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Rendani

LOCAL AUTHORITY NOTICE
AMENDMENT SCHEME 01-16364

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Town Planning Scheme, 1979, by the rezoning of Erf100 Dunkeld West from "Special" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-16364. Amendment Scheme 01-16364 will come into operation on 2018 date of publication hereof.

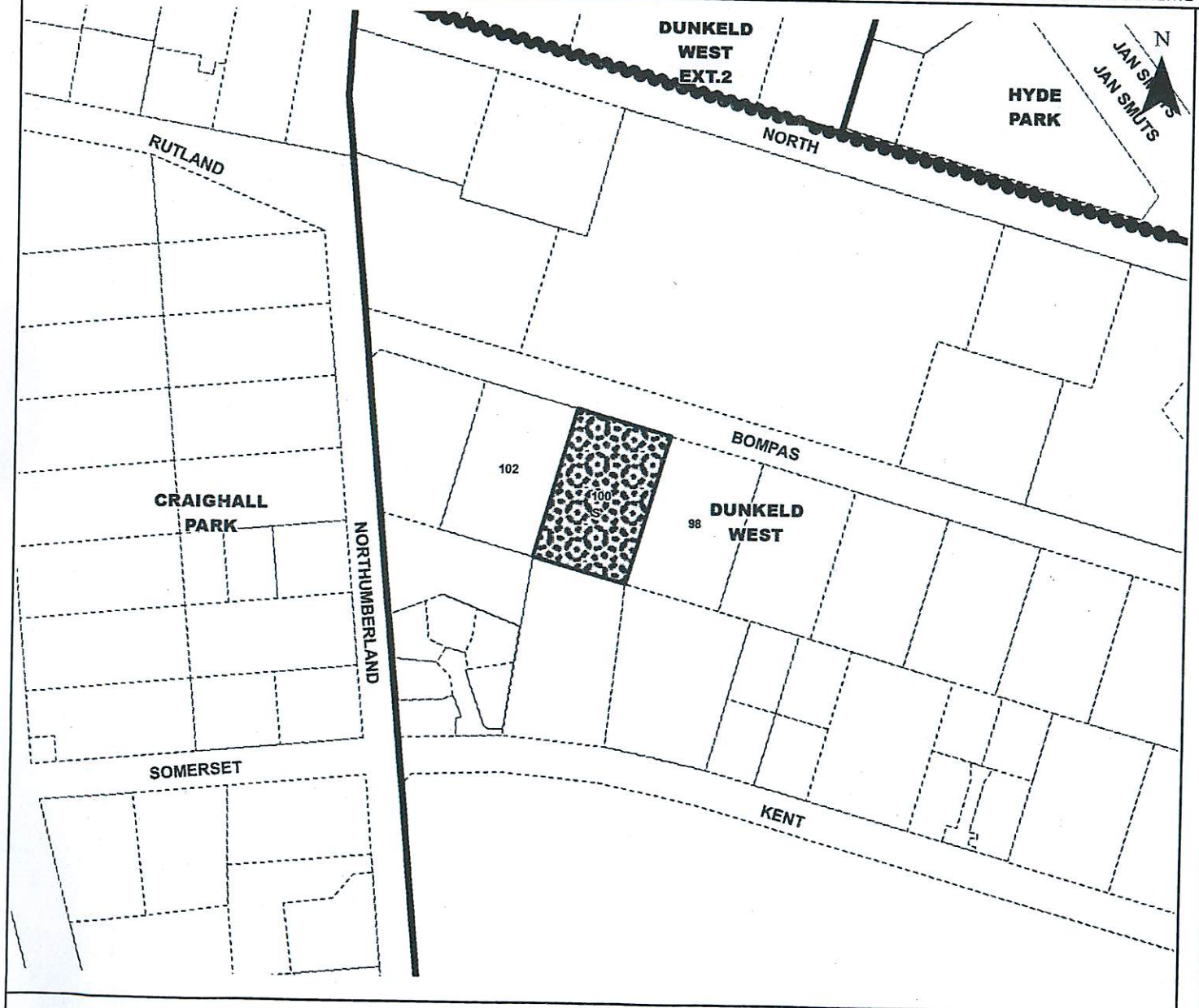
The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No. 811/201
Date: 17 January 2018

CITY OF JOHANNESBURG
DEVELOPMENT PLANNING
2018 -02- 03
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CODE **2** • **JOHANNESBURG** TOWN PLANNING SCHEME **1979** • MAP **3** • **A** SERIES • AMENDMENT SCHEME **01-16364** • SHEET **1** OF **1**



ERF 100

DUNKELD WEST

REFERENCE

Area Boundary —

Schedule **S**

USE ZONES

Residential 3

APPROVED

M Reinecke

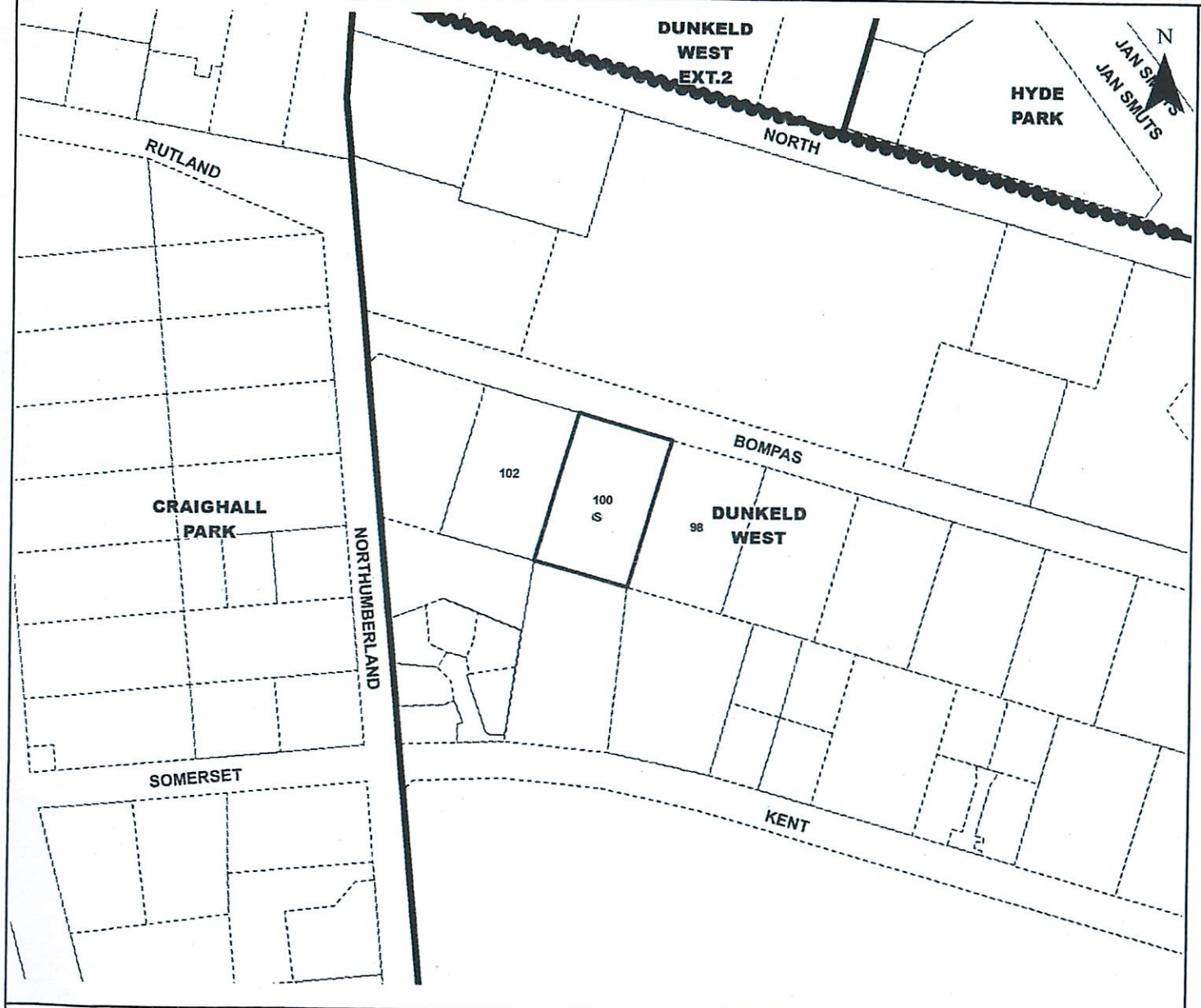
EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE: 31/08/2017

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USE ZONES **Scale 1:2500**

CODE 2 • **JOHANNESBURG** TOWN PLANNING SCHEME **1979** • MAP **3** • **B** SERIES • AMENDMENT SCHEME **01-16364** • SHEET **1** OF **1**



ERF 100

DUNKELD WEST

REFERENCE

Area Boundary —

Marker **S**

HEIGHT ZONES

DENSITY ZONES

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USE ZONES

Scale 1:2500

JOHANNESBURG TOWN PLANNING SCHEME, 1979,

AMENDMENT SCHEME 01-16364

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 01-16364

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

COLUMN 1	**USE ZONE** "Residential 3"
COLUMN 2	**DESCRIPTION OF LAND** Erf 100 Dunkeld West
COLUMN 3	**PRIMARY RIGHTS: (LAND USE TABLE "C")** Dwelling Units and guard house
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:** None
COLUMN 7 *	**STOREYS OR HEIGHT IN METRES:** As per Scheme – 3 Storeys (Basement may protrude above natural ground level on the southern part of the site).
COLUMN 8 *	**COVERAGE:** As per Scheme – Basement: 70% and structure above ground level: 60%

ERF 100

DUNKELD WEST

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SCHEDULE

COLUMN 9 **F.A.R. OR FLOOR AREA:**
*
As per Scheme – 1.0

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

COLUMN 11 **DENSITY:**
*
As per Scheme – 80 dwelling units per hectare,
permitting a maximum of 22 dwelling units on the site

COLUMN 12 **BUILDING LINES:**
*
As per scheme – A 0m building line shall be applicable in respect of the guardhouse on Bompas Road.

COLUMN 13 **SPECIFIC CONDITIONS:**

1. Access shall be to the satisfaction of the Local Authority.
2. A Site Development Plan in terms of Clause 5 of the Johannesburg Town Planning Scheme, 1979, shall be submitted prior to the submission of building plans.
3. The basements shall be utilized for parking and storage only.
4. A contribution towards the provision of engineering services and an endowment in lieu of parks and open spaces shall be payable in terms of the Town Planning and Townships Ordinance, 1986.

COLUMN 14 **AMENDMENT SCHEME NO.:** 01-16364

END OF AMENDMENT SCHEME 01-16364

ERF 100

DUNKELD WEST

APPROVED

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CITY OF JOHANNESBURG

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SCHEDULE