



ZONING INFORMATION

* *City of Johannesburg Land Use Scheme 2018*

* *Site:*	*1,983.00m²*	
* *Use Zone:*	*Residential 1 (with consent use : Offices)*	
	Permissable	*Actual*
Height Zone (A)	*3 Storeys*	*2 Storeys*
FAR	*1.2*	*0.34*
Coverage	*50%*	*30.02%*
Density	*1 Dwelling per Erf*	
Building Line	*3.00m Street boundary*	
Parking	*As per Scheme*	
Amendment Scheme	*3397*	

DWELLING HOUSE AREA SCHEDULE

* *Ground Storey:*		
* *Main Residence:*		*247.97m²*
* *Covered Patio:*		*43.66m²*
* *Staff Quarters:*		*32.88m²*
* *Storeroom:*		*17.49m²*
		342.00m²
* *Coverage:*	*342.00m²* / *1,983.00m²*	*17.24%*
* *FAR:*	*342.00m²* / *1,983.00m²*	*0.17*

PILATES INSTRUCTION STUDIO's AREA SCHEDULE

* *Ground Storey:*		
* *Pilates Instruction Studio:*		*142.58m²*
* *Pilates Instruction Studio:*		*110.76m²*
		253.34m²
* *First Storey:*		
* *Pilates Instruction Studio:*		*95.62m²*
		348.96m²

AREA SCHEDULE

* *Ground Storey:*		
* *Dwelling House:*		*342.00m²*
* *Pilates Instruction Studio:*		*253.34m²*
		595.34m²
* *First Storey:*		
* *Pilates Instruction Studio:*		*95.62m²*
		690.96m²
* *Coverage:*	*595.34m²* / *1,983.00m²*	*30.02%*
* *FAR:*	*690.96m²* / *1,983.00m²*	*0.34*

PARKING SCHEDULE

* *Parking ratio @ 4/100m² Pilates Instruction Studio area*

348.96m²m²/ 100m² x 4 Bays
14 Parking Bays Required

* *Provided (Dwelling House):*
* *2 Parking Bays*

* *Provided (Pilates Instruction Studio's):*
* *19 Parking Bays*

Sheet List

Sheet Number	Sheet Name	Current Revision	Current Revision Date
A101 (1 of 1)	Draft Site Development Plan	1	25.04.2026

Stand 272 Craighall Park
(119 Buckingham Ave, Craighall Park, Johannesburg, 2196
Building Classification: H4 - Residential Dwelling)

PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON
DONOVAN RUNDLE
South African Council for the Architectural Profession
13:31 PM (Africa/Johannesburg) on 25 May 2025

REDCHILLI
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CK 2004/123313/23 SACAP D0309 (Pr.Arch.Draught.) SAIAT 71385 (Member)

residence Ritchie

Draft Site Development Plan

Date:	Drawn by:	Scale:
25.04.2026	DR	1 : 200

Sheet:	Project No.:	Rev:	
A101 (1 of 1)	26-016	1	A2