DEVELOPMENT PLANNING,

LEGAL ADMINISTRATION

Memo

TO : **J. THOMAS**
OLITTA RAMMUTLA - TO BE HAND DELIVERED

DATE : 30 January 2019

MAP 3 DOCUMENTS

Attached for your information approved map's, and a copy of the advertisements as it appeared in the Gazette 30 January 2019

Should you require any further information, please contact me.

CITY OF JOHANNESBURG
DEVELOPMENT PLANNING
2019 -02- 01
DOCUMENT RECEIVED:.....
ADMIN ASSISTANT: REGISTRATION
LEGAL ADMINISTRATION

Ndivhuwo Tshivhase
LEGAL ADMINISTRATION

Development Planning
P.O. Box 30733, Braamfontein, 2017
Tel: (011) 407 6530 Fax: (011) 339 1707

CODE 2 • JOHANNESBURG TOWN PLANNING SCHEME 1979 • MAP 3 • A SERIES • AMENDMENT SCHEME 13-15900 • SHEET 1 OF 1



ERF 99

DUNKELD WEST

REFERENCE

Area Boundary —

Schedule S

USE ZONES

Residential 3

APPROVED

M Reinecke

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE: 17/07/2018

Joburg
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USE ZONES **Scale 1:2500**

CODE 2 • JOHANNESBURG TOWN PLANNING SCHEME 1979 • MAP 3 • B SERIES • AMENDMENT SCHEME 13-15900 • SHEET 1 OF 1



ERF 99

DUNKELD WEST

REFERENCE

Area Boundary —

Marker S

HEIGHT ZONES

DENSITY ZONES

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ERF 99

DUNKELD WEST

JOHANNESBURG TOWN PLANNING SCHEME, 1979,

AMENDMENT SCHEME 13-15900

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 13-15900
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** "Residential 3"
COLUMN 2	**DESCRIPTION OF LAND** Erf 99 Dunkeld West
COLUMN 3	**PRIMARY RIGHTS: (LAND USE TABLE "C")** Dwelling units and guardhouse
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:** Height Zone 0 - 3 Storeys plus a loft and covered terrace
COLUMN 8 *	**COVERAGE:** As per Scheme - Basements: 70%, Structures above ground level: 60%

APPROVED

MR Reinecke

EXECUTIVE DIRECTOR:
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SCHEDULE

COLUMN 9 **F.A.R. OR FLOOR AREA:**
* As per Scheme – 1.5

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

COLUMN 11 **DENSITY:**
* As per scheme- 70 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.

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 not protrude more than 1.5 natural ground level.
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.:** 13-15900

END OF AMENDMENT SCHEME 13-15900

ERF 99

DUNKELD WEST

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SCHEDULE