R3839
06/04/2016.

GIS

LOCAL AUTHORITY NOTICE
AMENDMENT SCHEME 13-13847 / WYSIGINGSKEMA 13-13847

A. Notice is hereby given in terms of section 6(8) read with section 9(1) of the Gauteng Removal of Restrictions Act, 1996 (Act 3 of 1996) as amended, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Portion 1 of Erf 737 Craighall Park:

(1) The removal of Condition (a) from Deed of Transfer T13624/2007;

(2) The amendment of the Sandton Town Planning Scheme, 1980 by the rezoning of the erf from "Residential 1" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 13-13847.

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 13-13847 will come into operation on date of publication.

B. Kennis word hiermee gegee ingevolge artikel 6(8) saamgelees met artikel 9(1) van die Gauteng Opheffing van Beperkings Wet, 1996 (Wet 3 van 1996), soos gewysig, dat die Stad van Johannesburg Metropolitaanse Munisipaliteit die volgende ten opsigte van die Gedeelte 1 van Erf 737 Craighall Park:

(1) Die opheffing van Voorwaarde (a) vanuit Akte van Transport T13624/2007;

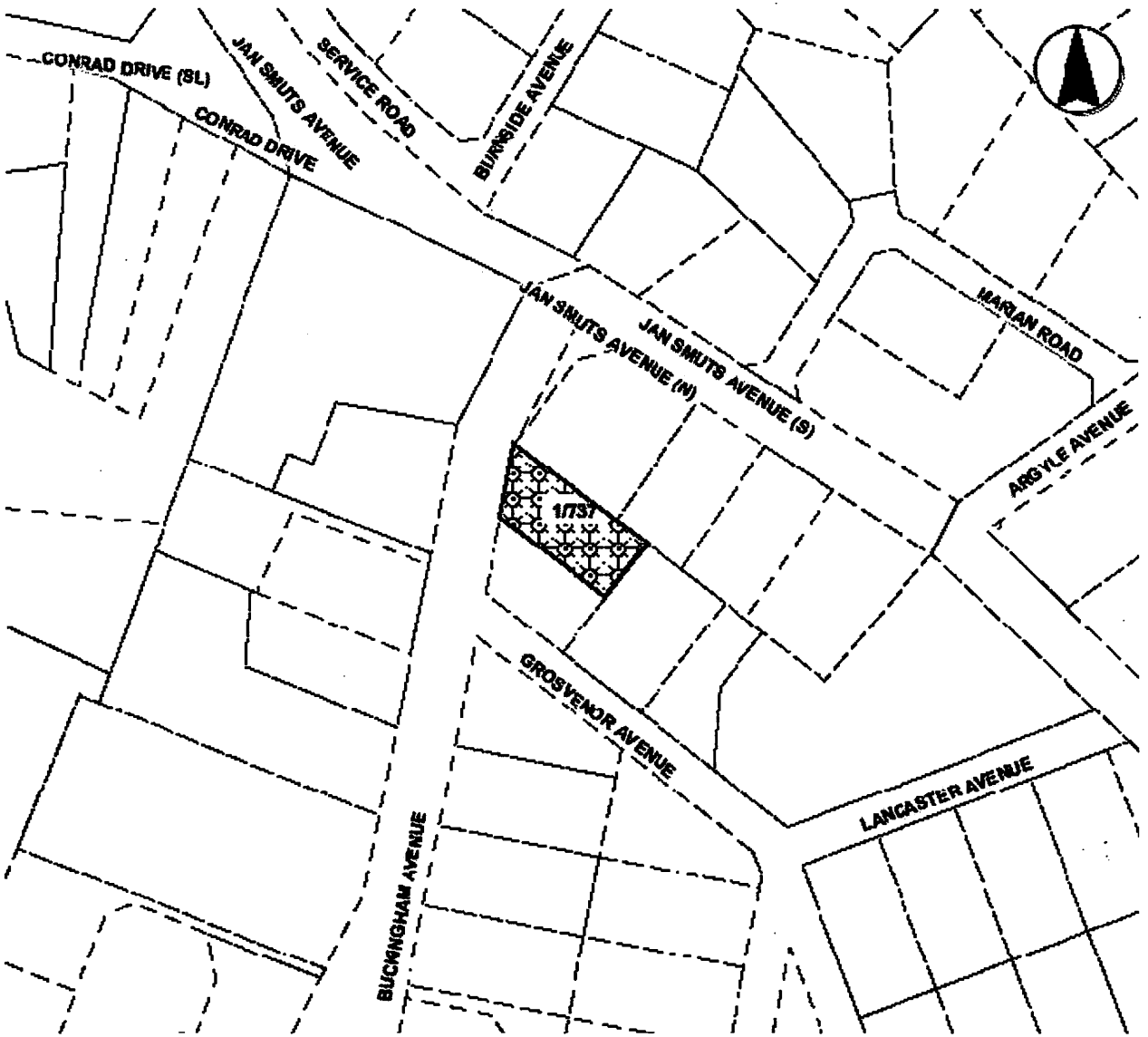
(2) Die wysiging van die Johannesburg Dorpsbeplanningskema, 1979 deur die hersonering van die erf vanaf "Residensieël 1" na "Residensieël 3", onderworpe aan sekere voorwaardes soos aangedui in die goedgekeurde aansoek, welke wysiging bekend sal staan as Wysigingskema 13-13847.

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 13-13847 sal in werking tree op datum van publikasie.

Hector Bheki Makhubo
Deputy Director: Legal Administration / Adjunk Direkteur: Regsadministrasie
City of Johannesburg Metropolitan Municipality /
Stad van Johannesburg Metropolitaanse Munisipaliteit
Notice No. 111/2016 / Kennisgewing Nr 111/2016

CODE 2 ● JOHANNESBURG TOWN PLANNING SCHEME 1979 ● MAP3 ● A SERIES ● AMENDMENT SCHEME 01-13847 ● SHEET 1 OF 1 SHEET

SCALE 1:2500



PORTION 1 OF ERF 737
CRAIGHALL PARK

REFERENCE

USE ZONES
Residential 3

APPROVED

M Reinecke

EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING
(CITY OF JOHANNESBURG)

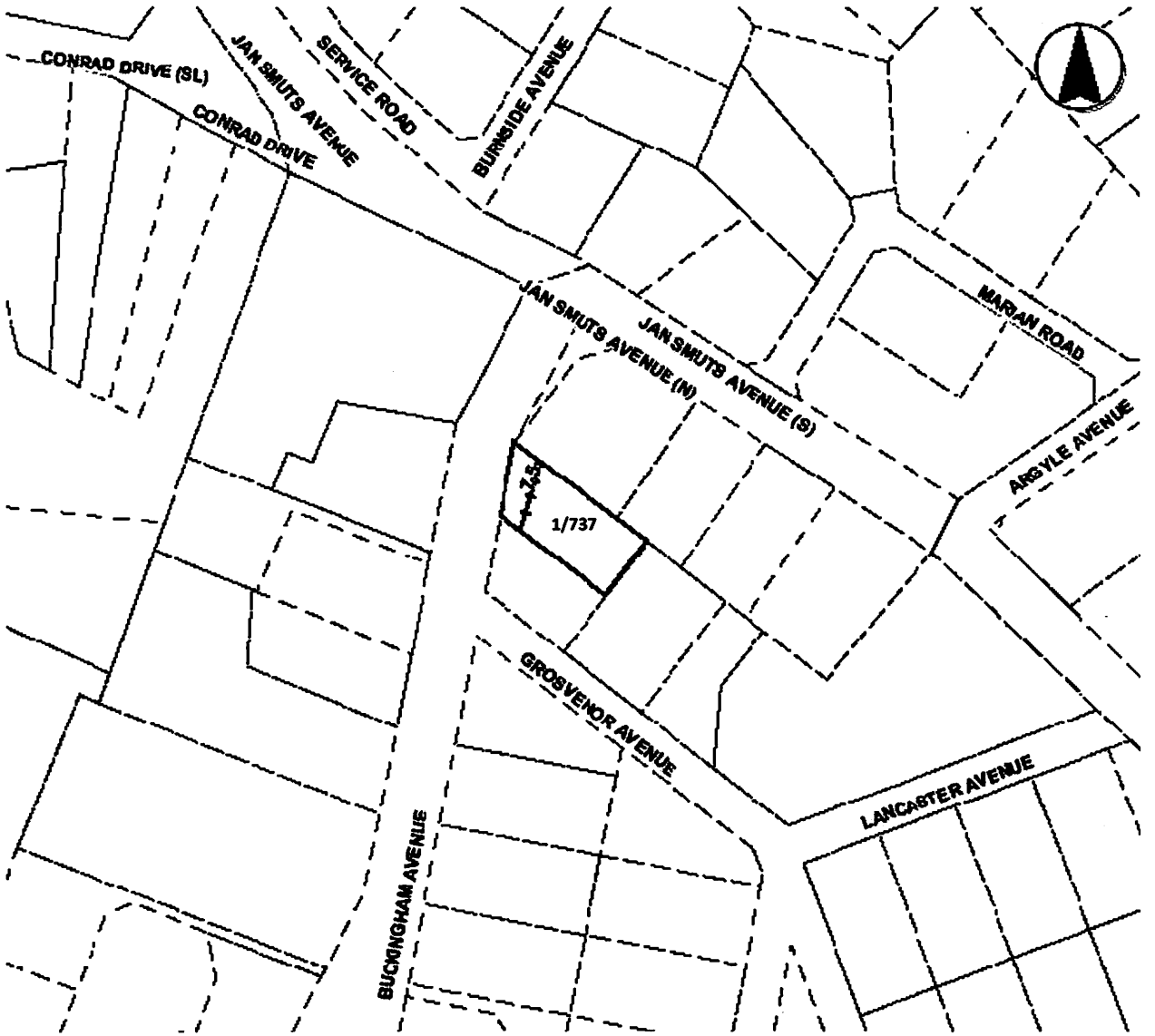
22 September 2015

DATE

USE ZONES

CODE 2 ● JOHANNESBURG TOWN PLANNING SCHEME 1979 ● MAP 3 ● B SERIES ● AMENDMENTSCHEME 01-13847 ● SHEET 1 OF 1 SHEET

SCALE 1:2500



PORTION 1 OF ERF 737
CRAIGHALL PARK

REFERENCE

BUILDING LINE BL 5 m

APPROVED

M Reinecke

EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING
(CITY OF JOHANNESBURG)

22 September 2015

DATE

DENSITY ZONES AND HEIGHT ZONES

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

1. The Map, Sheet A and B as shown on Map 3, Amendment Scheme 01-13847.

2. By the addition of the following in numerical and alphabetical sequence to Table N of the Scheme, read with Clause 70.

COLUMN 1 **USE ZONE**
Residential 3

COLUMN 2 **DESCRIPTION OF LAND:**
Portion 1 of Erf 737 Craighall Park

COLUMN 3 **PRIMARY RIGHTS: (LAND USE TABLE "C")**
* As per Scheme - Dwelling Units

COLUMN 4 **USES WITH CONSENT: (LAND USE TABLE "C")**
* As per Scheme

COLUMN 5 **USES NOT PERMITTED: (LAND USE TABLE "C)**
* As per Scheme

COLUMN 6 **WIDTH OF SERVITUDE AREA / STREET:**
-

COLUMN 7 **STOREYS OR HEIGHT IN METRES:**
* As per Scheme - Height Zone 0 (3 Storeys)

COLUMN 8 **COVERAGE:**
* As per Scheme - 70%

COLUMN 9 **F.A.R. OR FLOOR AREA:**
* As per Scheme - 0.6

COLUMN 10 **PARKING PROVISION:**
* As per Scheme

PORTION 1 OF ERF 737
CRAIGHALL PARK

APPROVED

M Reinecke

EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING
(CITY OF JOHANNESBURG)

22 September 2015

DATE

COLUMN 11 **DENSITY:**
*
As per Scheme - 30 Dwelling Units per Hectare (4 Sectional dwelling units on site)

COLUMN 12 **BUILDING LINES:**
*
As per Scheme - 7.5 meters along street boundaries

COLUMN 13 **SPECIFIC CONDITIONS:**

1. Access to the site shall be to the satisfaction of the City of Johannesburg.
2. A Site Development Plan shall be submitted prior to the submission of Building Plans and in accordance with Clause 5 of the scheme.
3. Access shall be taken from one common point off Buckingham Road and shall be to the satisfaction of JRA.

COLUMN 14 **AMENDMENT SCHEME NO: 01-13847**

END OF AMENDMENT SCHEME 01-13847

PORTION 1 OF ERF 737
CRAIGHALL PARK

APPROVED

M Reinecke

EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING
(CITY OF JOHANNESBURG)

22 September 2015

DATE