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CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
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LEGAL ADMINISTRATION
DEVELOPMENT PLANNING & URBAN MANAGEMENT

LOCAL AUTHORITY NOTICE

CITY OF JOHANNESBURG

REMOVAL OF RESTRICTIVE ACT, 1996
(Act No 3 of 1996)

NOTICE No:758 OF 2013

It is hereby notified in terms of section 6 (8) of the Removal of Restrictions Act, 1996, that the City of Johannesburg has approved that :

1. The deletion of condition 2) from Deed of TransferT75934/2003 in respect of Erf 98 Dunkeld West.

AND REFUSES:

2. The rezoning from "Residential 1" plus offices, subject to conditions to "Business 4" subject to conditions, Amendment Scheme 13-10813 of the Johannesburg Town Planning Scheme, 1979.

AND APPROVES THAT:

3. Johannesburg Town Planning Scheme, 1979 be amended by the rezoning of Erf 98 Dunkeld West from "Residential 1" plus offices, subject to conditions to "Business 4", which amendment scheme will be known as Johannesburg amendment scheme 13-10813 as indicated on the approved application which are open for inspection at the office of the Executive Director: Development Planning, 158 Boulevard Street, Braamfontein, 8th floor, A block Civic Centre, and are open for inspection at all reasonable times.

4. Amendment scheme 13-10813 will come into operation on 04 December 2013 the date of publication hereof.

Executive Director : Development Planning
Date: 04 December
Noticen No.:758/2013

PLAASLIKE BESTUURKENNISGEWING

STAD VAN JOHANNESBURG

GAUTENG WET OP OPHEFFING VAN BEPERKING, 1996
(Wet No 3 van 1996)

KENNISGEWING 758 VAN 2013.

Hierby word ingevolge van artikel 6(8) van die Gauteng Wet op Opheffing van Beperkings, 1996, bekendgemaak dat die Stad van Johannesburg goedgekeur het dat :

1. Verwydering van voorwaarde 2 van Akte van Transport T75934/2003 met betrekking tot Erf 98 Dunkeld West

EN REFUSES:

2. Die hersonering vanaf "Residensieel 1" plus kantore, onderworpe aan sekere voorwaardes, na "Besigheid 4" onderworpe aan sekere voorwaardes, Wysigingskema 13-10813 van die Johannesburg dorpsbeplanningskema 1979.

EN GOEDGEKEURDE DAT:

3. Johannesburg dorpsbeplanningskema, 1979 gewysig word deur die hersonering van Erf 98 Dunkeld West vanaf "Residensieel 1 plus kantore, onderworpe aan sekere voorwaardes na "Besigheid 4", onderworpe aan sekere voorwaardes, welke wysigingskema bekend sal staan as Johannesburg wysigingskema 13-10813 soos aangedui op die goedgekeurde aansoek wat ter insae le in die kantoor van die Uitvoerde Direkteur: Ontwikkelings Beplanning, Boulevardstraat 158, Braamfontein, 8ste vloer, A Blok, Burgersentrum.

4. Wysigingskema 13-10813 sal in werking tree op 04 Desember 2013 die datum van publikasie hiervan.

Uitvoerende Direkteur : Ontwikkelings Beplanning
Datum: ...04 Desember 2013.....
Kennisgewing No :758 /2013.....

CODE 2 ● JOHANNESBURG TOWN PLANNING SCHEME 1979 ● MAP3 ● A SERIES ● AMENDMENT SCHEME 13-10813 ● SHEET 1 OF 1 SHEET

SCALE 1:2500



ERF 98
DUNKELD WEST

REFERENCE

SCHEDULE S

USE ZONES

Business 4

APPROVED

M Reinecke

EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING AND URBAN MANAGEMENT
(CITY OF JOHANNESBURG)

28 June 2011

DATE

USE ZONES

CODE 2 ● JOHANNESBURG TOWN PLANNING SCHEME 1979 ● MAP3 ● B SERIES ● AMENDMENTSCHEME 13-10813 ● SHEET 1 OF 1 SHEET

SCALE 1:2500



ERF 98
DUNKELD WEST

REFERENCE

SCHEDULE S

APPROVED

M Reinecke

EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING AND URBAN MANAGEMENT
(CITY OF JOHANNESBURG)

28 June 2011

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 13-10813

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** Business 4
COLUMN 2	**DESCRIPTION OF LAND:** Erf 98 Dunkeld West
COLUMN 3	**PRIMARY RIGHTS: (LAND USE TABLE "C")** Offices, excluding bank, building societies and medical consulting rooms.
COLUMN 4	**USES WITH CONSENT: (LAND USE TABLE "C")** Dwelling units, residential buildings.
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. Height Zone 0 (one storey)
COLUMN 8 *	**COVERAGE:** As per Scheme. The coverage of the site shall not exceed 40%.
COLUMN 9 *	**F.A.R. OR FLOOR AREA:** As per Scheme. The floor area of the site shall not exceed 0,25.
COLUMN 10 *	**PARKING PROVISION:** As per Scheme. Four (4) bays per 100m² of office floor area.

ERF 98
DUNKELD WEST

APPROVED

M Reinecke

EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING AND URBAN MANAGEMENT
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DATE

COLUMN 11 **DENSITY:**
*
As per Scheme

COLUMN 12 **BUILDING LINES:**
*
As per Scheme.

COLUMN 13 **SPECIFIC CONDITIONS:**

1. The existing dwelling house shall be retained for office purposes and shall not be demolished.

2. Access to and egress from the site shall be from one common point off Bompass Road, to the satisfaction of the local authority.

3. A Site Development Plan shall be submitted, in terms of Clause 5 of the Johannesburg Town Planning Scheme, 1979, to the local authority for approval prior to the exercising of the new land use rights, with specific emphasis on environmentally friendly and Electricity efficiency/savings design practices.

4. The provision of Electricity shall be to the satisfaction of City Power. The applicant shall demonstrate to City Power the provision of alternative electricity sources for the proposed development. The proposed development will not exceed the current electricity supply.

COLUMN 14 **AMENDMENT SCHEME NO.:** 13-10813

END OF AMENDMENT SCHEME 13-10813.

ERF 98
DUNKELD WEST

APPROVED

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ANNEXURE E

TABLE OF EXISTING AND PROPOSED DEVELOPMENT RIGHTS FOR CALCULATION OF BULK SERVICES CONTRIBUTIONS

Property Description: ERF 98 DUNKELD WEST
Total Area of site: 2777m²
Individual Erven Areas:
Registration Number 13-10813
Date of Approval:

	EXISTING RIGHTS	**RECOMMENDED RIGHTS BY LUM (if report to Planning Committee)**	**APPROVED RIGHTS**
ZONING	Residential 1, plus offices	Business 4 permitting offices	Business 4 for offices.
COVERAGE	50%- 1and 2 storeys 40%- 3 storeys	40%	40%
FLOOR AREA RATIO	1.2	0,25	0.25
DENSITY	1 dwelling per erf	none	As per Scheme
TOTAL NO OF UNITS	0	0	0
OTHER			