer Duty Receipt No. B 412769 issued at JOHANNESBURG
on 30th December 1977 for R4169,95.

(Checked 1.  

Clearance Certificate : City Council of Johannesburg.

FOR INFORMATION ONLY
SLEGS 10.1.1978