ANNEXURE A

a world class African city

City of Johannesburg
Department of Development Planning

Land Use Management
Metropolitian Centre
158 Civic Boulevard
Braamfontein

PO Box 30733
Braamfontein
South Africa
2017

Tel +27(0) 11 407 6244
Fax +27(0) 11 403 1983

www.joburg.org.za

BREDA LOMBARD TOWN PLANNERS
P O Box 413710
CRAIGHALL
2024

Dear Sir;

REZONING: FROM "RESIDENTIAL 1" TO "BUSINESS 4"
ERVEN: 96 AND 98 DUNKELD WEST
(AMENDMENT SCHEME NO. 01-12387)

Your application dated 28 March 2012 has reference.

This matter was considered on 13 February 2017 when notwithstanding the provisions of any other law, the City of Johannesburg: In terms of Section 56 (i) (b) of Ordinance 15 of 1986 and in compliance with SPLUMA (Act 16 of 2013) for the amendment of the Johannesburg Town Planning Scheme (1979), approves the rezoning from Residential 3 and Business 4 respectively to Special (permitting a boutique hotel) being Amendment Scheme 01-12387, in respect of Erven 96 and 98 Dunkeld West subject to conditions

Use Zone: **Special**

Primary Rights	:	Boutique hotel, Ancillary offices
Consent Rights	:	A conference facility restricted 100 m²
No Rights	:	-

Servitude: -

Height: Boutique Hotel Height Zone 0 (two storeys)
Conference Facility Height Zone 0 (ground storeys)

Coverage: As per Scheme - 30%.

Floor Area: As per Scheme - 0, 35 (the conference facility restricted 100 m²)

Parking Provision: As per Scheme

Density: N/A

Building Lines: As per Scheme.

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.

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 neighboring 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.

NOTES:

1. The proposed development will not exceed the current electricity supply.
2. The provision of Electricity shall be to the satisfaction of the Council. The applicant shall demonstrate to the Council the provision of alternative electricity sources for the proposed development. Such alternative sources, with specific emphasis on environmentally friendly and electricity efficiency/savings design practices shall be indicated on the building plan, if required.

Yours faithfully

MReinecke

ppEXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING

Rezoning/Dunkeld West E:96 & 98/RC

Enquiries: Righteous Chawane
Telephone: (011) 407 6234
Fax: (011) 403 1983
E-Mail: Righteousc@joubrg.org.za

Date: 13 February 2017