JOB_359790PS Rendani R4551 09/05/2017

DEVELOPMENT PLANNING
LEGAL ADMINISTRATION

Memo

TO : **GIS - J THOMAS**
VALUATION SERVICES - H VAN RENSBURG

OUR REF : 01/12387

DATE : 3 May 2017

ERVEN 96 AND 98 DUNKELD WEST

Attached, please find copies of approved Map 3 documents as well as the Notice to the Gazette for proclamation, for your records.

L Hanekom

DEPUTY DIRECTOR: LEGAL ADMINISTRATION
DEVELOPMENT PLANNING

L. Hanekom
TEL : 407-6953
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Scanned 2017/5/17

LINKED 18/05/2017

LOCAL AUTHORITY NOTICE 608 OF 2017

AMENDMENT SCHEME / WYSIGINGSKEMA 01-12387

A. Notice is hereby given in terms of the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Town Planning Scheme, 1979 by the rezoning of Erven 96 and 98 Dunkeld West from "Residential 3" and "Business 4" to "Special", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-12387.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 01-12387 will come into operation on date of publication hereof.

B. Kennis word hiermee gegee ingevolge die bepalings van die Wet op Ruimtelike Grondgebruikbestuur 2013 (Wet 16 van 2013), dat die Stad van Johannesburg Metropolitaanse Munisipaliteit die wysiging van die Johannesburg Dorpsbeplanningskema, 1979 goedgekeur het deur die hersonering van Erwe 96 en 98 Dunkeld West vanaf "Residensieel 3" en "Besigheid 4" na "Spesiaal", onderhewig aan sekere voorwaardes soos aangedui in die goedgekeurde aansoek, welke wysiging bekend sal staan as Wysigingskema 01-12387.

Die Wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Civic Boulevard 158, Metropolitaanse Sentrum, A Blok, 8ste Vloer, Braamfontein 2017 en is beskikbaar vir inspeksie te alle redelike tye. Wysigingskema 01-12387 sal in werking tree op datum van publikasie hiervan.

Hector Bheki Makhubo
Deputy Director: Legal Administration / Adjunk Direkteur: Regsadministrasie
City of Johannesburg Metropolitan Municipality /
Stad van Johannesburg Metropolitaanse Munisipaliteit
Notice No. / Kennisgewing Nr 173/2017

LOCAL AUTHORITY NOTICE 609 OF 2017

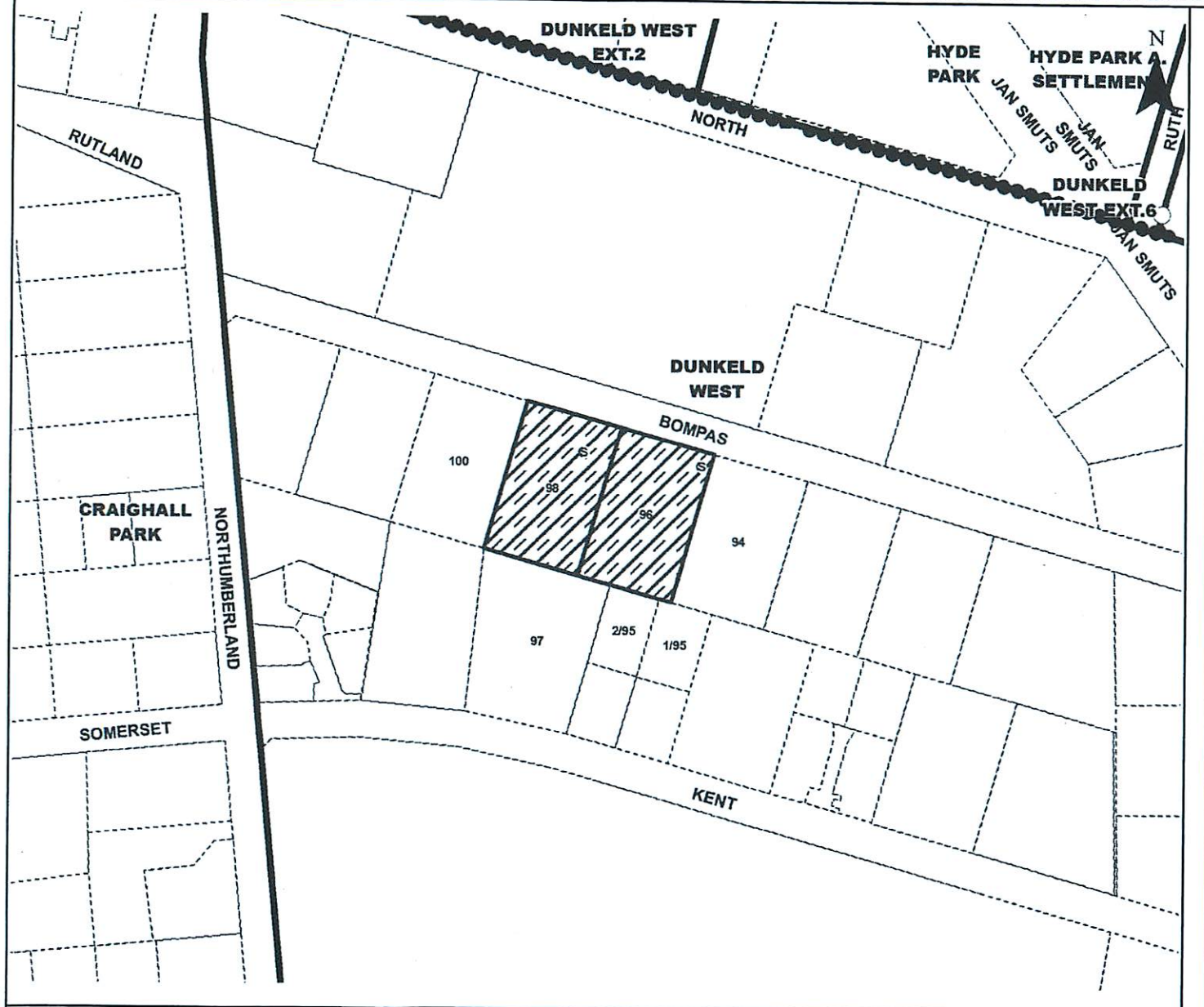
PORTION 385 (A PORTION OF PORTION 355) OF THE FARM WITPOORT 406-JR

A. Notice is hereby given in terms of section 6(8) of the Gauteng Removal of Restrictions Act, 1996 (Act 3 of 1996) that the City of Johannesburg Metropolitan Municipality has approved the removal of Restrictive Conditions C.(a), C.(b), C.(c), C.(d), C.(e), C.(f) and C.(j) from Deed of Transfer No. T48928/2011 in respect of Portion 385 (a Portion of Portion 355) of the Farm Witpoort 406 JR.

B. Hierby word ooreenkomstig die bepalings van artikel 6 (8) van die Gautengse Wet op die Opheffing van Beperkings, 1996, (Wet No. 3 van 1996) bekend gemaak dat die Stad van Johannesburg die opheffing van Titelvoorwaardes C.(a), C.(b), C.(c), C.(d), C.(e), C.(f) en C.(j) in Titelakte No. T48928/2011 tot Gedeelte 385 ('n Gedeelte van Gedeelte 355) van die Plaas Witpoort 406-JR.

Hector Bheki Makhubo
Deputy Director: Legal Administration / Adjunk Direkteur: Regsadministrasie
City of Johannesburg Metropolitan Municipality /
Stad van Johannesburg Metropolitaanse Munisipaliteit
Notice No. / Kennisgewing Nr 174/2017

CODE 2 • JOHANNESBURG TOWN PLANNING SCHEME 1979 • MAP 3 • A SERIES • AMENDMENT SCHEME 01-12387 • SHEET 1 OF 1



ERF 98 AND ERF 96

DUNKELD WEST

REFERENCE

Area Boundary —

Schedule **S**

USE ZONES

Special ▨

APPROVED

M Renecke

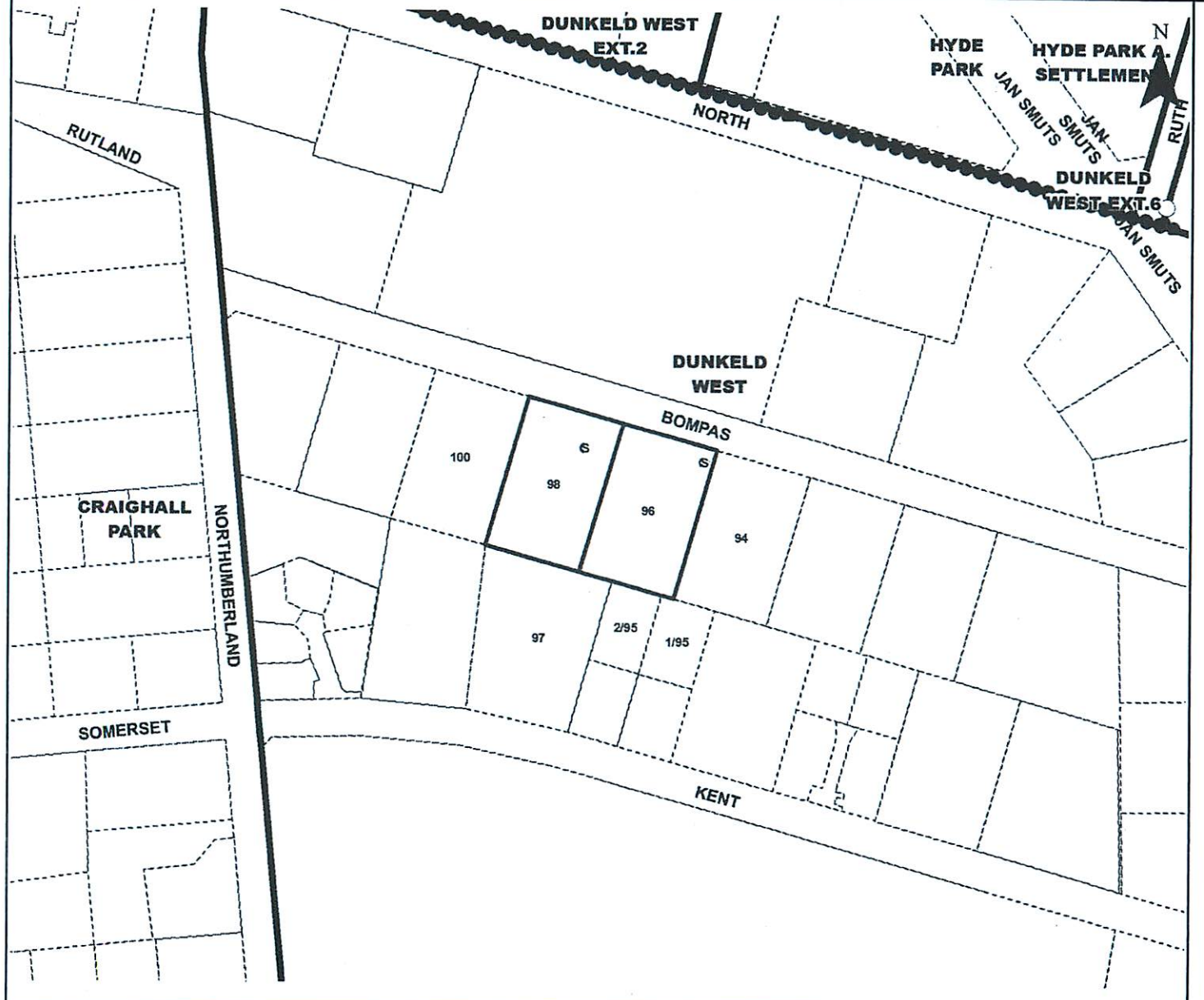
EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE: 13/02/2017

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USE ZONES **Scale 1:2500**

CODE 2 • JOHANNESBURG TOWN PLANNING SCHEME 1979 • MAP 3 • B SERIES • AMENDMENT SCHEME 01-12387 • SHEET 1 OF 1



ERF 98 AND ERF 96

DUNKELD WEST

REFERENCE

Area Boundary —

Marker S

HEIGHT ZONES

DENSITY ZONES

APPROVED

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USE ZONES

Scale 1:2500

JOHANNESBURG TOWN PLANNING SCHEME, 1979,

AMENDMENT SCHEME 01-12387

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, A and B Series, as shown on Map 3, Amendment Scheme 01-12387

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** Special
COLUMN 2	**DESCRIPTION OF LAND** Erven 96 and 98 Dunkeld West
COLUMN 3	**PRIMARY RIGHTS: (LAND USE TABLE "C")** Boutique hotel, Ancillary offices
COLUMN 4	**USES WITH CONSENT: (LAND USE TABLE "C")** A conference facility restricted to 100 m²
COLUMN 5	**USES NOT PERMITTED: (LAND USE TABLE "C)** -
COLUMN 6	**WIDTH OF SERVITUDE AREA / STREET:** -
COLUMN 7	**STOREYS OR HEIGHT IN METRES:** Boutique Hotel: Height Zone 0 (2 Storeys) Conference Facility Height Zone 0 (ground floor only)

ERF 98 AND ERF 96

DUNKELD WEST

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EXECUTIVE DIRECTOR:
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CITY OF JOHANNESBURG

DATE: 13/02/2017

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SCHEDULE

COLUMN 8
*

COVERAGE:
As per Scheme -30%

COLUMN 9
*

F.A.R. OR FLOOR AREA:
As per Scheme- 0.35 (the conference facility component shall be restricted to 100 m^2)

COLUMN 10
*

PARKING PROVISION:
As per Scheme

COLUMN 11

DENSITY:
-

COLUMN 12
*

BUILDING LINES:
As per Scheme

COLUMN 13

SPECIFIC CONDITIONS:

1. The term "boutique hotel" shall mean a building, which is used for the purpose of letting individual rooms for temporary residential accommodation, with or without meals and that all amenities and the provision of meals and beverages shall be for the sole benefit of bona fide guests. The premises may be used for a conference facility ancillary to the boutique hotel.

2. A Site Development Plan, drawn to scale 1:500 or such scale as may be approved by the council, must be submitted for the approval before the submission of building plans. No building shall be erected prior to the approval of such Site Development Plan by the Council, and the entire approval of such Site Development Plan by the Council, and the entire development of the erf shall be in accordance with the SDP.

3. The Boutique Hotel shall consist of 10 Guest House units. Each of them may not exceed one bedroom.

4. A contribution towards the provision of engineering services and the endowment in lieu of parks and open spaces shall be payable in terms of the Town Planning and Township Ordinance 1986 (Ordinance 15 of 1986)

5. Access shall be to the satisfaction of the Johannesburg Roads Agency and the Local Authority.

ERF 98 AND ERF 96

DUNKELD WEST

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SCHEDULE

6. Erven 96 and 98 Dunkeld West shall be consolidated within 6 months after the promulgation of the application, to the satisfaction of the council.

7. The existing structures over Erven 96 & 98 Dunkeld West shall be retained.

8. Facilities provided, incidental and subservient to the guest house shall be restricted to the kitchen, dining area, lounge, bar, staff quarters, provided that any other uses may be provided with the written consent and sole discretion of the Council.

9. Signage shall conform to the Council`s By-Laws and be confined to the name of Guest House only.

10. Any alteration and additions to building on the site shall be done in accordance with a Site Development Plan and building plans approved in terms of the National Building Regulations.

11. If required, noise abatement measures shall be taken to the satisfaction of the Council and at the owner's expense.

12. Hoarding for the display of advertisement shall be approved in terms of the City of Johannesburg`s signage by-laws.

13. The resident manager shall have the sole responsibility for the activities on the site so as not to affect, in any detrimental way, the rights of the neighbouring properties.

14. Full on-site parking should be provided to the satisfaction of the City of Johannesburg Council.

15. The consent-use application for the conference facility shall be submitted simultaneously with the Site Development Plan.

COLUMN 14 **AMENDMENT SCHEME NO.:** 01-12387

END OF AMENDMENT SCHEME 01-12387

ERF 98 AND ERF 96

DUNKELD WEST

APPROVED

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EXECUTIVE DIRECTOR:
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CITY OF JOHANNESBURG

DATE: 13/02/2017

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SCHEDULE