

15 December 2019

City of Johannesburg  
Executive Director  
Development Planning  
P O Box 30733  
Braamfontein  
2017

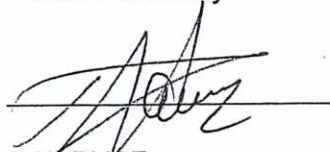
Dear Sir/Madam

**APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAWS 2016 BY THE AMENDMENT OF THE CITY OF JOHANNESBURG LAND USE SCHEME 2018 (CHANGE OF CIRCUMSTANCES APPLICATION) READ WITH THE SPLUMA 2013 : REZONING OF ERF 283 RIVONIA EXTENSION 17 TOWNSHIP FROM "RESIDENTIAL 3" ALLOWING 3 DWELLING UNITS TO "RESIDENTIAL 3" ALLOWING 16 DWELLING UNITS SUBJECT TO CERTAIN CONDITIONS**

Please find attached the relevant documentation pertaining to the subject application.

Please acknowledge receipt thereof and advise me if you require any further documentation in this regard.

Yours Faithfully



D HARMSE

Pr Pln A/2006/2014

**TOWN PLANNING PROFESSIONALS TAKING YOU PLACES**



## APPLICATION FOR AMENDMENT OF TOWN PLANNING SCHEME

Johannesburg Metropolitan Municipality  
Executive Director  
Development Planning  
P O Box 30733  
Braamfontein  
2107

A. I, the undersigned **Danie Harmse**, of the firm **DH Project Planning**, being the authorised agent of the land described hereunder, hereby apply in terms of **Section 21 of the Johannesburg Municipal By-Laws 2016**, read with the **Spatial Planning and Land Use Management Act 16 of 2013** to amend the town planning scheme in operation known as the **City of Johannesburg Land Use Scheme 2018**.

B. I furnish the following particulars:

1. Deed of Transfer description of land;

**Erf 283 Rivonia Extension 17 Township.** Registration Division  
I.R. the Province of Gauteng.

2. Number of Deed of Transfer;

**T68924/2016.**

3. Full name of owner:

**Hemalini Kunthanlal.**

4. Postal address of agent;

**P O Box 145027, Bracken Gardens, 1452.**

5. Residential address of owner;

**15 De Wet Street, Alberante, Alberton.**

6. Telephone number of agent;

**083 297 6761.**

7. Is the land subject to a mortgage bond?

**Yes, the property is bonded with Nedbank.**

8. The existing zoning of the land in terms of the Town Planning Scheme is;

**“Residential 3” as per amendment scheme 02-17351.**

9. The existing development of the land is;

**Residential buildings being used for residential purposes.**

10. The proposed zoning is;

**“Residential 3” to also allow 16 dwelling units, subject to certain conditions.**

**C.** I enclose the following:

1. Copies of the proposed scheme clauses and the proposed schedules in both English and Afrikaans;
2. Copies of the proposed maps, and the proposed annexures;
3. Copies of the report which –
  - (a) explains the proposed maps, annexures and schedules, if any;
  - (b) provides information on the geotechnical conditions and use of the land as well as traffic, including public transport, roads and parking facilities, where applicable;
  - (c) contains a motivation for the need and desirability of the amendment proposed;
4. Copy of the Deed of Transfer;
5. The Special Power of Attorney;
6. Bondholders Consent letter;
7. Zoning Sheet and former Rezoning approval conditions;
8. Proposed Site Plan;
9. Council PPM letter;
10. The prescribed application fee;

Date: .....15/12/2019.....

Signature agent:..........

# MOTIVATIONAL REPORT IN RESPECT OF ERF 283 RIVONIA EXTENSION 17 TOWNSHIP

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APPLICATION IN TERMS OF SECTION 21 OF THE JOHANNESBURG MUNICIPAL BY-LAWS 2016, READ WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT 16 OF 2013 FOR THE AMENDMENT OF THE CITY OF JOHANNESBURG LAND USE SCHEME 2018, IN RESPECT OF ERF 283 RIVONIA EXTENSION 17 TOWNSHIP FROM THE CURRENT ZONING OF "RESIDENTIAL 3" ALLOWING 3 DWELLING UNITS TO "RESIDENTIAL 3" ALLOWING 16 DWELLING UNITS SUBJECT TO CERTAIN CONDITIONS



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1. **OBJECTIVE**

Application is made for the amendment the City of Johannesburg Land Use Scheme 2018, in terms of Section 21 of the Johannesburg Municipal By-Laws 2016, read with the Spatial Planning and Land Use Management Act 16 of 2013 as a change of circumstances application to permit and allow the owners to obtain rights to allow 16 dwelling units.

A mini scoping report forms part of this application and will be addressing the possible impact this development might have on the surrounding environment.

The need and desirability of the above-mentioned application will also be addressed within this application.

2. **BACKGROUND**

2.1 PROPERTY DESCRIPTION

The property description in terms of Deed of Transfer T68924/2016 is as follows:

**Erf 283 Rivonia Extension 17 Township.**

See Annexure 9.1.

2.2 LOCATION

Erf 283 Rivonia Extension 17 Township is located at:

**57 Rietfontein Road, Rivonia.**

See the attached locality plan 8.1.

2.3 AREA

The size of Erf 283 Rivonia Extension 17 Township is **1800m<sup>2</sup>** in extent.

See Annexure 9.1.

2.4 EXISTING LAND USE

The existing land use is a residential house with ordinary outbuildings **being used for residential purposes.**

## 2.5 SURROUNDING LAND USE PATTERN

**Refer also to the attached land use plan 8.3.**

North -	Residential Houses
East -	Residential Houses & Businesses
South -	Residential Houses
West -	Residential Houses & Businesses

## 2.6 EXISTING ZONING

In terms of the City of Johannesburg Land Use Scheme 2018, Erf 283 Rivonia Extension 17 Township is zoned **“Residential 3”**.

See Annexure 9.5 (approved amendment scheme 02-17351).

## 2.7 SURROUNDING ZONING PATTERN

The zonings of the surrounding properties are indicated on the **attached zoning plan 8.2**.

North -	Residential 1
East -	Residential 1 & Business 4
South -	Residential 1
West -	Residential 1 & Special

## 2.8 SDF, 2040 AND RIVONIA REGIONAL NODE

In terms of the Spatial Development Framework 2040 the site is located just outside the Rivonia Regional Node but within a 100m walking distance, and therefore the increased in density to 16 dwelling units can be supported. Refer also to the PPM letter dated 13 September 2019 which is attached as Annexure 9.6.



3. LEGAL INFORMATION

3.1 DEED OF TRANSFER

No restrictive conditions are present in the **Deed of Transfer T68924/2016** prohibiting the proposed amendment.

Refer also to Annexure 9.1.

3.2 OWNERSHIP

The subject erf is registered in favour of,

**HEMALINI KUNTHANLAL.**

Attached as Annexure 9.2 find the Special Power of Attorney, empowering the applicant to act on her behalf.

3.2 BONDHOLDER

The property is **bonded**. See Annexure 9.1.

The bondholder's consent is attached as Annexure 9.3.

4. TOWN PLANNING PROPOSAL

4.1 ZONING

This application / amendment proposes that the zoning to **remain "Residential 3"** but to allow 16 dwelling units.

4.2 DEVELOPMENT CONDITIONS

The following town planning conditions are proposed for the development of this Erf but for detail refer to Annexure 9.7.

4.2.1 The maximum number of units shall not exceed 16.

4.2.2 The total coverage of all buildings shall not exceed 50% of the area of the erf.

4.2.3 The height of the buildings shall not exceed two storeys.

4.2.4 The floor area ratio shall not exceed 1.0.

4.2.5 Effective parking spaces shall be provided on the erf to the satisfaction of the local authority.

4.2.6 Access shall be to the satisfaction of the relevant department.

## 5. MOTIVATION

### 5.1 PROPOSED USE

It is being proposed to obtain the rights to allow for **16 dwelling units to be developed on the property.**

### 5.2 NEED

The owner has identified the need for additional diverse housing in the area. This application is therefore to allow 16 dwelling units. A former rezoning was approved for 3 dwelling units but due to change of circumstances a higher density is now required to make the development viable as well. The property is situated within walking distance (100m) from the Rivonia Regional Node and merit exists to support the increase in density.

The nationwide trend of developing new residential areas on the periphery of the city is not viable or sustainable for either the city residents or these areas. A compact city functions better, and is more cost effective in terms of its infrastructure, supply and maintenance, provisions of social and other facilities and transportation. The way to achieve a compact city is to develop within the designated urban boundary and to increase existing densities.

City of Joburg is found in a rapidly growing and transforming Gauteng Province, with many people finding their way to this powerhouse of Africa in search for jobs and better livelihood. Statistics show an increase in population in Gauteng from many of the other provinces in the country and also neighbouring countries.

It has become one of the most challenging issues for local and national government, to provide shelter and accommodation in a sustainable way.

Given there is not much land available in and directly around the CBD's, and the fact that such land has become very expensive, one can only but allow and encourage densification as a solution to this problem of urbanization.

Densification is accepted as an inevitable process on the physical restriction of land based on the factors such as the underlying dolomite formations, undermining and recently the implementation of the urban development boundary. These factors will induce and pressure the City of Joburg for further densification at an increasing rate.

The cost of maintaining large properties such as this one, and security considerations are resulting in the densification of these large stands, thereby creating an opportunity for smaller ones that are more manageable to maintain.

This is a positive trend due to the fact that new housing opportunities are provided in established residential areas, within well-serviced neighbourhoods, with good infrastructure and social facilities and services.

The construction sector has also alleviated the pressure on unemployment as many jobs are being created. The spin-offs of this sector also boost the financial institutions, insurance and retail sectors.

The public infrastructure includes but is not limited to reticulated services, streets, open spaces and socio and community facilities. The infrastructure can still accommodate new developments.

There are many benefits for residential densification which include the following:

- Protecting valuable agricultural and natural land from urban sprawl.
- Reducing energy consumption and distance travelled.
- Better utilization of urban infrastructure.
- To improve the viability of public transport.
- Ensuring the diversity of housing with range and choice.

### **The City of Johannesburg Integrated Development Plan (IDP)**

The IDP for City of Johannesburg identifies spatial development objectives that relate to the spatial structure. Some of the objectives relate to density and the optimisation of our scarce resources;

- Promote the development of a compact urban structure, which optimises the utilization of all resources.
- To establish a full range of services within convenient distance for the entire community.

## Spatial Planning and Land Use Management Act (SPLUMA)

The Development Principles of the SPLUMA relates to the following:

- The Principle of Spatial Justice;
  - Past Spatial and Development imbalances to be addressed.
  - Development Frameworks of all Spheres of Government by inclusion of persons/areas previously excluded.
  - Spatial Policy Mechanism redresses access to land.
  - Land Use Management Systems include all areas of Municipality.
  - Land Development Procedures must include/accommodate access to tenure.
  - Value of Land no longer sole ground for outcome of decision.
- The Principle of Spatial Sustainability;
  - Promote Land Development.
  - Consideration for protection of prime Agricultural Land.
  - Land use measures in accordance Environmental Management.
  - Promote/Stimulate functioning of land markets.
  - Cost implications for infrastructure in land developments.
  - Limit Urban Sprawl.
- The Principle of Efficiency;
  - Utilize existing resources and infrastructure.
  - Decision making procedures to minimize negative financial, social, economic or environmental impacts.

- Development application procedures are efficient and streamlined.
- The Principle of Spatial Resilience;
  - Flexibility in Spatial Plans, Policies and Land Use Management Systems are accommodated.
- The Principle of good Administration;
  - All Spheres of Government ensure an integrated approach.
  - All Departments to provide input during Spatial Development Frameworks.
  - Requirements of any Law related land development met timeously.
  - Preparation/Amendment of Spatial Plans/ Policies/ Land Use Schemes as well as procedures of Development Applications to be transparent.
  - Policies/ Legislation/ Procedures clearly inform/ empower members of public.

## **6. SCOPING REPORT ON ENVIRONMENTAL IMPACT**

### **6.1 INTRODUCTION**

This mini scoping report will be addressing the effect this proposed amendment will have on the natural environment.

### **6.2 PROJECT DESCRIPTION**

In terms of the Environment Conservation Act 1998 (Act 73 of 1998) as promulgated on 5 September 1998, a mini scoping report for the Environmental Impact Assessment is not required but submitted.

### **6.3 PROPOSED AMENDMENT**

The application proposes that the land use rights be amended to allow for the development of the property with 16 sectional title units.

#### 6.4 WASTE CONTROL

The solid waste will not have an excessive demand and the existing services will be able to accommodate the demand.

The waste control will comply with the National Building Regulations and Health Regulations.

#### 6.5 BIOPHYSICAL ASPECTS

The drainage of the subject erf will not be concentrated and be to the satisfaction of the Municipal Infrastructure Department. No negative influence on the natural environment is anticipated.

#### 6.6 POLLUTION

No pollution of any form will take place or be caused by the proposed use. Thus the environment will not be negatively affected, as the proposed use is one of a clean and quiet nature.

#### 6.7 CONCLUSION

From an environmental impact assessment view, no negative aspects could be determined due to the proposed change in land use.

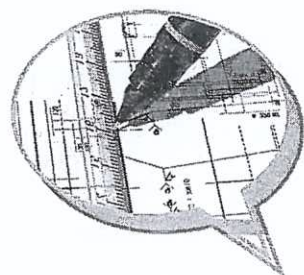
### 7. **OVERALL CONCLUSION**

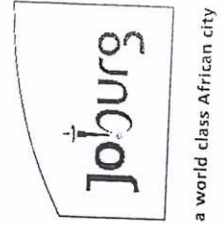
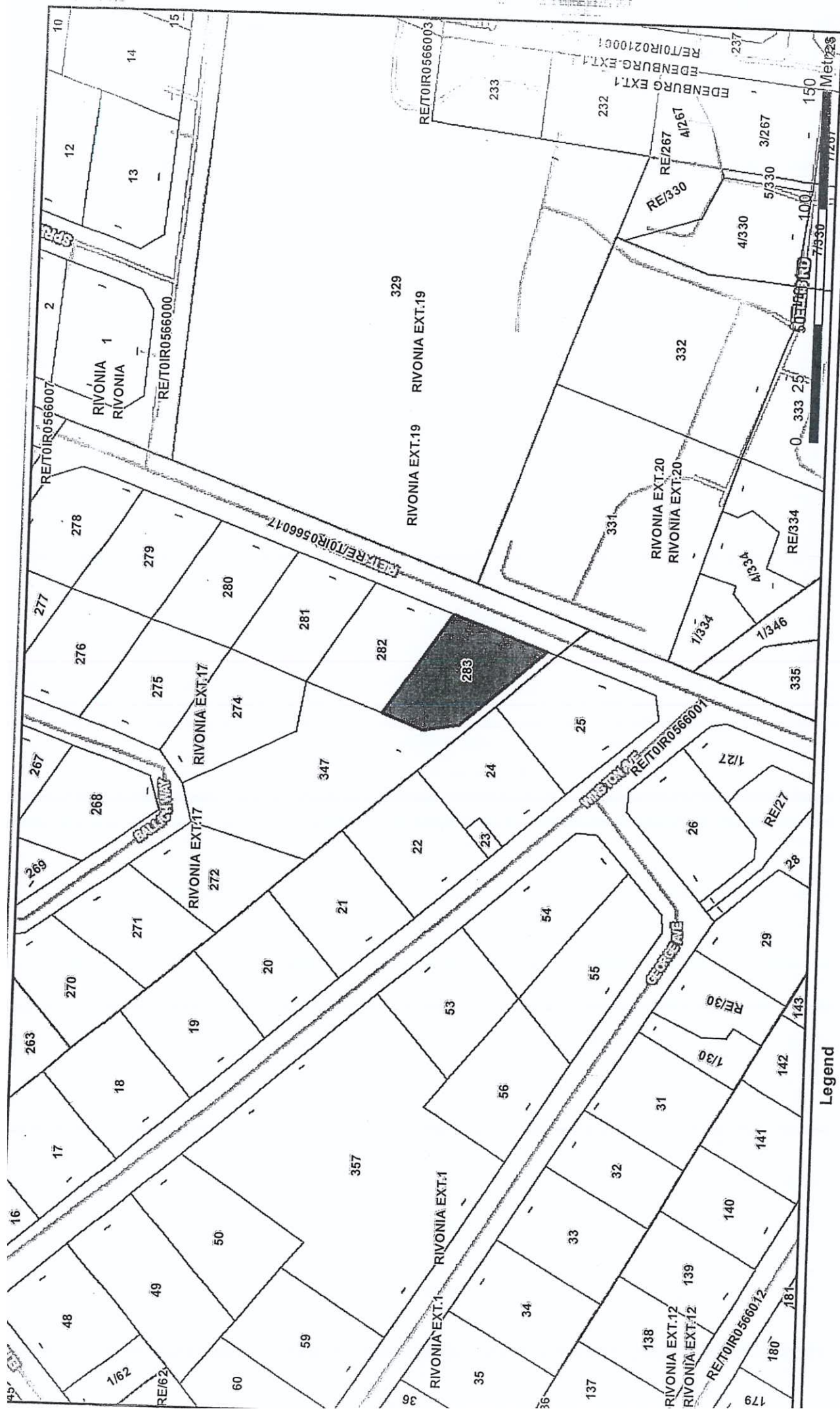
The merits of the application have been outlined in the preceding sections and the need for and desirability of the application was addressed.

The application satisfies the requirements of good town planning and should favourably be considered from a town planning point of view.

# ***LOCALITY PLAN***

## ***8.1***





- Legend**
- Registered and SG Approved Stands Labels
  - SG Approved Stands
  - Registered Stands
  - Proclaimed Townships
  - Building Control Zones

**Street Address**

**Access Indicator**

— A — P

**REPAIRED BY:**

ATE: Thursday, January 9, 2020

City of Johannesburg

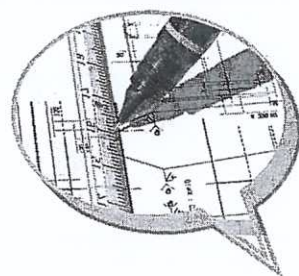
**CORPORATE GEO-INFORMATICS**

Proclaimed and SG Approved Township Labels



# ***ZONING PLAN***

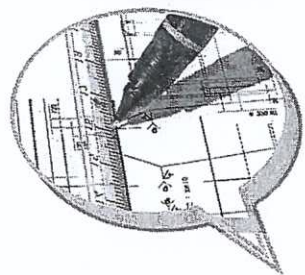
## ***8.2***

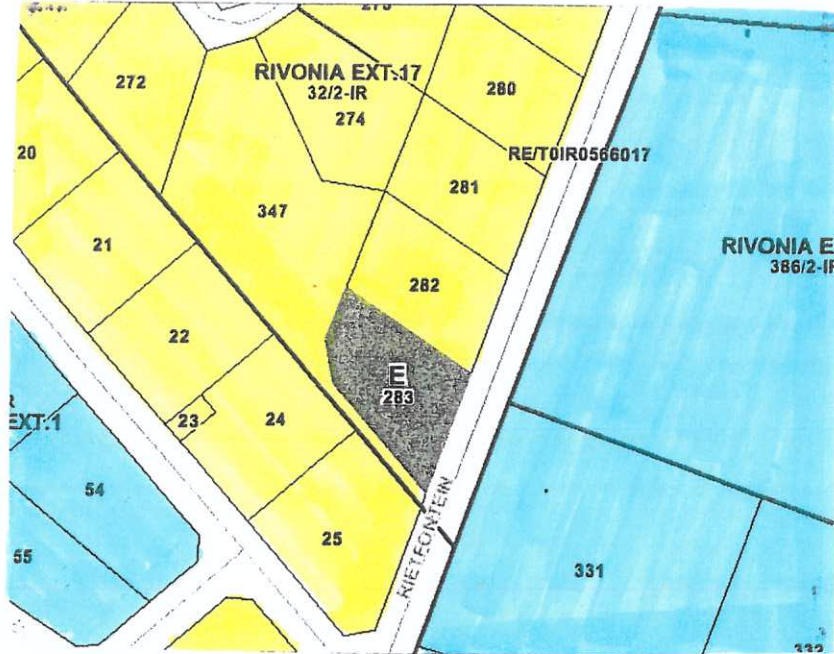




# ***LAND USE PLAN***

## ***8.3***





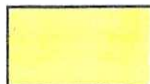
# LAND USE PLAN

ERF 283 RIVONIA EXTENSION 17 TOWNSHIP

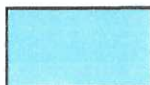
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RESIDENTIAL

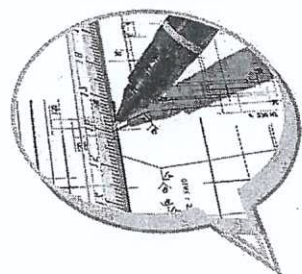


BUSINESSES



# ***SITE PLAN***

## ***8.4***





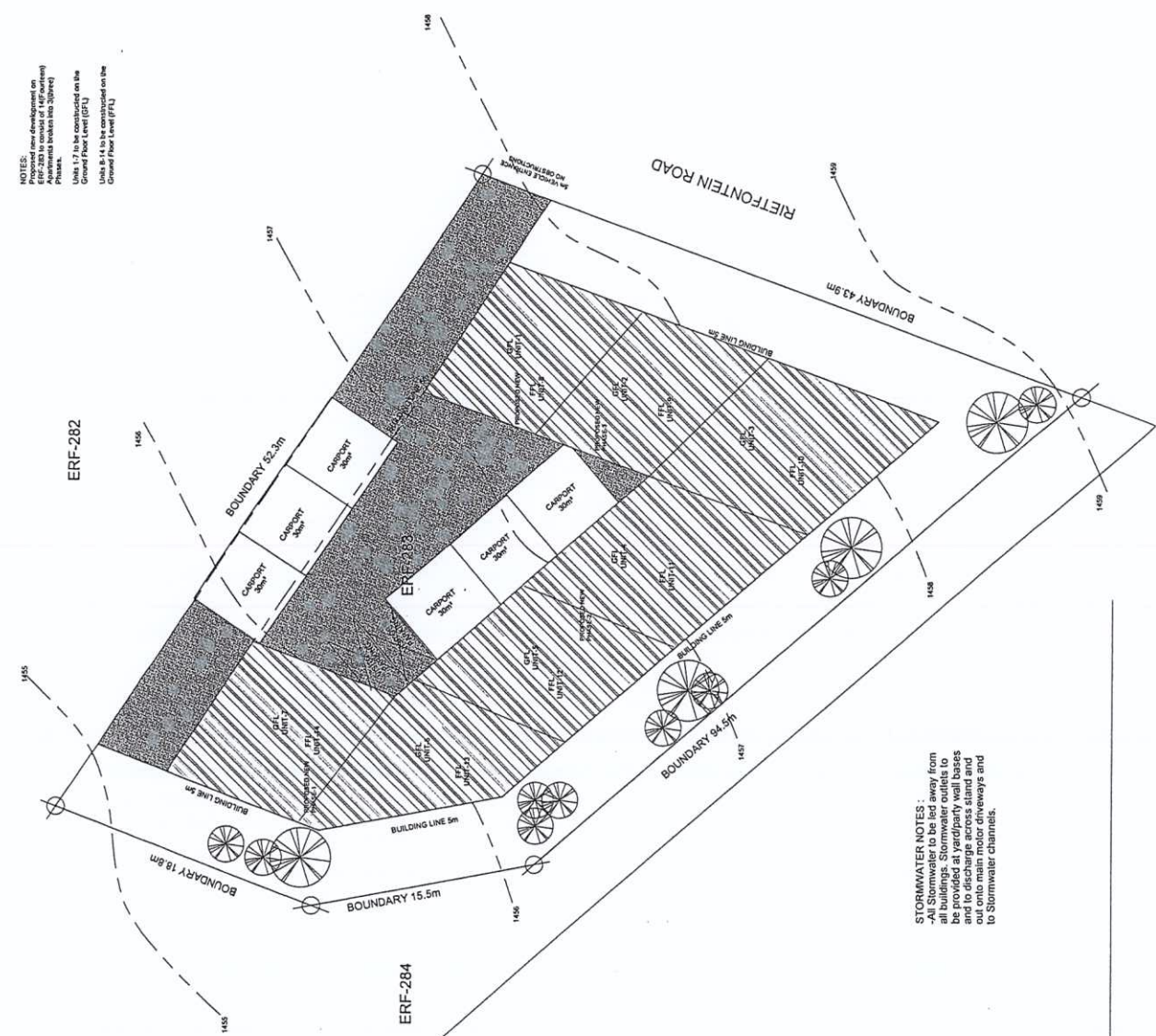
**MÜLLER ARCHITECTURE**  
<https://www.muellerarchitecture.co.za>  
 Consultant: Müller Architecture  
 Address: 237 Lencia st, Lynnwood Ridge  
 Phone: 082 442 7813  
 Email: muellerarchitecture@gmail.com

**GENERAL NOTES:**  
 1. Dimensions from drawings refer to given dimensions.  
 2. All work to comply with NBR and Local by laws.  
 3. Consult the Architect/Draftsman in case of any uncertainties. (If Unsure ask).  
 4. Copyright Reserved.  
 5. Every Unit, case and all other details shall be above window height.  
 6. Gypsum installation as per SABS 0254.

AREA SCHEDULE	
<b>PROPOSED NEW PHASE-1</b>	
UNIT-6	100m <sup>2</sup>
UNIT-7	100m <sup>2</sup>
UNIT-13	100m <sup>2</sup>
UNIT-14	100m <sup>2</sup>
<b>PROPOSED NEW PHASE-1 TOTAL AREA</b>	<b>400m<sup>2</sup></b>
<b>PROPOSED NEW PHASE-2</b>	
UNIT-4	100m <sup>2</sup>
UNIT-5	100m <sup>2</sup>
UNIT-11	100m <sup>2</sup>
UNIT-12	100m <sup>2</sup>
<b>PROPOSED NEW PHASE-2 TOTAL AREA</b>	<b>400m<sup>2</sup></b>
<b>PROPOSED NEW PHASE-3</b>	
UNIT-1	100m <sup>2</sup>
UNIT-2	100m <sup>2</sup>
UNIT-3	100m <sup>2</sup>
UNIT-8	100m <sup>2</sup>
UNIT-9	100m <sup>2</sup>
UNIT-10	100m <sup>2</sup>
<b>PROPOSED NEW PHASE-3 TOTAL AREA</b>	<b>600m<sup>2</sup></b>
<b>PROPOSED NEW TOTAL AREA</b>	<b>1400m<sup>2</sup></b>
<b>PROPOSED NEW TOTAL COVERAGE AREA</b>	<b>700m<sup>2</sup></b>
<b>TOTAL STAND AREA COVERAGE</b>	<b>1800m<sup>2</sup></b>
<b>COVERAGE</b>	<b>50%</b>

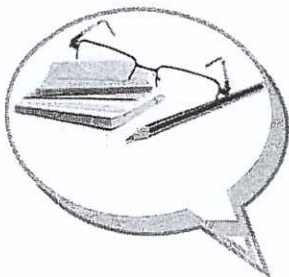
**Owner: Mr. Vishane**  
 Project: Proposed New Development on ERF-283 Roonia  
**DRAWING TITLE:**  
**SITE PLAN**  
 DRAWING NUMBER: MA-240819-REV/PC-00  
 Date: \_\_\_\_\_  
 Drawn by: CS Müller  
 Checked by: \_\_\_\_\_  
 Scale: 1:150

**NOTES:**  
 1. All structures to be constructed on ERF-283 to comply with 147 (3)(b) of the Building Regulations.  
 2. All structures to be constructed on the Ground Floor Level (GFL).  
 3. Units B & C to be constructed on the Ground Floor Level (GFL).



**STORMWATER NOTES:**  
 -All Stormwater to be led away from all buildings. Stormwater outlets to be provided at yard/party wall bases and to discharge across stand and into stormwater channels and stormwater channels.

***DEED OF TRANSFER***  
***ANNEXURE 9.1***



SEELKREG  
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FEES R.....

Prepared by me

CONVEYANCER  
Tania Maria Dos Reis Gil

T16 68924

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

RIGARDT BARNARD

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she the said Appearer being duly authorised thereto by a Power of Attorney signed at Woodmead on 25 day of July 2016 and granted to him/her by

KEITH GIANCARLO REYNOLDS  
Identity number 471024 5051 08 1  
Unmarried

Handwritten signature of Tania Maria Dos Reis Gil  
T.A.

T.G.



AND the said Appearer declared that his/her Principal(s) the said Seller(s) had truly and legally sold the under mentioned property on 14 April 2016 and that he/she, the said Appearer, in his/her capacity aforesaid, did by these presents, cede and transfer to and on behalf of

**HEMALINI KUNTHANLAL**  
Identity number 790528 0137 08 7  
Married out of community of property

her Heirs, Executors, Administrators or Assigns

In full and free property:

ERF 283 RIVONIA EXTENSION 17 TOWNSHIP  
REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING: 1 800 (One Thousand Eight Hundred) SQUARE METRES

FIRST TRANSFERRED AND STILL HELD BY DEED OF TRANSFER T30378/1982 WITH  
GENERAL PLAN S.G. NO 7632/1980 RELATING THERETO

SPECIALLY SUBJECT to the following conditions:

- A. (a) THE erf is subject to a servitude 2 metres wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary if and when required by the local authority.
- (b) NO building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 metres thereof.
- (c) THE local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid deed.



WHEREFORE the Appearer, renouncing all the right and title which the said

**KEITH GIANCARLO REYNOLDS, Unmarried**

heretofore had to the property, did, in consequence also acknowledge them, to be entirely disposed of, and disentitled to, the same, and that by virtue of these presents, the said

**HEMALINI KUNTHANLAL, Married as aforesaid**

her Heirs, Executors, Administrators or Assigns,

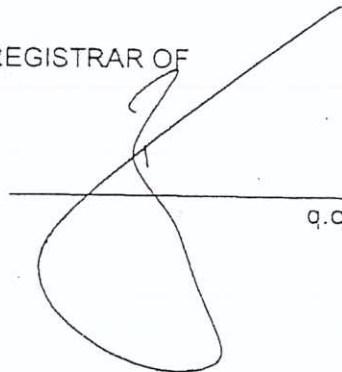
now are and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the property was sold for the sum of R 2 249 000.00 (Two Million Two Hundred and Forty Nine Thousand Rand).

IN WITNESS WHEREOF I, the said REGISTRAR, together with the Appearer, have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at PRETORIA on

2016-08-31


In my presence

  
\_\_\_\_\_  
q.q.

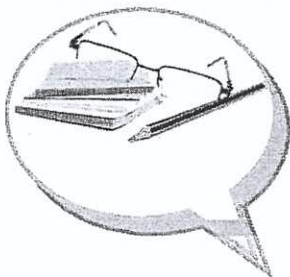
  
\_\_\_\_\_  
REGISTRAR OF DEEDS

T.G.

PAGE 04  
ANNEXURE TO I  
16 68924

VERBIND		MORTGAGED	
VIR			
FOR R 2 249 000.00			
B	16	37073	
2016-08-31			
REGISTRATEUR/REGISTRAR			

***SPECIAL POWER  
OF ATTORNEY  
ANNEXURE 9.2***



## SPECIAL POWER OF ATTORNEY

I/We, the undersigned, Hemalini Kumbudal, in my/our capacity as the registered owner/s of **ERF 283 RIVONIA EXTENSION 17 TOWNSHIP**, do hereby nominate, constitute and appoint **DANIE HARMSE** from **DH PROJECT PLANNING CC**, as Consulting Town Planner, with powers of substitution to be my/our lawful Agent in my/our name, place and stead, to make application for:

The Amendment of the **City of Johannesburg Land Use Scheme 2018**, in terms of **Section 21 of the City of Johannesburg Municipal Planning By-Laws 2016**, read with the **Spatial Planning and Land Use Management Act 2013**, for the rezoning of above property from "Residential 3" allowing 3 dwelling units to "Residential 3" to allow 16 dwelling units, subject to certain conditions, and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as I/we might or could do if personally present and acting herein—ratifying, allowing and confirming all actions taken from the date hereof in applying for the rezoning of the said property and promising and agreeing to ratify, allow and confirm all and whatsoever my/our said Agent shall lawfully do, or cause to be done, by virtue of these present.

Signed at Boksburg this 12<sup>th</sup> day of December 2019,  
in the presence of the undersigned witnesses:

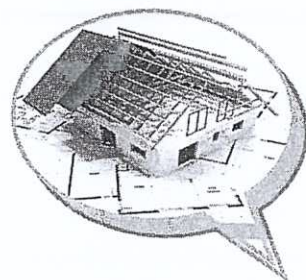
Witnesses:

1. Hegibel

2. John

[Signature]  
Owner/s signature

***BONDHOLDERS  
CONSENT  
ANNEXURE 9.3***





DHPP Town Planning Services  
Email: [danie@dhpp.co.za](mailto:danie@dhpp.co.za)

18 November 2019

Your ref: Danie Harmse  
Our ref: T Hilder

Dear Sir/Madam

**HOME LOAN IN THE NAME OF : Mrs Hemalini Kunthanlal**  
**ACCOUNT NUMBER : B16 37073**  
**SECURITY DESCRIPTION : Erf 283 Rivonia Extension 17**

We refer to your request dated 17 October 2019 and advise as follows:

We have no objection to the proposed rezoning of Erf 283 Rivonia Extension 17 Township from "Residential 3" allowing 3 units to "Residential 3" allowing 16 dwelling units, subject to the property to remain bonded with Nedbank and remaining security to be re-valued and confirmed prior to any of the property to be sold.

If you have any further questions regarding this matter, kindly contact Theona Hilder on 010 234 7719.

Yours faithfully

*pp T. Hilder*

**FAZILA VARIAWA**  
**Senior Manager**  
**Administrations**  
**Gauteng Home Loans**

cc [claytonm@telkomsa.net](mailto:claytonm@telkomsa.net)

#### Home Loans | GAUTENG

Nedbank Park II 1st Floor 6 Press Avenue Selby 2001 | PO Box 2752 Johannesburg 2000 South Africa  
T 0860 555 111 F 011 495 9163

Directors: V Naidoo (Chairman) MWT Brown (Chief Executive) HR Brody BA Dames NP Dongwana EM Kruger RAG Leith PM Makwana L Makalima Dr MA Matoane RK Morathi (Chief Financial Officer) MP Moyo JK Netshitenzhe MC Nkuhlu (Chief Operating Officer) S Subramoney  
Company Secretary: J Katzin 10.05.2019.

[www.nedbank.co.za](http://www.nedbank.co.za)

**NEDBANK**

***ZONING SHEET***  
***ANNEXURE 9.4***





a world class African city

## ZONING INFORMATION NOTE PAD

REQUESTED BY:

LAND USE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018

NAME OF APPLICANT:

ERF / HOLDING / FARM PORTION: 283 (1799m<sup>2</sup>)

TOWNSHIP NAME / HOLDING NAME / FARM NAME: RIVONIA EXT.17

STREET NAME AND NUMBER: 57 RIETFontein ROAD

### ZONING INFORMATION

USE ZONE: Residential 1

HEIGHT ZONE: A (REFER TO TABLE 4)

FLOOR AREA RATIO: REFER TO TABLE 6

COVERAGE: REFER TO TABLE 5

DENSITY: 1 dwelling per erf m<sup>2</sup>

BUILDING LINE: REFER TO TABLE 7

PARKING: AS PER SCHEME

AMENDMENT SCHEME APPLICABLE: 366

SERVED BY:

DATE: 09/01/2020

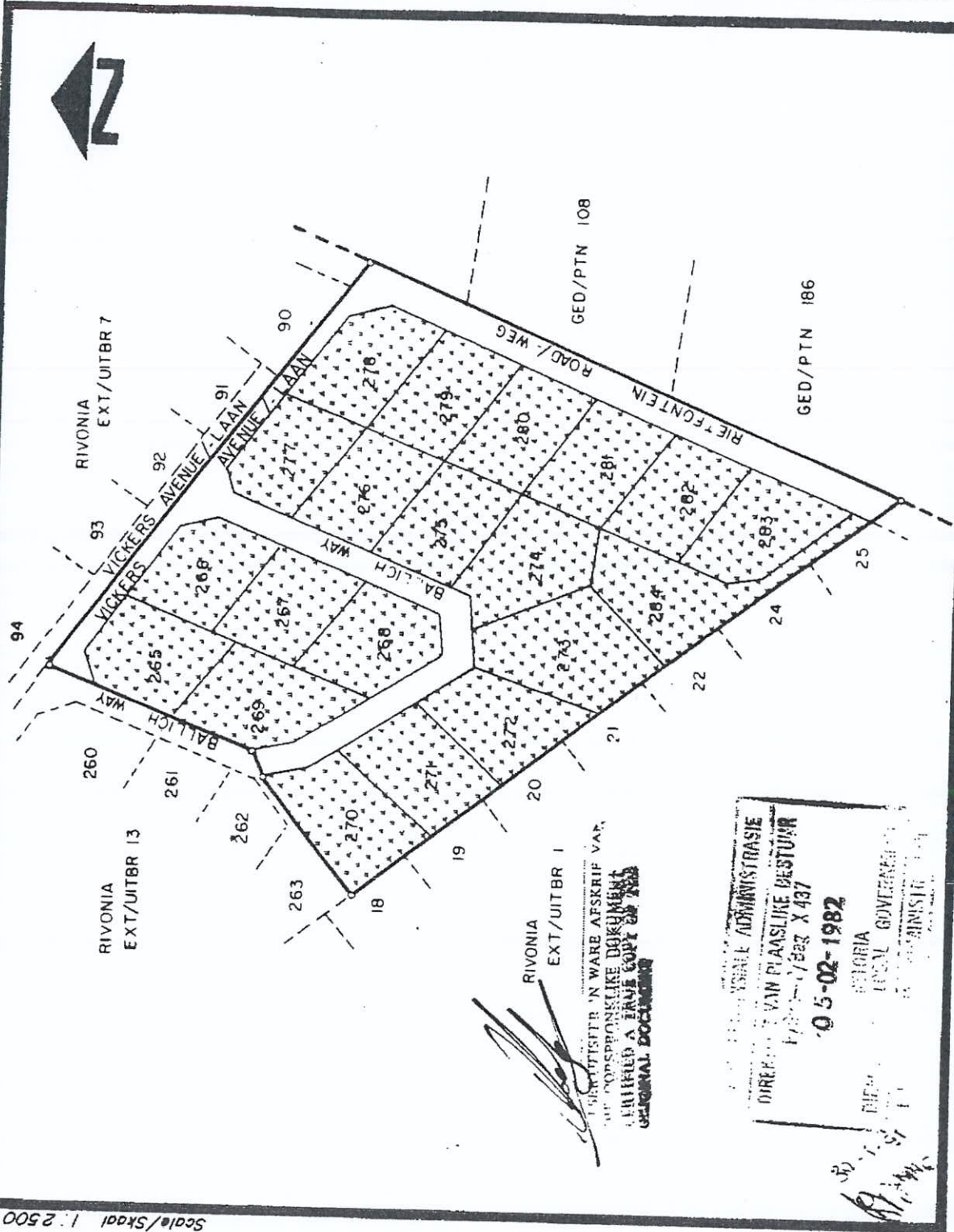
The Town Planning Scheme is open for inspection at the 8<sup>th</sup> floor, 158 Civic boulevards (previously 158 Loveday Street) between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the Town Planning Scheme. Whilst the utmost is done to ensure accuracy, the City of Johannesburg does not accept responsibility for any incorrect information given on this form.

The applicant's attention is drawn to the general provisions of the Town Planning Scheme.

It should be noted that the provisions of the Town Planning Scheme do not override any restrictive conditions that may be contained in the Title Deeds.

PLEASE NOTE:

No information will be given telephonically due to the technical and interpretive complications.



ERVEN/ERWE 265 - 284  
RIVONIA EXT./UITBR. 17

REFERENCE

VERWYSING

TOWNSHIP BOUNDARY  
DORP-GRENS

EXISTING PUBLIC ROADS  
BESTAANDE OPENBARE PAAIE

RESIDENTIAL  
RESIDENSIEEL

RECOMMENDED FOR  
VIR GOEDKEURING

APPROVAL  
AANBEVEEL

*J. R. Robinson*  
CHAIRMAN TOWNSHIPS BOARD  
VOORSITTER DORPERAAD

PRETORIA - 57881 - 1980

APPROVED  
GOEDGEKEUR

*[Signature]*

*[Signature]*

RIVONIA  
EXT./UITBR 1

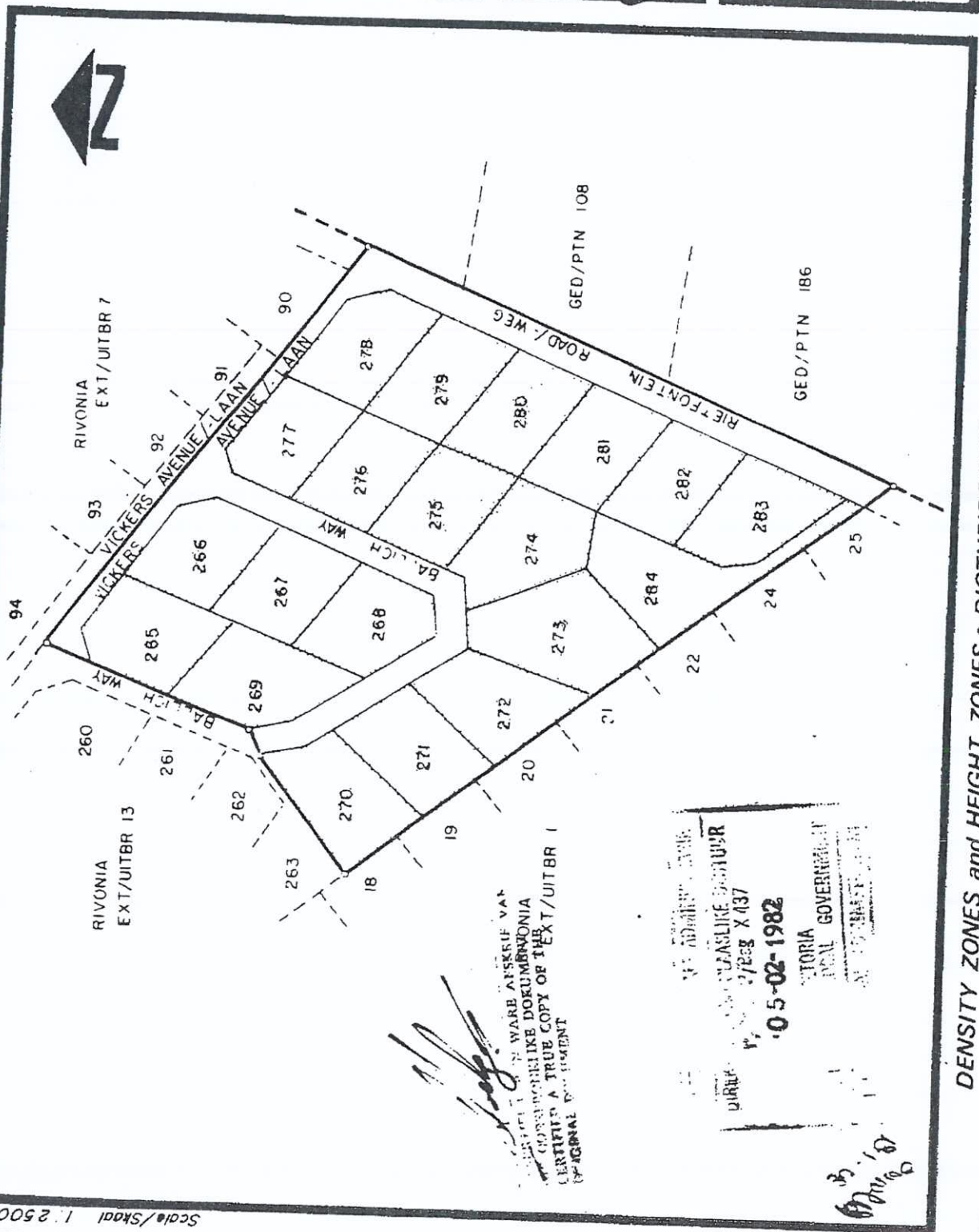
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DIE OORSPRONKELIKE DOKUMENT  
GEMERK A TRUUE COPY OF THE  
ORIGINAL DOCUMENT

1980-05-02-1982

DIREKTORATIE VAN PLAASLIKE BESTUUR  
17/05-1982 X 437

PRETORIA  
LOCAL GOVERNMENT

USE ZONES • GEBRUIKSONES



ERVEN/ERWE 265-284  
RIVONIA EXT./UITBR 17

REFERENCE VERWYSING

TOWNSHIP BOUNDARY DORPSENS

ONE DWELLING EEN WOONHUIS per 1 HA

RECOMMENDED FOR APPROVAL  
VOOR AANBEVEELING

*Jacobus...*

CHAIRMAN TOWNSHIP'S BOARD  
VOORSITTER DORPERAAD

PRETORIA 5/8/81 1980

APPROVED  
GOEDGEKEUR

*[Signature]*

WAT WARE AFSKRIF VAN  
GOEWERDELIKE DOKUMENT  
CERTIFIED A TRUE COPY OF THE  
ORIGINAL DOCUMENT

05-02-1982

VICTORIA LOCAL GOVERNMENT

DENSITY ZONES and HEIGHT ZONES • DIGTHEIDSONES en HOOGTESONES

**TABLE 4: HEIGHT DEVELOPMENT REQUIREMENTS**

(1) Height Zone	(2) Number of storeys	(3)								
		Johannesburg	Sandton	Robodepool	Rainburg	Lenasia	Modderfontein	Walterville	Edeurvale	Peri-Urban Hallway House Annexure F Lehlabong Westonaria Southern Jhb Region
<b>A</b>	3	0	0	0	0	0	0	0	3	0
		6	2	4	3	1	1	1	4'	
		7	3	5		2	2	2	5	
		8	4	6		3	3	3	6	
			5	7		4	4	4	7	
			6	8		5	5	5	8	
			7	9		6	6	6	9	
			8	10		7	7	7	10	
			9	11		8	8	8	11	
			10	12		9	9	9		
			11			10				
<b>B</b>	5	5	1	3	2					
<b>C</b>	As per Clause 30	1		1	1				0	
		2		2					1	
		3							2	
		4								

- (a.) In respect of an erf or site fronting onto a pedestrian mall;
  - (b.) On any Use Zone to an additional maximum of 10%.
  - (c.) In considering an application for its consent in terms of Sub-clause (3.)(c.)(a.) the Council shall in addition to any other relevant factors have regard to the likely effect upon plant life, possible future road improvements and the location of essential services
  - (d.) On Residential 1 zoned erven, smaller than 500m<sup>2</sup> the coverage for a single storey building may be 60%.
- (5.) The coverage as reflected in Table 5 shall not be applicable to residential cluster / group housing (freehold) development, in which instance the coverage shall be determined in terms of an approved Site Development Plan.
- (6.) The coverage as reflected in Table 5 shall not be applicable to the, "Agricultural" and "Undetermined" Use Zones, developed for a dwelling house only, in which instance the coverage shall not exceed 30%.

**TABLE 5: COVERAGE DEVELOPMENT REQUIREMENTS**

(1) Height Zone	(2) Dwelling Houses, Dwelling Units, Residential Buildings	(3) Shops, Business Purposes, Institutional- Educational Facilities	(4) Industrial Purposes	(5) Other Uses
<b>A</b>	50% for one storey  50% for two storeys  40% for three storeys	50%	70%	70%
<b>B</b>	Residential 1: 60%  Residential 2: 70%  Residential 3: 80%	70%	85%	60%
<b>C</b>	100%	100%	100%	100%

### 32. FLOOR AREA RESTRICTIONS

- (1.) No building shall be erected so as to exceed the floor area ratio as prescribed in Table 6 of the Land Use Scheme. The floor area ratios as given in columns 2, 3, 4 and 5 of Table 6 are applicable to buildings erected in the Height Zones given in Table 4.
- (2.) In the case of an erf situated at the junction of two roads the applicable floor area ratios of which are not equal, the higher floor area ratio shall apply for a distance of 15,75m, measured along the street with the lower applicable floor area ratio. This is applicable in the Inner City Annexure 17 (A/S 4458) only.
- (3.) If an erf has no street frontage and access to a road is gained over another erf which fronts onto such street, the floor area ratio of the latter erf shall apply to such erf. This is applicable in the Inner City Annexure 17 (A/S 4458) only.
- (4.) The floor area ratio as reflected in Table 6 shall not be applicable to residential cluster / group housing (freehold) development, in which instance the floor area ratio shall be determined in terms of an approved Site Development Plan.

**TABLE 6: FLOOR AREA DEVELOPMENT REQUIREMENTS**

(1) Height Zone	(2) Dwelling Houses, Dwelling Units, Residential Buildings, Institutional, Educational Facilities	(3) Shops, Business Purposes	(4) Industrial Purposes	(5) Other Uses not found in Columns (2), (3) & (4)
<b>A</b>	1,2	2,1	2,1	2,1
<b>B</b>	2,4	3,0	3,0	3,0
<b>C</b>	4,0	4,0	4,0	4,0
<b>NOTE</b>	With regard to the Inner City see Annexure 17 (A/S 4458)			

### 33. ADDITIONAL FLOOR AREA

- (1.) The Council may grant its written consent to the floor area ratio being increased:
  - (a.) On any Use Zone to an additional maximum of 0,1;

- (3.) In considering an application for its consent in terms of Sub-clause (1.) the Council shall, in addition to any other relevant factors, have regard to:
- (a.) The possibility of future road improvements;
  - (b.) The location of the building in relation to surrounding sites and buildings;
  - (c.) The slope of the land comprising the erf or site in relation to the slope of surrounding land;
  - (d.) The arrangement of the buildings on the erf;
  - (e.) All existing and/or future servitudes for engineering services;
  - (f.) Any factor indicating the compliance with the building line would unreasonably interfere with the development of the erf.
  - (g.) If an erf or site abuts a provincial road or a national road, a building restriction shall be applicable in accordance with the standards laid down by the relevant Provincial Department or controlling body.

**TABLE 7: BUILDING LINE RESTRICTION AREAS**

(1) Use Zone and/or Land	(2) Size of Erf or Site or Height Zone	(3) Minimum Distance in meters between building line and street boundary
Residential 1, 2, 3, 4 & 5	Erven of 500m <sup>2</sup> or less	1,0 m
	Erven larger than 500m <sup>2</sup>	3,0 m
Agricultural Holdings & farm portions	Less than 9ha	9,0 m
	9ha and greater	30,0 m
All other Use Zones	Height Zones A and B	3,0 m
	Height Zone C	1,5 m

***FORMER APPROVED  
RIGHTS  
ANNEXURE 9.5***





**EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING**


**CITY OF JOHANNESBURG**

---

<b>Use Zone 3:</b>	"Residential 3"
<b>Primary Rights:</b>	As per Scheme.
<b>Consent Rights:</b>	As per scheme.
<b>No Rights:</b>	As per Scheme.
<b>Servitude:</b>	As per Scheme.
<b>Height:</b>	As per Scheme – 2 Storeys.
<b>Coverage:</b>	As per Scheme – 50%
<b>FAR:</b>	As per Scheme – 1.0
<b>Parking Provision:</b>	As per Scheme.
<b>Density:</b>	As per Scheme – A maximum of 3 dwelling units on the site.
<b>Building Lines:</b>	As per Scheme.

**General Conditions**


- 1) A Site Development Plan drawn to a scale of 1:500, or to any other scale approved by the Local Authority, shall be submitted to the Local Authority for approval, where such plan shall be approved prior to the approval of building plans. All technical department requirements shall be complied with prior to the approval of the SDP.
- 2) If necessary, the Site Development Plan (SDP) will be assessed by the Urban Design Assessment Committee (UDAC) to ensure the proposed development conforms to a variety of urban design principles.
- 3) Access shall be to the satisfaction of the Council.
- 4) Parking shall be provided on-site to the satisfaction JRA.
- 5) In terms of Sections 25(1) and 25(6) of the City of Johannesburg Municipal Planning By-law, 2016, the property owner shall be notified by registered letter within a period of 30 days after promulgation of the scheme, to pay bulk contribution fees (to be determined at the time) to the City of Johannesburg for upgrading of civil engineering services.
- 6) A contribution towards the provision of engineering services and an endowment in lieu of parks and open spaces shall be payable in terms of Section 25 of the City of Johannesburg Municipal Planning By-law, 2016.
- 7) The property shall be landscaped and maintained to the satisfaction of the Council.
- 8) The requirements of the Municipal Owned Entities (M.O.E's) and or any other Department/s shall be complied with to the satisfaction of the respective officers.

  
Jnd 17/9/2018<sup>1</sup>

EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING  
CITY OF JOHANNESBURG

---

APPROVED: \_\_\_\_\_

  
accepted 17/9/2018

DATE: \_\_\_\_\_

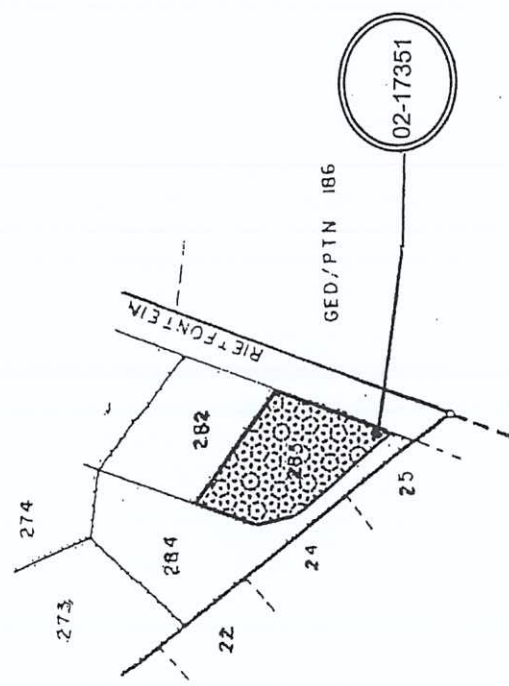
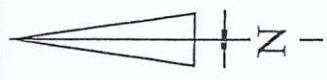
**RIVONIA EXTENSION 17**  
**ERF 283**

REFERENCE

ANNEXURE

USE ZONE

RESIDENTIAL 3



APPROVED

EXECUTIVE DIRECTOR : DEPARTMENT OF  
 DEVELOPMENT PLANNING :  
 (CITY OF JOHANNESBURG)

DATE \_\_\_\_\_

KODE  
CODE

116 SANDTON

DORPSBEPLANNINGSKEMA  
TOWN PLANNING SCHEME

1980

KAART  
MAP

3 B

REEKS  
SERIES

WYSIGINGSKEMA  
AMENDMENT SCHEME

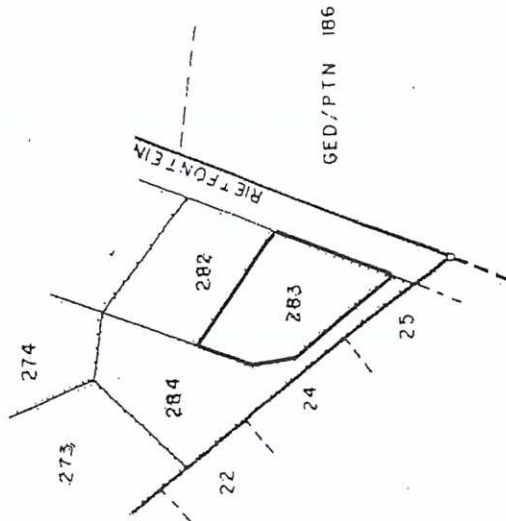
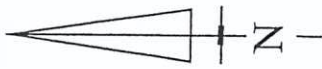
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VEL  
SHEET

1 VAN  
OF

1 VELLE  
SHEETS

SKAAL / SCALE 1:2500



# RIVONIA EXTENSION 17

## ERF 283

REFERENCE

ANNEXURE



APPROVED

EXECUTIVE DIRECTOR : DEPARTMENT OF  
DEVELOPMENT PLANNING :  
(CITY OF JOHANNESBURG)

DATE \_\_\_\_\_

GEBRUIKSONES \* USE ZONES

KODE  
CODE

116 SANDTON

DORPSBEPLANNINGSKEMA 1980  
TOWN PLANNING SCHEME

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ANEXURE

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WYSIGINGSKEMA  
AMENDMENT SCHEME

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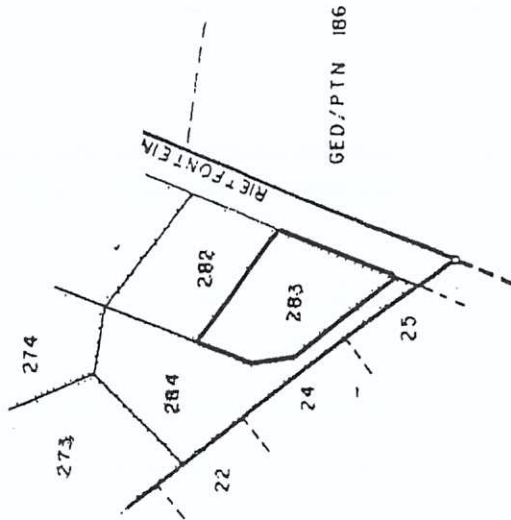
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SHEETS

SKAAL / SCALE 1:2500



**RIVONIA EXTENSION 17**

**ERF 283**

APPROVED

EXECUTIVE DIRECTOR : DEPARTMENT OF  
DEVELOPMENT PLANNING :  
(CITY OF JOHANNESBURG)

DATE \_\_\_\_\_

SANDTON TOWN PLANNING SCHEME 1980, APPROVED BY THE VIRTUE OF ADMINISTRATORS NOTICE 606, DATED 28 MAY 1980 IS HEREBY FURTHER AMENDED AND ALTERED IN THE FOLLOWING MANNER:

- Use Zone 3:** "Residential 3"
- Primary Rights:** As per Scheme.
- Consent Rights:** As per scheme.
- No Rights:** As per Scheme.
- Servitude:** As per Scheme.
- Height:** As per Scheme – 2 Storeys.
- Coverage:** As per Scheme – 50%
- FAR:** As per Scheme – 1.0
- Parking Provision:** As per Scheme.
- Density:** As per Scheme – A maximum of 3 dwelling units on the site.
- Building Lines:** As per Scheme.

# RIVONIA EXTENSION 17

## ERF 283

APPROVED

EXECUTIVE DIRECTOR : DEPARTMENT OF  
DEVELOPMENT PLANNING :  
(CITY OF JOHANNESBURG)

DATE \_\_\_\_\_

**General Conditions**

- 1) A Site Development Plan drawn to a scale of 1:500, or to any other scale approved by the Local Authority, shall be submitted to the Local Authority for approval, where such plan shall be approved prior to the approval of building plans. All technical department requirements shall be compiled with prior to the approval of the SDP.
- 2) If necessary, the Site Development Plan (SDP) will be assessed by the Urban Design Assessment Committee (UDAC) to ensure the proposed development conforms to a variety of urban design principles.
- 3) Access shall be to the satisfaction of the Council.
- 4) Parking shall be provided on-site to the satisfaction JRA.
- 5) In terms of Sections 25(1) and 25(6) of the City of Johannesburg Municipal Planning By-law, 2016, the property owner shall be notified by registered letter within a period of 30 days after promulgation of the scheme, to pay bulk contribution fees (to be determined at the time) to the City of Johannesburg for upgrading of civil engineering services.
- 6) A contribution towards the provision of engineering services and an endowment in lieu of parks and open spaces shall be payable in terms of Section 25 of the City of Johannesburg Municipal Planning By-law, 2016.
- 7) The property shall be landscaped and maintained to the satisfaction of the Council.
- 8) The requirements of the Municipal Owned Entities (M.O.E's) and or any other Department/s shall be complied with to the satisfaction of the respective officers.

**RIVONIA EXTENSION 17**

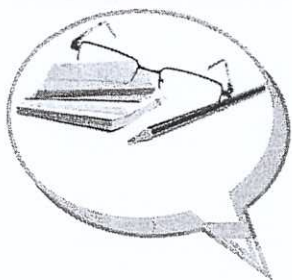
**ERF 283**

APPROVED

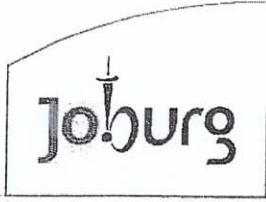
EXECUTIVE DIRECTOR : DEPARTMENT OF  
DEVELOPMENT PLANNING :  
(CITY OF JOHANNESBURG)

DATE \_\_\_\_\_

***PPM LETTER  
ANNEXURE 9.6***







a world class African city

City of Johannesburg

Land Use Management	P O Box 30733	Tel +27(0) 11 407 6244
Metropolitan Centre	Braamfontein	Fax +27(0) 11 403 1983
158 Civic Boulevard	South Africa	<a href="http://www.joburg.org.za">www.joburg.org.za</a>

**DH Project Planning  
P.O. BOX 145027  
BRACKEN GARDENS  
1452**

**QUERY: ENQUIRY FOR PROPOSED REZONING OF ERF 283 RIVONIA EXTENSION 17 FROM "RESIDENTIAL 3" ALLOWING 3 DWELLING UNITS TO "RESIDENTIAL 3" TO ALLOW 16 SECTIONAL TITLE UNITS.**

Dear Madam / Sir

Your query dated **12 August 2019**, has reference. Your query was first heard at a Planning Permission Meeting (PPM) held on **15 August 2019** and finalized on PPM held on **12 September 2019** and the following was **UNANIMOUSLY** decided as **FINAL**:

- In terms of the SDF, 2040, the site is located just outside the Rivonia Regional Node but within a +- 100m walking distance.
- The city of Johannesburg's Department of Land Use Management **will support** in principle your proposal for a residential 3 allowing 3 dwelling units on site to residential 3 allowing 16 sectional title units (16 dwelling units on site) which equates to 89 dwelling units per hectare; however, the application that needs to be submitted is "a change of circumstances application" not "a rezoning application".

This possibility is mentioned and must be accepted quite without prejudice to what official advice is given to the City of Johannesburg and to what it may eventually decide. Kindly note that if you wish to proceed with the matter it will be necessary for you to submit documents, maps and fees in terms of the relevant legislation.

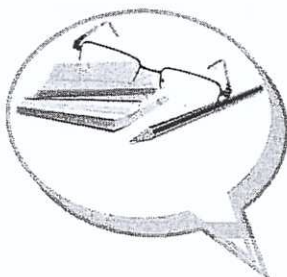
I must bring to your attention, and to the attention of the owner/client, that the City of Johannesburg shall take immediate and vigorous legal action against any unauthorised use on the site. Full costs of this legal action will be recovered from the property owner.

Yours faithfully

**FOR EXECUTIVE DIRECTOR:  
DEVELOPMENT PLANNING**

Enquiries : Ramunenyiwa V.C. (Town Planner)  
 Telephone : (011) 407-6359  
 E-mail : [vhahanqweler@joburg.org.za](mailto:vhahanqweler@joburg.org.za)  
 Date : 13/09/2019

***SCHEME CLAUSES  
AND MAP 2'S  
ANNEXURE 9.7***



CITY OF JOHANNESBURG LAND USE SCHEME 2018  
AMENDMENT SCHEME \_\_\_\_\_

The City of Johannesburg Land Use Scheme 2018, approved by virtue of Administrators notice \_\_\_\_\_, dated \_\_\_\_\_ 2018, is hereby further altered in the following manner:

1. The Map, Sheet \_\_\_A and \_\_\_B as shown on Map 2, Amendment Scheme \_\_\_\_\_.
2. By the addition of Annexure \_\_\_\_\_ to the Scheme.

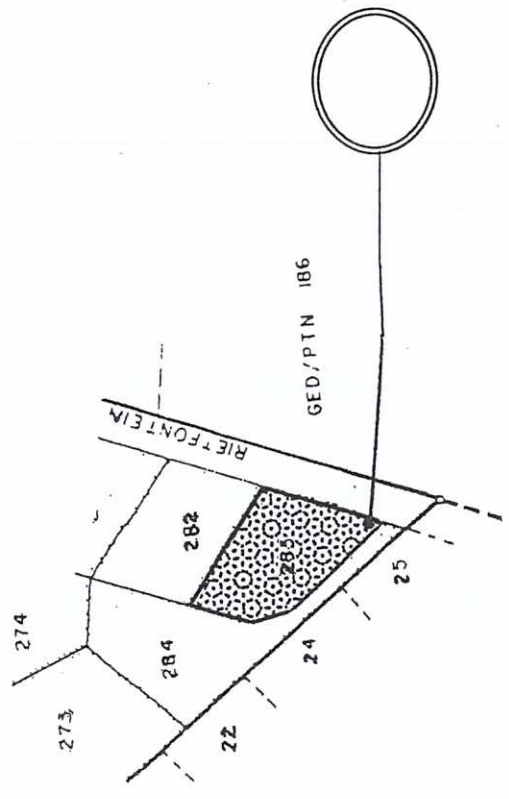
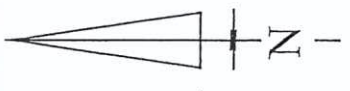
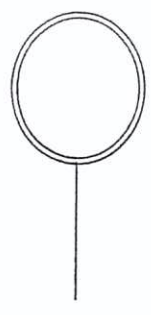
**STAD VAN JOHANNESBURG GRONDGEBRUIKS SKEMA 2018**  
**WYSIGINGSKEMA \_\_\_\_\_**

Die Stand van Johannesburg Grondgebruiks Skema 2018, goedgekeur kragtens Administrateurskennisgewing \_\_\_\_\_, gedateer \_\_\_\_\_ 2018, word hiermee soos volg gewysig en verander:

1. Die Kaart, Velle \_\_\_A en \_\_\_B soos aangetoon op Kaart 2, Wysigingskema \_\_\_\_\_.
2. Deur die byvoeging van Bylae \_\_\_\_\_ tot die skema.

**RIVONIA EXTENSION 17**  
**ERF 283**

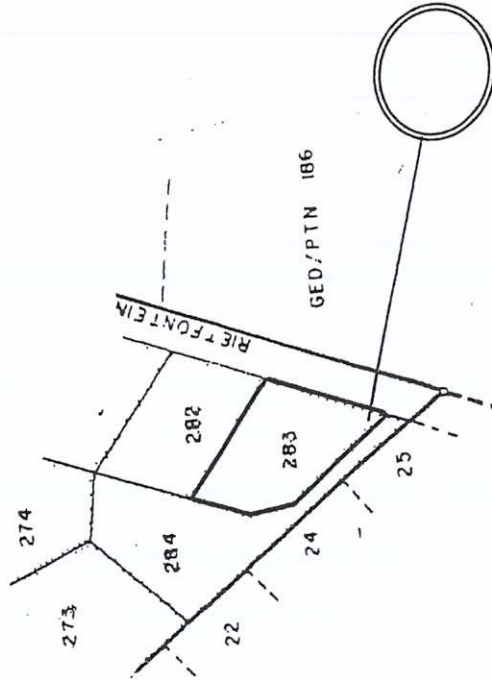
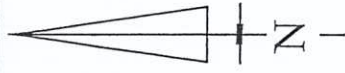
REFERENCE  
ANNEXURE  
USE ZONE  
RESIDENTIAL 3



APPROVED

EXECUTIVE DIRECTOR : DEPARTMENT OF  
DEVELOPMENT PLANNING :  
(CITY OF JOHANNESBURG)

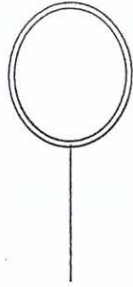
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# RIVONIA EXTENSION 17

## ERF 283

REFERENCE



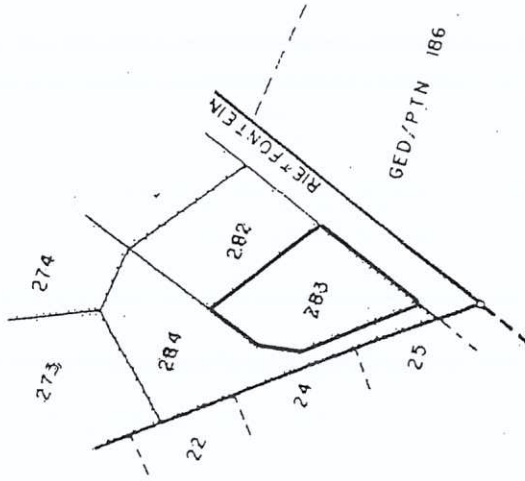
ANNEXURE

APPROVED

EXECUTIVE DIRECTOR : DEPARTMENT OF  
DEVELOPMENT PLANNING :  
(CITY OF JOHANNESBURG)

DATE \_\_\_\_\_

RIVONIA EXTENSION 17  
ERF 283



APPROVED

EXECUTIVE DIRECTOR : DEPARTMENT OF  
DEVELOPMENT PLANNING :  
(CITY OF JOHANNESBURG)

DATE \_\_\_\_\_

CITY OF JOHANNESBURG LAND USE SCHEME 2018, APPROVED BY THE VIRTUE OF ADMINISTRATORS NOTICE \_\_\_\_\_, DATED \_\_\_\_\_ 2018 IS HEREBY FURTHER AMENDED AND ALTERED IN THE FOLLOWING MANNER:

- Use Zone 3:** "Residential 3"
- Primary Rights:** As per Scheme.
- Consent Rights:** As per scheme.
- No Rights:** As per Scheme.
- Servitude:** As per Scheme.
- Height:** As per Scheme – 2 Storeys.
- Coverage:** As per Scheme – 50%
- FAR:** As per Scheme – 1.0
- Parking Provision:** As per Scheme.
- Density:** As per Scheme – A maximum of 16 dwelling units on the site.
- Building Lines:** As per Scheme.

# RIVONIA EXTENSION 17

## ERF 283

APPROVED

EXECUTIVE DIRECTOR : DEPARTMENT OF  
DEVELOPMENT PLANNING :  
(CITY OF JOHANNESBURG)

DATE \_\_\_\_\_



**General Conditions**

- 1) A Site Development Plan drawn to a scale of 1:500, or to any other scale approved by the Local Authority, shall be submitted to the Local Authority for approval, where such plan shall be approved prior to the approval of building plans. All technical department requirements shall be complied with prior to the approval of the SDP.
- 2) If necessary, the Site Development Plan (SDP) will be assessed by the Urban Design Assessment Committee (UDAC) to ensure the proposed development conforms to a variety of urban design principles.
- 3) Access shall be to the satisfaction of the Council.
- 4) Parking shall be provided on-site to the satisfaction JRA.
- 5) In terms of Sections 25(1) and 25(6) of the City of Johannesburg Municipal Planning By-law, 2016, the property owner shall be notified by registered letter within a period of 30 days after promulgation of the scheme, to pay bulk contribution fees (to be determined at the time) to the City of Johannesburg for upgrading of civil engineering services.
- 6) A contribution towards the provision of engineering services and an endowment in lieu of parks and open spaces shall be payable in terms of Section 25 of the City of Johannesburg Municipal Planning By-law, 2016.
- 7) The property shall be landscaped and maintained to the satisfaction of the Council.
- 8) The requirements of the Municipal Owned Entities (M.O.E's) and or any other Department/s shall be complied with to the satisfaction of the respective officers.

**RIVONIA EXTENSION 17**

**ERF 283**

APPROVED

EXECUTIVE DIRECTOR : DEPARTMENT OF  
DEVELOPMENT PLANNING :  
(CITY OF JOHANNESBURG)

DATE

DHPP Town Planning  
Att: DHPP Town Planning  
BOX 145027  
Bracken Gardens  
1452



a world class African city

2020/02/28

Dear Sir(s)/Madam(s),

Application in respect of Consent , in terms of the City of Johannesburg Municipal Planning By-Law, 2016.

TOWNSHIP(s):	RIVONIA EXT.17
ERF/ERVEN :	283
REGNO :	20/02/0825/2020

Your application dated 2020/02/27 has reference, and is herewith acknowledged.

Yours Faithfully

p.p EXECUTIVE DIRECTOR  
DEVELOPMENT PLANNING

Contact Person:	Sadia Mahomed
Tel No:	0114076153
Fax No:	0113394000

/pd

City of Johannesburg  
Development Planning  
Director: Development Management  
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