

15 April 2021

The Executive Director  
Development Planning  
P.O. Box 30733  
Braamfontein  
2017

Dear Sirs,

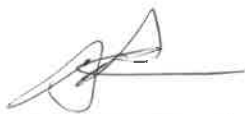
**APPLICATION FOR THE AMENDMENT OF LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG: MUNICIPAL PLANNING BY-LAW, 2016, AND IN ACCORDANCE WITH THE PROVISIONS OF SPLUMA, ACT 16 OF 2013, IN RESPECT OF ERVEN 116, 117, 118 PORTION 1 AND REMAINDER OF ERF 119 AND ERF 120 MELROSE**

The above application refers.

The following documents are attached hereto as required in terms of the relevant legislation:

1. Application form.
2. Motivation memorandum, including locality plan, land-use plan, zoning plan and zoning certificate.
3. Title Deeds.
4. Proposed scheme maps and annexures.
5. Company resolution.
6. Power of Attorney.
7. Bondholder's consent.
8. Undertaking to advertise.
9. Application fee of R 6 538.00 will be paid upon receipt of an invoice.

Yours faithfully



**KOBUS POTGIETER**  
082 559 3709  
kobus.potgieter@crafthomes.co.za

## Form A – Application Information

### APPLICABLE SCHEME:

CITY OF JOHANNESBURG ..... TOWN PLANNING SCHEME, 2018

### APPLICATION TYPE:

AMENDMENT OF AND USE SCHEME (REZONING)

### APPLICATION PURPOSES:

TO REZONE THE ERVEN FROM "SPECIAL", "RESIDENTIAL 1" AND "RESIDENTIAL 3" TO  
"RESIDENTIAL 3" WITH A DENSITY OF 220 UNITS ON THE COMBINED SITE, INCLUDING A  
CLUBHOUSE AND PRIVATE OPEN SPACE

### SITE DESCRIPTION:

Erf/Erven (stand) No(s): 116, 117, 118, RE AND PORTION 1 OF 119 AND 120

Township (Suburb) Name: MELROSE

Street Address: 50 & 52 JAMESON STR, 172 & 174 OXFORD STR ..... Code: 2196  
29 & 31 REFORM STR, MELROSE

### OWNER:

Full name: WINDFALL PROPERTIES 86 PTY LTD

Postal Address: Suite 500, P. Bag X26, Sunninghill ..... Code: 2157

Tel No (w): 011 510 9999 ..... Fax No: 011 510 9990

Cell: 082 559 3709

E-mail address: kobus.potgieter@crafthomes.co.za

### SIGNED:

Signature of owner/s

### DATE:

15/4/2021

## Form A – Application Information

### AUTHORISED AGENT (IF APPLICABLE)

Full name: BENAJAMIN JAKOBUS POTGIETER

Postal Address: Suite 266, P. Bag 51, Bryanston Code: 2021

Residential Address: 52 GROSVENOR ROAD, BRYANSTON, 2021

Tel No (w): 011 510 9792 Fax No: 011 510 9990

Cell: 082 559 3709

E-mail address: kobus.potgieter@crafthomes.co.za

**SIGNED:**  .....

Signature of Agent

**DATE:** 15/4/2021

**If an AUTHORISED AGENT is submitting the application, please submit:**

Special Power of Attorney (Form B)

OR – A letter of authorisation from the owner/s

### IF THE OWNER IS A COMPANY

A company resolution authorising the agent is required (Form C)

## SUMMARY OF EXISTING AND PROPOSED LAND USE RIGHTS & DEVELOPMENT CONTROL MEASURES TO BE COMPLETED AND VERIFIED BY APPLICANT

**PROPERTY DESCRIPTION :**  
(Information as per Title Deed)

Erf / Erven / Portion / Holding No. : 116, 117, 118, RE AND PORTION 1 OF 119 AND 120

**EXTENT OF SITE :**

15 771 m<sup>2</sup> Township / Farm / Holding : MELROSE

*As per Scheme must be described in detail.*

CITY OF JOHANNESBURG TOWN PLANNING SCHEME, 19 2018 .	EXISTING RIGHTS		PROPOSED RIGHTS	ADDITIONAL COMMENTS DEEMED RELEVANT & APPLICABLE
	IN TERMS OF ZONING	BY WAY OF SPECIAL CONSENT (if applicable)		
<b>ZONING</b>	"RES 1", "RES 3" & "SPECIAL"		RES 3 incl. POS & Clubhouse	
<b>A/S NO. / ANNEXURE NO. / REF NO.</b> (if applicable)	6563,2986,01-13102 (Copy of approved MAP 3 and Schedule / Annexure to be attached if applicable)	(Copy of approval letter to be attached if applicable)	Ref No. : _____	
<b>PERMISSIBLE LAND USES</b> (Please list all)	Dwelling house/units <i>Restaurants</i> Res Buildings, offices <i>Specialised retail</i>		Dwelling units, Res buildings, a clubhouse and private open space	
<b>LAND USES SPECIFICALLY EXCLUDED</b> (Please list all if applicable)	As per scheme		Uses not in column (3) & (4) of Table 2 of the TPS	
<b>HEIGHT OF BUILDINGS</b>				
<b>STOREYS</b>	3, 1, 6		4	
<b>HEIGHT IN METRES</b> (if applicable)	N/A		N/A	

COVERAGE			
%	50%, 70%		50%
ACTUAL EXTENT IN m <sup>2</sup>	9 358m <sup>2</sup>		7 885.5m <sup>2</sup>
FLOOR AREA RATIO			
RATIO	1.2 & 4.2		1.2
ACTUAL EXTENT IN m <sup>2</sup> (Indicate any limitations / restrictions applicable to specific land use/s, e.g. shops restricted to 250m <sup>2</sup> )	41 008m <sup>2</sup>		18 925.2m <sup>2</sup>
DENSITY			
UNITS/ha	N/A		140
MAXIMUM No. of UNITS	N/A		220
SPECIFY ANY OTHER LIMITATIONS / REQUIREMENTS (e.g. Line of No Access / Building Lines along Prov or National Roads, Maximum number of children / scholars for crèche / school, etc.)			

VERIFIED BY : \_\_\_\_\_ IN MY CAPACITY AS \_\_\_\_\_  
(PLEASE PRINT)

SIGNATURE : \_\_\_\_\_ DATE : \_\_\_\_ / \_\_\_\_ / 20\_\_\_\_

### UNDERTAKING TO ADVERTISE

An application for the amendment of a provision of the City's land use scheme or any other scheme that may still be applicable to the land under consideration as envisaged shall comply with the following procedures:

- (a) Notice of the application shall be given once by simultaneously publishing a notice in the **Provincial Gazette** and a **newspaper** that circulates within the area of jurisdiction of the application site in English;
- (b) Such notice shall clearly reflect in terms of which section of this By-law the application is made and which land use scheme or any other scheme is applicable;
- (c) Such notice shall reflect full details of the application including, but not limited to, the street address, the name of the township, a clear erf description of the erf concerned and the nature and general purpose of the application;
- (d) Such notice shall further reflect the name, postal address, telephone number, fax number and e-mail address of the person submitting the application;
- (e) Such notice shall further reflect that the application and its accompanied documents will lie open for inspection at specified times and at specified places at the City's offices and that any objection, comment or representation in regard thereto must be submitted timeously to the City in writing by registered post, by hand, by facsimile or by e-mail within a period of 28 days from the date of publication of the notice as envisaged in subsection (a) above.
- (f) A **site notice** that contains the same detail as envisaged in subsections (b) to (e) above shall be displayed on the land under consideration in English;
- (g) Such notice shall be displayed on the land from the same date as the date of the publication of the notice mentioned in subsection (a) above;
- (h) Such notice shall be in the format as determined by the City;
- (i) Such notice shall be displayed in a conspicuous place on the land in question where it would be best and easily visible and can be easily read from each and every adjacent public street or other adjacent public place;
- (j) Such notice shall be maintained in a clearly legible condition for a period of not less than 21 days from the date of publication of the notice mentioned in subsection (a) above; and

**Form E3 – Rezoning**

- (k) In addition to the requirements in subsections (a) and (f) above, a **letter** shall also be dispatched within 7 days of date of the publication of the notice envisaged in subsection (a) above to the owners/occupiers of all contiguous erven, including those on the opposite side of a street or lane by registered post, by hand or by any other means available informing such owners/occupiers of all the detail as prescribed in subsection (b) to (e) above.
- (l) Proof of compliance with the above must be submitted to the City in the form of a written **affidavit** within 14 days of expiry of the date contemplated in subsection (e) above.

**I hereby state that I intend to advertise this application on:**

**Date:** ONCE COJ HAS ISSUED RECEIPT FOR PAYMENT

**OWNER / AUTHORISED AGENT**

Full name: BENAJAMIN JAKOBUS POTGIETER

Postal Address: Suite 266, P. Bag 51, Bryanston Code: 2021

Residential Address: 52 GROSVENOR ROAD, BRYANSTON, 2021

Tel No (w): 011 510 9792 Fax No: 011 510 9990

Cell: 082 559 3709

E-mail address: kobus.potgieter@crafthomes.co.za

**SIGNED:** 

Signature of owner/s

**DATE:** 14/4/2021

## **CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I / we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the land use scheme.

### **SITE DESCRIPTION:**

Erven 116, 117, 118, Remainder and Portion 1 of 119 and 120

Street Address: 50 & 52 Jameson Avenue, 172 & 174 Oxford Street and 29 and 31 Reform Avenue.

### **APPLICATION TYPE:**

Amendment of Land Use Scheme (rezoning)

### **APPLICATION PURPOSES:**

To rezone the properties (to be consolidated) from "Residential 1", "Residential 3" and "Special" for offices, restaurants and specialised retail, TO "Residential 3" with a density of 220 units on the combined site, including Private Open Space and a clubhouse facility for residents only.

The application will be available for viewing on the City of Johannesburg's e-platform on [www.joburg.org.za](http://www.joburg.org.za). An electronic copy of the application can also be obtained free of any cost, on request, from the applicant at the contact details below.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning, posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za) by not later than \_\_\_\_\_ 2021.

### **AUTHORISED AGENT**

Full name: Benjamin Jakobus Potgieter

Postal Address: Suite 266, Private Bag 51, Bryanston, 2021.

Residential Address: 52 Grosvenor Road, Bryanston, 2021

Tel No (w): 011 510 9792                      Fax No: 011 510 9990.

Cell: 082 559 3709

E-mail address: [kobus.potgieter@crafthomes.co.za](mailto:kobus.potgieter@crafthomes.co.za)

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



**DISPLAY OF NOTICE ON THE SITE AND DISPATCHING OF LETTERS**

**AFFIDAVIT**

I, Benjamin Jakobus Potgieter,

**SITE DESCRIPTION:**

Erven 116, 117, 118, Remainder and Portion 1 of 119 and 120

Melrose

Street Address: 50 & 52 Jameson Avenue, 172 & 174 Oxford Street and 29 & 31 Reform Avenue,  
Melrose, 2196

make oath and say that:

1. On \_\_\_\_\_ 20 \_\_\_\_ I posted in a conspicuous position at 50 & 52 Jameson Avenue, 172 & 174 Oxford Street and 29 & 31 Reform Avenue, Melrose (on all adjacent Streets to each site) so as to be visible to the passing public, the notice of my intention to apply to the Council for rezoning of the above site from “Residential 1”, “Residential 3” and “Special” for offices, restaurants and specialised retail, TO “Residential 3” with a density of 220 units on the combined site, including Private Open Space and a clubhouse facility for residents only coverage 50%, FAR 1.2 and height 4 storeys.
2. I inspected such notice on various dates after \_\_\_\_\_ 20 \_\_\_\_ and on \_\_\_\_\_ 20 \_\_\_\_ found the notice at the time of all such including the latter date, intact and posted as aforesaid.
3. On \_\_\_\_\_ 20 \_\_\_\_ I posted in a letter to the properties listed on this form, so

as to inform the owner/s and or/ occupant/s of my intention to apply to the Council for rezoning of the above sites as detailed above.

.....

Applicant's Signature

Signed and sworn to, before met at .....  
(Name of town/city) this .....Day of .....20.....

I certify that the Deponent has acknowledged that he / she knows and understands the contents of this affidavit.

.....

Commissioner of Oaths

\_\_\_\_\_20\_\_\_\_\_

**REGISTERED MAIL****THE OWNER:** \_\_\_\_\_\_\_\_\_\_  
P.O. Box  
\_\_\_\_\_  
\_\_\_\_\_

Dear Sirs

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

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I / we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the land use scheme.

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**AUTHORISED AGENT**

Full name: Benjamin Jakobus Potgieter

Postal Address: Suite 266, Private Bag 51, Bryanston, 2021.

Residential Address: 52 Grosvenor Road, Bryanston, 2021

Tel No (w): 011 510 9792                      Fax No: 011 510 9990.

Cell: 082 559 3709

E-mail address: [kobus.potgieter@crafthomes.co.za](mailto:kobus.potgieter@crafthomes.co.za)

Regards

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**KOBUS POTGIETER**



## **MEMORANDUM**

**IN SUPPORT OF AN APPLICATION IN TERMS OF  
SECTION 21 OF THE CITY OF JOHANNESBURG  
MUNICIPAL PLANNING BY-LAW, 2016, AND IN  
ACCORDANCE WITH THE PROVISIONS OF SPLUMA,  
ACT 16 OF 2013, FOR THE REZONING OF**

**ERVEN 116, 117, 118, PORTION 1 AND THE  
REMAINDER OF ERF 119 AND ERF 120 MELROSE**

**APRIL 2021**

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### **LIST OF ANNEXURES:**

- |    |   |            |
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## 1. INTRODUCTION

Application is hereby made in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, for the rezoning of Erven 116, 117, 118, the Remainder and Portion 1 of Erf 119 and Erf 120 Melrose (hereafter referred to as “the site”), as follows:

**From:** Erf 116 “Residential 1”  
Erf 117 “Residential 3”  
Erf 118, RE/119, 1/119 and 120 “Special” for offices, restaurants and specialized retail

**To:** “Residential 3” including private open space and a clubhouse and related recreational facilities for residents only, with a density of 220 units (inclusive of inclusionary housing) on the combined site.

**An application for the consolidation of the component erven has been submitted simultaneous with this application.**

## 2. PROPERTY PARTICULARS

### 2.1 Property Description

The erven are registered as follows:

Erf 116 Melrose, Registration Division IR, Province of Gauteng.

Erf 117 Melrose, Registration Division IR, Province of Gauteng.

Erf 118 Melrose, Registration Division IR, Province of Gauteng.

Remaining extent of Erf 119 Melrose, Registration Division IR, Province of Gauteng.

Portion 1 of Erf 119 Melrose, Registration Division IR, Province of Gauteng.

Erf 120 Melrose, Registration Division IR, Province of Gauteng.

### 2.2 Extent

The extent of the site is as follows:

Erf 116 Melrose: 2 974m<sup>2</sup>.

Erf 117 Melrose: 2 974m<sup>2</sup>.

Erf 118 Melrose: 2 462m<sup>2</sup>.

Remaining extent of Erf 119 Melrose: 1 854m<sup>2</sup>.

Portion 1 of Erf 119 Melrose: 2 533m<sup>2</sup>.

Erf 120 Melrose: 2 974m<sup>2</sup>.

**Total combined area: 15 771m<sup>2</sup>.**



### 2.3 Locality

The site is located in the suburb of Melrose and is bordered by Jameson Avenue to the West, Oxford Street to the north-west, North Street to the north and Reform Avenue to the east.

The addresses of the component Erven comprising the site are as follows:

Erf 116 Melrose: 50 Jameson Avenue.

Erf 117 Melrose: 52 Jameson Avenue.

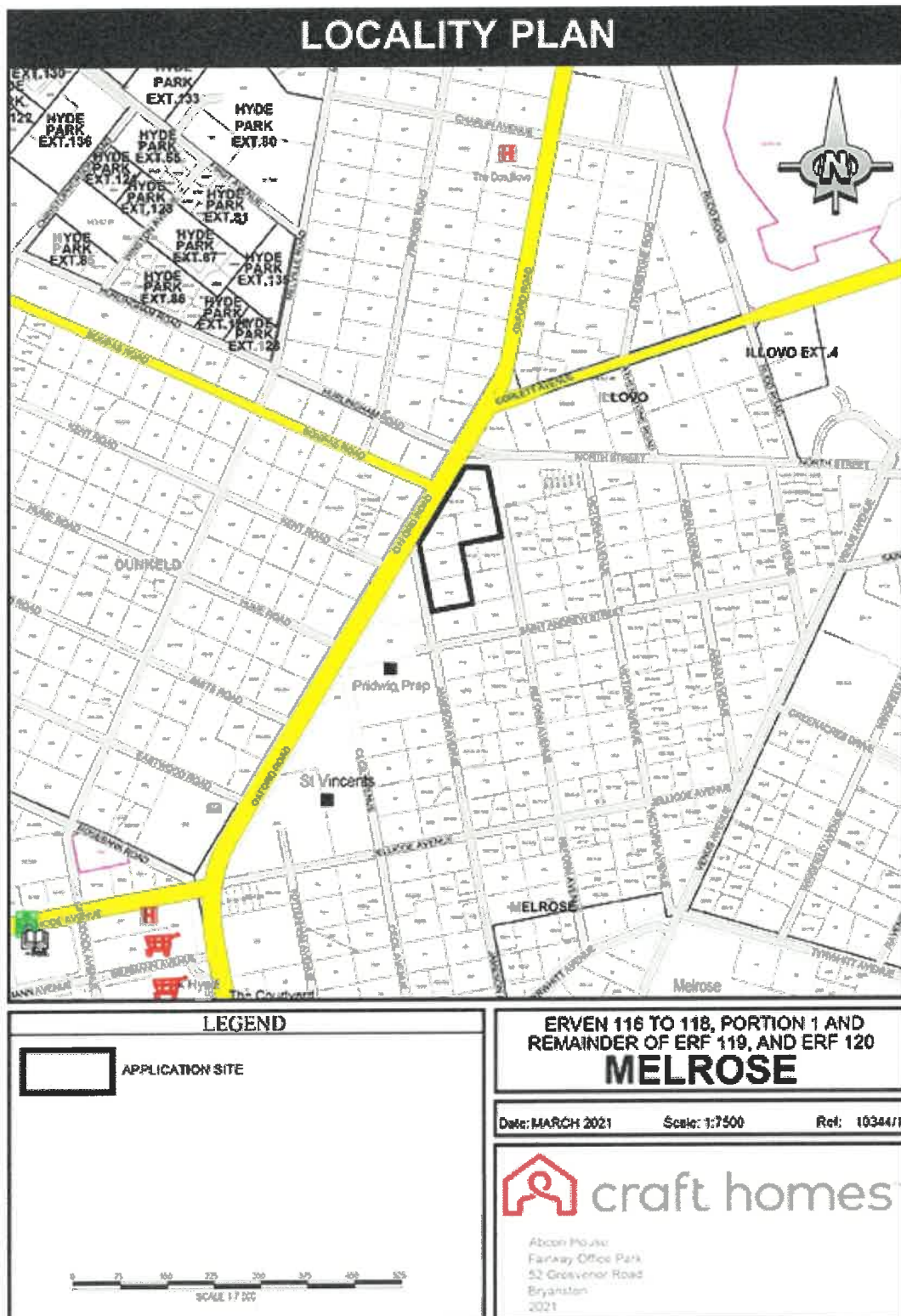
Erf 118 Melrose: 172 Oxford Street.

Remaining extent of Erf 119 Melrose: 174 Oxford Street.

Portion 1 of Erf 119 Melrose: 31 Reform Avenue.

Erf 120 Melrose: 29 reform Avenue.

The locality of the site is indicated on the plan following this page.



## **2.4 Local authority**

The property falls under the jurisdiction of the City of Johannesburg Metropolitan Municipality and is subject to the provisions of the City of Johannesburg Land Use Scheme, 2018.

## **2.5 Existing and surrounding zoning**

In terms of the City of Johannesburg Land Use Scheme, 2018, the site is zoned as follows:

Erf 116 "Residential 1."

Erf 117 "Residential 3."

Erf 118, RE/119, 1/119 and 120 "Special" for offices, restaurants and specialized retail.

Zoning certificates confirming the current zoning is attached as **Annexure A**.

Surrounding zonings include "Educational", "Residential 1", "Residential 4", "Business 4" and "Special" for business purposes, shops, places of instruction, dwelling units and residential buildings.

The permissible height on surrounding properties varies between 3 and 7 story's

Zoning and density plans are included in the following pages.

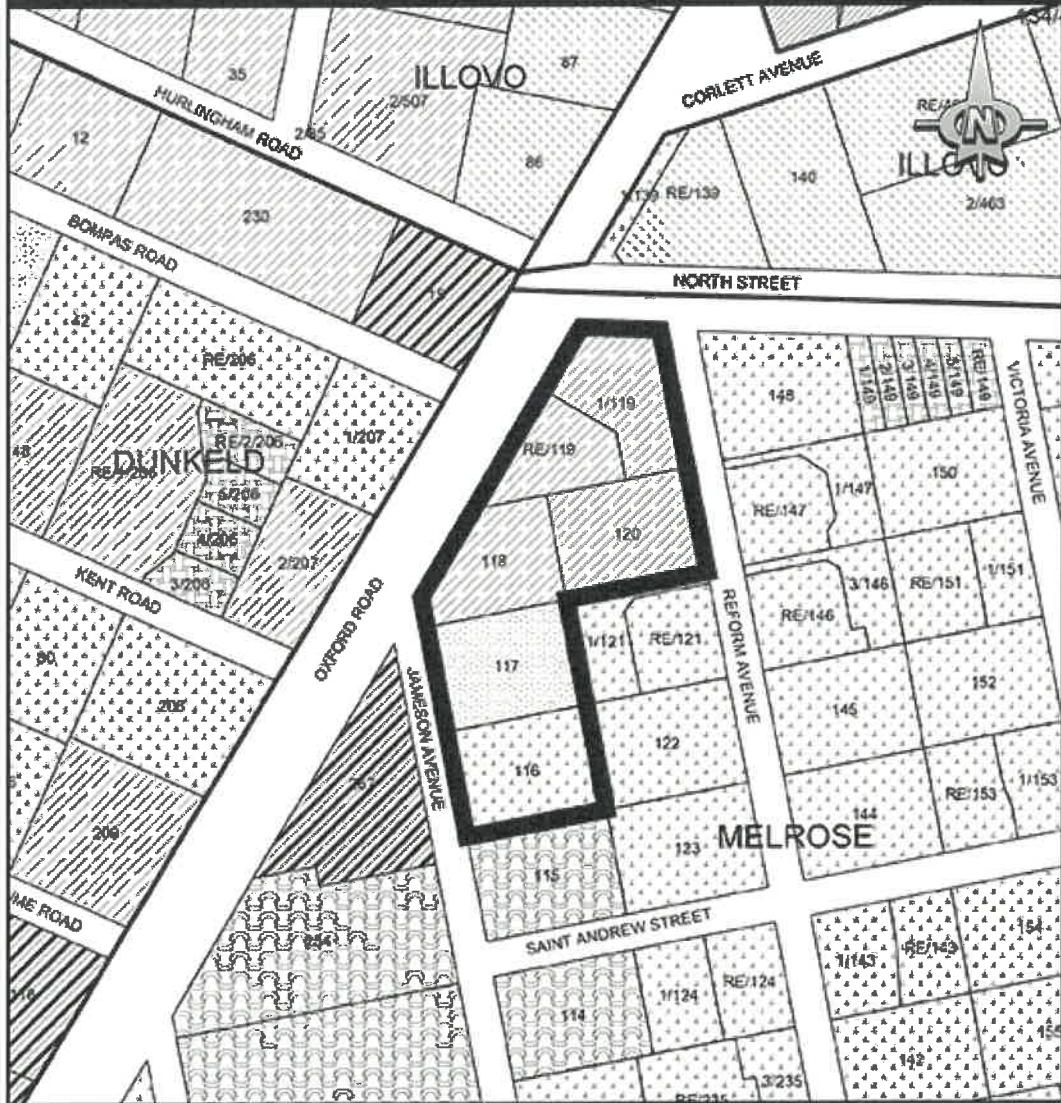
## **2.6 Existing and surrounding land use**

The site is currently developed with a dwelling house on Erf 116, with the remaining Erven being vacant.

The area surrounding the site is developed with various residential densities, offices, educational facilities, religious uses and shops.

A land-use plan showing surrounding land uses is included in this memorandum.

# EXISTING ZONING PLAN



## LEGEND

	APPLICATION SITE		BUSINESS 1
	RESIDENTIAL 1		BUSINESS 4
	RESIDENTIAL 2		
	RESIDENTIAL 3		
	RESIDENTIAL 4		
	EDUCATIONAL		
	SPECIAL		

ERVEN 116 TO 118, PORTION 1 AND  
REMAINDER OF ERF 119, AND ERF 120  
**MELROSE**

Date: MARCH 2021

Scale: 1:2 500

Ref: 10344/2

**craft homes**

Alcon House  
Fairway Office Park  
52 Grosvenor Road,  
Brynston  
2021

# DENSITY ZONING PLAN



## LEGEND

	APPLICATION SITE
	NO DENSITY / DENSITY AS PER APPROVED A/S
	1 DWELLING PER ERF
	1 DWELLING PER 130m²
	1 DWELLING PER 1500m²

ERVEN 116 TO 118, PORTION 1 AND  
REMAINDER OF ERF 119, AND ERF 120  
**MELROSE**

Date: MARCH 2021

Scale: 1:2 500

Ref: 10344/3

**craft homes**

Alcon House  
Fairway Office Park  
52 Grosvenor Road,  
Brynaston  
2021



**LAND USE PLAN**

**LEGEND**

	APPLICATION SITE		SHOPS
	DWELLING HOUSES		
	RESIDENTIAL UNITS		
	BLOCK OF FLATS		
	OFFICES		
	EDUCATIONAL		
	VACANT		

**ERVEN 116 TO 118, PORTION 1 AND  
REMAINDER OF ERF 119, AND ERF 120  
MELROSE**

Date: MARCH 2021      Scale: 1:2 500      Ref: 10344/

**craft homes**

Albion House  
Fairway Office Park  
52 Groenewald Road,  
Bryanston  
2021

### **3. LEGAL ASPECTS**

#### **3.1 Registered owners**

The site is registered in the name of Windfall 86 Props Pty Ltd vide Deeds of Transfer T45061/2013 and T45060/2013.

A copy of the title deeds is attached hereto as **Annexure B**.

#### **3.2 Bonds**

Bond number B33219/2013 is registered against the component Erven comprising the site.

The bondholder's consent is attached hereto as **Annexure C**.

#### **3.3 Restrictive Conditions of Title**

There are no restrictive conditions of title prohibiting the application.

#### **3.4 Servitudes**

There are no existing servitudes registered over the site.

#### **3.5 Advertisements**

The application will be advertised in terms of the provisions of Section 21(2) of the By-Laws. Proof of compliance will be submitted within 14 days of the expiry date for objections.

### **4. PROPOSED DEVELOPMENT**

- 4.1 The purpose of the application is to obtain the rights to develop a residential complex on the site, which is to be consolidated, comprising of 220 residential units including private open space and a clubhouse facility. The development will comprise of 147 market units and 73 inclusionary units. The proposed density relates to 94 units per hectare for market units. With the addition of the inclusionary units the total density is 140 units per hectare.
- 4.2 The development will comprise of one-bedroom, two-bedroom and studio (inclusionary) units.
- 4.3 The residential blocks are designed to be 4 storey walk-ups, with parking designed in such a way that the walking distance is at a minimum.

- 4.4 The remainder of the open space will be utilized for landscaping in order to soften the hard surfaces and provide greenery.
- 4.5 Access will be obtained from Jameson Avenue via an access control security gate with a guard house.
- 4.6 Provision will be made for a central refuse collection area at the security entrance.
- 4.7 Vehicular and pedestrian circulation will be through an internal road system which is to be evaluated at site development plan stage.
- 4.8 The site has a gentle slope to the east, which will not hamper the design and development of north-facing units.
- 4.9 A minimum of 3 000m<sup>2</sup> of open spaces will be utilized as active park areas where residents can play and relax, with an intended club house with braai facilities and a swimming pool for recreation.

## **5. COUNCIL POLICY**

### **5.1 COJ Nodal Review 2019 / 2020**

The site falls in the Rosebank Metropolitan Node in terms of the COJ Nodal Strategy 2019 / 2020.

According to the density provisions, the site is earmarked for a minimum density of 80 units per hectare, and in and around the nodal core and transit stations 150+ units per hectare is supported.

Further to this a coverage of up to 100% is allowed with a height restriction of between 3 and 20 storeys.

### **5.2 Spatial Development Framework, 2016 (SDF)**

5.2.1 The densification strategy contained in the SDF advocate the following general densification principles for the city:

“It is important to note the shift in thinking from the previous SDF to this one regarding development along mobility corridors. This SDF, as a general principle, no longer supports high intensity development along transit (mobility) corridors and spines (specifically roads), unless specifically defined, such as the Corridors of Freedom, or any development corridors



that may be defined in finer grain planning or during the RSDF review process. Densification and diversification should rather be focused around nodes, public transit stations and in the transformation Zone.”

“The goal of the density regulations is to assist the City in curbing urban sprawl and locating the bulk of the City’s residents across all income groups close to urban amenities, specifically public transportation infrastructure, jobs, economic opportunities and social infrastructure. It is for this reason that higher densities will be allowed within defined walking distances of mixed use and economic nodes.”

5.2.2 The policy furthermore proposes a minimum density of 80 units per hectare within an identified Metropolitan node.

5.2.3 The following Transformation Themes and Spatial Opportunities have been identified as goals of this SDF:

5.2.3.1 The Compact City: The strategy is aimed at combining density, diversity, proximity and accessibility, reducing traveling distances and therefore travel times and costs and reducing energy consumption and infrastructure costs.

5.2.3.2 The Inclusive City: The strategy is aimed at ensuring balanced service provision and opportunities for all by diversifying land uses, promoting social mixing and bridging social, spatial and economic barriers.

5.2.3.3 The Connected City: The strategy is aimed at enhancing physical and ICT infrastructure at provincial and urban scales to re-connect the city, starting from “the Corridors of Freedom” to street and neighborhood-level connectivity.

5.2.3.4 The Resilient City: The strategy places a strong emphasis on protecting the natural environment as a protection buffer, protecting valuable green infrastructure and areas of high agricultural potential, promoting sustainable energy use, reinforcing the urban development boundary and protecting biodiversity resources.

5.2.3.5 The Generative City: The strategy is aimed at focusing investment in transformation areas and nodes towards achieving positive social, economic and environmental returns on investment, spurring economic growth and job creation and enhancing public space and promoting sustainability.

### 5.3 Inclusionary housing policy, 2019

- 5.3.1 The policy states that inclusionary housing is mandatory for any development comprising of 20 dwelling units or more. The policy is therefore applicable to this development.
- 5.3.2 A minimum of 30% of the total units must be inclusionary units.
- 5.3.3 There are 4 options to choose from, each with its own requirements.
- 5.3.4 The inclusionary units must be developed on the same site as the market units.

## 6. PROPOSED SCHEME CONDITIONS

It is proposed that the City of Johannesburg Land Use Scheme, 2018, be amended by the incorporation of the following conditions as an Annexure to the scheme:

### **ERVEN 116, 117, 118, REMAINDER AND PORTION 1 OF 119 AND 120 (TO BE CONSOLIDATED)**

#### **USE ZONE ... 3 ... RESIDENTIAL 3**

- |                     |   |
|---------------------|---|
| 1. Primary Rights   | : As per scheme, including private open space and a clubhouse and related recreational facilities for residents only.   |
| 2. Secondary Rights | : As per scheme   |
| 3. No Rights        | : As per scheme   |
| 4. Density          | : A maximum of 220 units may be developed on the Erf, provided that at least 30% of the total units developed shall be inclusionary housing units.  |
| 5. F.A.R.           | : 1.2: provided that market units shall not exceed 15 028m <sup>2</sup> and inclusionary units shall not exceed 3 785m <sup>2</sup> , provided further that open balconies shall not be regarded as floor area. |
| 6. Coverage         | : 50%   |

- 7. Height : 4 storeys excluding any parking levels below the buildings
- 8. Building lines : As per scheme: 3 metres along the street boundaries: provided that the building line may be relaxed on evaluation of a site development plan.
- 9. Parking : As Per Scheme.

## **GENERAL SCHEME CONDITIONS**

- 1. A site development plan shall be submitted to the local authority for approval prior to the approval of building plans.
- 2. Clause 49 (3) (b) of the Scheme shall not apply to the Erf.
- 3. A minimum of 3 000m<sup>2</sup> shall be provided on the Erf for Private Open Space.

## **7. MOTIVATION**

### **7.1 Town planning merit**

The following points of motivation demonstrate the need, desirability, co-ordinated and harmonious development of the area for the proposed residential development on the property. The motivation also demonstrates the promotion of health, safety and good order, amenity, convenience and general welfare in the area where the site is located.

- 7.1.1 The application site is located within the Rosebank Metropolitan Node and borders onto Oxford Road.
- 7.1.2 Rosebank Mall is located 750 metres to the south of the site while the Rosebank Gautrain Station is located a further 300 meters along Oxford Road.
- 7.1.3 The Illovo node is located 200 metres to the north of the site with Sandton CBD a further 2 kilometers north.
- 7.1.3 Oxford Road (becoming Rivonia Road to the north) is a major collector road connecting Parktown, Killarney, Rosebank, Sandton CBD, Rivonia and Sunninghill Nodes.

- 7.1.4 Corlett Drive intersects with Oxford Road just to the north of the site, providing direct access to the M1 freeway.
- 7.1.5 From the above analysis it is clear that the site is highly accessible both from a local as well as regional perspective and is located along a road linking 7 major nodes in Johannesburg.
- 7.1.6 The site is located in a well-established area which is characterised by a combination of older low-density housing to the east and high intensity mixed uses and high density residential to the west and north. An educational facility is located to the south-west of the site.
- 7.1.7 Several of the low-density residential properties have been re-developed to accommodate higher intensity uses.
- 7.1.8 High intensity office nodes such as Rosebank, Illovo and Wanderers are all located within a 1.5 km radius from the site.
- 7.1.9 These nodes are well established and provide an enormous amount of job opportunities within walking distance from the site.
- 7.1.10 With these office nodes traditionally developing as mono use nodes, the demand for high density housing in close proximity of the workplace has grown immensely.
- 7.1.11 In the residential market there is a constant need for entry level units for first time buyers, located in close proximity to amenities such as public transport, job opportunities, entertainment and recreational space.
- 7.1.12 The development of such housing opportunities holds immense benefit for the functioning of a city, by reducing travelling cost and time, as well as alleviating pressure on roads infrastructure by reducing travel distances.
- 7.1.13 It further contributes to the ethos of work live and play within a walkable distance from where people reside, supporting the drive for non-motorized transport in the city.
- 7.1.14 The development is therefore clearly supporting the principle of a compact city, where infrastructure is maximised and mixed use 24-hour areas are created opposed to mono use areas and urban sprawl.
- 7.1.15 The node is also accessible to public transport such as the Gautrain station and minibus taxi routes, Metro Bus, Putco Bus, Gautrain Bus services,

making the city and its surrounds accessible to people who do not own a vehicle.

- 7.1.16 The development of the site with high density residential uses will fit in with the surrounding fabric, being a combination of high and lower density residential and a host of mixed-uses.
- 7.1.17 The proposed rights are a substantial downscaling from the existing zoning on Erven 118 – 120. The current zoning allows for offices, restaurants and specialised retail at a FAR of 4.2, height of 6 storeys and a coverage of 70%.
- 7.1.18 The site is bordered by roads on all but the southern side and a small portion of the eastern side of the site. The design of the units will naturally be north facing with parking to the south, which automatically creates space along this boundary with mostly opaque bathroom windows or kitchen windows facing south. Overlooking and intrusion of privacy would therefore be negligible.
- 7.1.19 The development will comprise a combination of unit types and sizes, providing housing opportunities to various needs in the housing market. This is directly in line with the principles of the council's development policies, especially the Inclusionary Housing Policy.
- 7.1.20 The quality and design of buildings will be of a high standard, which has already been established in this area. The visual impact of the development would therefore blend in with the current surrounding fabric of the area.
- 7.1.21 The development will have 24-hour private security, ensuring the impact on surrounding properties will only be positive in this regard.
- 7.1.22 Infrastructure upgrades will be done according to the requirements of the various Municipal Owned Entities of the City and the necessary bulk contributions paid in order to cater for the potential impact of the development on infrastructure.
- 7.1.23 In the current difficult economic climate the country finds itself in, development and investment like this is a huge contributor to capital investment, job creation, both short and long term, and creating new opportunities to citizens of the city.
- 7.1.24 The proposed development will without a doubt contribute positively in all aspects to the immediate area as well as the City of Johannesburg.

## 7.2 Compliance with Council Policy

The site falls in the Rosebank Metropolitan Node in terms of the COJ Nodal Strategy 2019 / 2020, whereby a mix of nodal uses are allowed. Residential densities of minimum 150 units per hectare in the core and minimum 80 units per hectare towards the edges of the node is promoted.

7.2.1 Preliminary investigation indicates that adequate engineering services are available to the site.

7.2.2 The density strategy contained in the SDF, 2016, as well as the Nodal Review Policy 2019/2020, proposes densification in Metropolitan Nodes such as the Rosebank Regional Node. The site is located within this node.

7.2.3 The proposed development includes a variety of housing typologies therefore catering for different income groups and variety of household needs in the market.

7.2.4 The site's location within walking distance from a variety of uses such as shopping centers, entertainment venues, offices, places of instruction, various modes of public transport and open spaces, providing job opportunities as well as social amenities, makes it ideal for high density residential.

7.2.5 Provision is also made for an open space area of at least 3 000m<sup>2</sup>, which will provide for a soft active recreational open space area for residents.

7.2.6 The application proposes a density of 220 units on the site which relates to a density of 94 units per hectare for market units, with the addition of inclusionary housing units, which increases the density to 140 units per hectare. This is in full compliance with the density proposals of the various policies.

7.2.7 Overall SDF transformation themes of compaction, inclusivity, connectedness, resilience and generative urban structures are promoted to inform the city's development approach to established suburban built-up areas. The proposed development on the site supports all these themes as discussed below.

7.2.7.1 The Compact City: The proposed residential development will due to its location without a doubt contribute towards combining density, diversity, proximity and accessibility, reducing traveling distances

and therefore travel times and costs and reducing energy consumption and infrastructure costs.

- 7.2.7.2 The Inclusive City: The proposed development is consistent with this strategy as it represents a diversification of housing typologies, thereby promoting the availability of residential accommodation for more people within walking distance of social and economic facilities. Compliance with this requirement is further accentuated by its location within an already diversified node.
- 7.2.7.3 The Connected City: Connectivity will be enhanced due to the location of the proposed development within an established mixed-use node which is within easy walking distance to social and economic facilities within the node. The current road infrastructure links the site to the rest of the city and surrounds, providing easy access to anywhere in the city. Current public transport passing the site in the form of minibus taxis, Metro Bus, Putco Bus and the Gautrain Bus service. The Rosebank Gautrain Station is also located a kilometer to the south of the site, which is well within walking distance.
- 7.2.7.4 The Resilient City: The proposed development is consistent with this strategy as an intensified development within an area which is mostly developed, and which is located within an existing Metropolitan Node. This high-density infill development will contribute to combatting urban sprawl and therefore the protection valuable green infrastructure and agricultural land.
- 7.2.7.5 The Generative City: The proposed development will be a major investment in and around the node which will contribute towards achieving positive social, economic and environmental returns on investment, spurring economic growth and job creation and enhancing public space and promoting sustainability. Apart from capital investment the development also brings with it a large new residential component and workforce, which is a long term investment and spending power, not only into the immediate area but for the city as a whole.

7.2.8 The owner has opted for option 3 of the Inclusionary Housing Policy, 2019.

7.2.9 The application makes provision for a maximum of 220 units, comprising of the following:

147 market units; and  
73 inclusionary units.

7.2.10 At least 30% of the total number of units will be inclusionary housing units.

7.2.11 20% of the total residential floor area will be for inclusionary housing units which are not more than 50% of the average market unit.

7.2.12 The inclusionary housing units will be between 18m<sup>2</sup> and 150m<sup>2</sup>.

7.2.13 The inclusionary units will be developed on the same site and will have the exact same design as the market units, fully integrating it into the complex.

7.2.14 From the above it is clear that the proposal is in full compliance with all the council's development policies.

**7.3 Compliance with the development principles of Section 7 of SPLUMA (Act 16 of 2013)**

7.3.1 Spatial justice: The provision of high-density residential units into a market which is highly accessible to social as well as economic opportunities, is clearly creating opportunities to the entry level market in the city. The result of developments like these is the creation of opportunity close to amenities, therefore restoring spatial justice in the urban landscape. Accessibility citywide is further enhanced by the variety of public transport facilities available at the site's doorstep.

7.3.2 Spatial sustainability: Sustainability is the development of today, in such a way that it can adapt to the challenges of tomorrow. The proposed densification of the site and the area promotes the principle of compact city, where infrastructure utilization is maximized and the city's opportunities are made accessible to all its citizens, through the provision of a variety of housing typologies.

7.3.3 Efficiency: Efficiency is naturally created where the principle of compact city is introduced as explained above. With this application the sites potential will be maximised fully utilizing existing services. The development therefore complies with this principle.



7.3.4 Spatial resilience and good administration: These principles as described in the Act are mostly applicable to the municipality. The application is however in accordance with the relevant planning legislation and subjected to formal processes. The application is also submitted in line with the applicable planning policies.

7.3.5 Having addressed the legislative requirements as well as the application of sound town planning principles, is proof that the proposed development is in the public interest and benefit to the city.

## **8. ENGINEERING SERVICES**

### **9.1 Roads**

Access to the site is proposed to be off Jameson Avenue. A traffic impact study detailing the impact of the proposed development forms part of the application for evaluation. This report also details the required infrastructure upgrades and new infrastructure required to accommodate the impact of the proposed development.

### **9.2 Stormwater**

An attenuation facility will be provided within the development boundaries. The system will be designed separately and submitted to the Johannesburg Roads Agency for approval at Site Development Stage.

The design will comply with the criteria of the council and the facility will be maintained by a Section 21 Company.

### **9.3 Sewer**

There is an existing sewer line bordering the application site.

### **9.4 Water**

There is an existing Council main bordering the site into which the development can connect.

### **9.5 Electricity**

City Power is the supply authority in the area and infrastructure is available. Bulk electrical capacity is to be confirmed.

Engineering reports addressing the respective services are submitted with this application for technical evaluation. These reports are attached hereto as **Annexures E to G.**

## **9. ENVIRONMENTAL**

The site will be a re-development within the heart of existing urban fabric and no environmental authorization is required in terms of NEMA.

## **10. CONCLUSION**

The application made herein is in full compliance with both the legislative requirements as well as the Council's development policies for the area. The applicant has also proven need and desirability and compliance with sound town planning principles.

The proposed development will without a doubt make a positive contribution to the Rosebank node and the surrounding area.

It is therefore respectfully requested that the local authority approves the application as applied for.

KOBUS POTGIETER  
APRIL 2021

**MELROSE**

**ERVEN 116 TO 118, PORTION  
1 AND REMAINDER OF ERF  
119, AND ERF 120**

## REFERENCE



AREA BOUNDARY

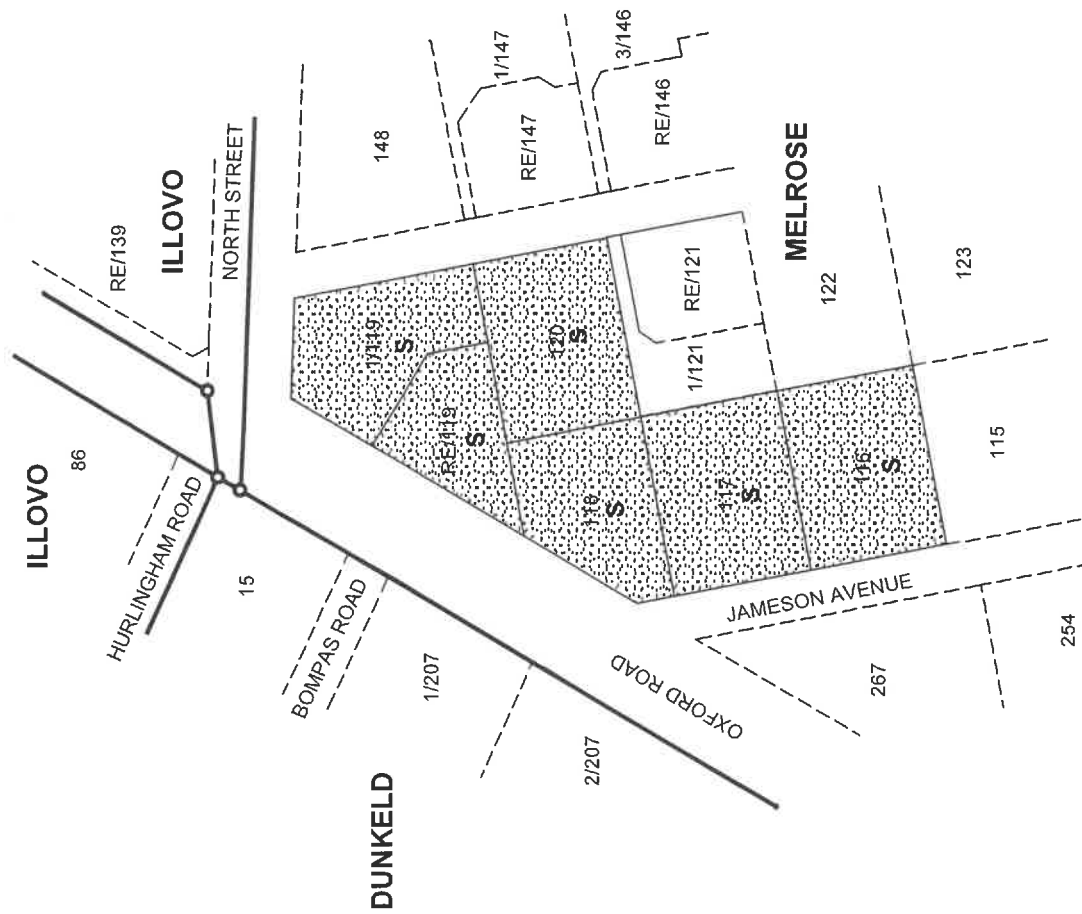
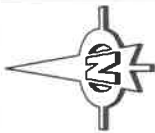
## SCHEDULE

5

USE ZONE



RESIDENTIAL 3



APPROVED

**EXECUTIVE DIRECTOR:  
DEVELOPMENT PLANNING  
CITY OF JOHANNESBURG**

DATE \_\_\_\_\_

..20..



## USE ZONES

SCALE 1:2 500

# MELROSE

ERVEN 116 TO 118, PORTION  
1 AND REMAINDER OF ERF  
119, AND ERF 120

## REFERENCE



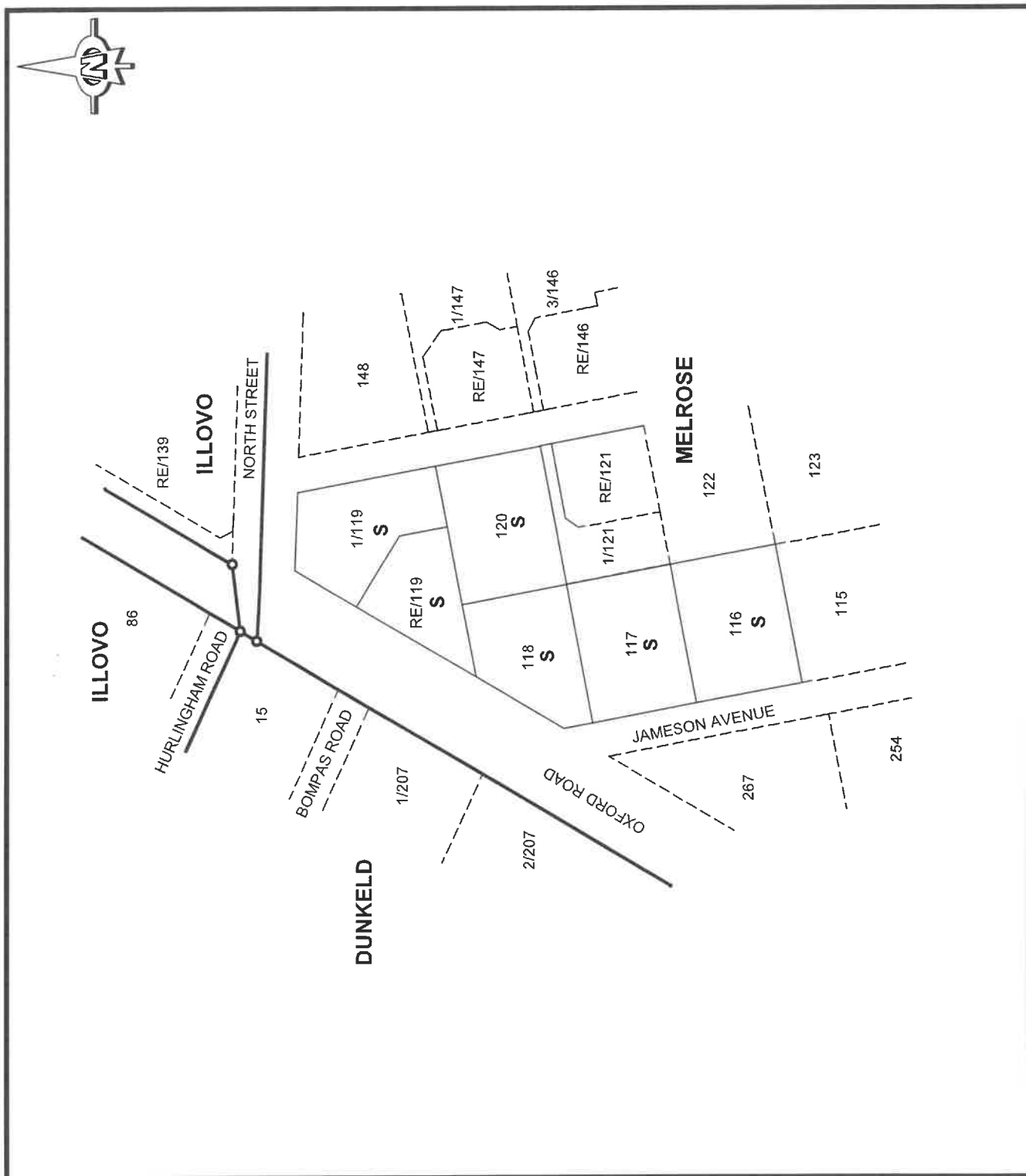
## HEIGHT ZONES

## DENSITY ZONES

APPROVED

**EXECUTIVE DIRECTOR:  
DEVELOPMENT PLANNING  
CITY OF JOHANNESBURG**

DATE ..... 20.....



## USE ZONES

SCALE 1:2 500

CITY OF JOHANNESBURG LAND USE SCHEME 2018

AMENDMENT SCHEME

THE CITY OF JOHANNESBURG LAND USE SCHEME 2018, APPROVED BY VIRTUE OF ADMINISTRATOR'S NOTICE 5, DATED 2 JANUARY 2019, IS HEREBY FURTHER AMENDED AND ALTERED IN THE FOLLOWING MANNER:-

1. The Map, A and B Series, as shown on Map 3, Amendment Scheme

COLUMN 1 :-	USE ZONE Residential 3
COLUMN 2 :-	DESCRIPTION OF LAND Erfen 116 to 118, Portion 1 and Remainder of Erf 119, and Erf 120 Melrose
COLUMN 3 :- *	PRIMARY RIGHTS (LAND USE TABLE "C") As per scheme, including private open space and a clubhouse and related recreational facilities for residents only.
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 THE SERVITUDE AREA - STREET
COLUMN 7 :- *	HEIGHT ZONE 4 storeys excluding any parking levels below the buildings
COLUMN 8 :- *	COVERAGE 50%
COLUMN 9 :- *	F.A.R OR FLOOR AREA 1.2: provided that market units shall not exceed 15 028m² and inclusionary units shall not exceed 3 785m², provided further that open balconies shall not be regarded as floor area.

MELROSE  
ERVEN 116 TO 118, PORTION  
1 AND REMAINDER OF ERF  
119, AND ERF 120

APPROVED

EXECUTIVE DIRECTOR:  
DEVELOPMENT PLANNING  
CITY OF JOHANNESBURG

DATE

20.....



COLUMN 10 :-

**PARKING PROVISION**

As per Scheme

COLUMN 11 :-

**DENSITY**

A maximum of 220 units may be developed on the Erf, provided that at least 30% of the total units developed shall be inclusionary housing units.

COLUMN 12 :-

**BUILDING LINES**

As per scheme: 3 metres along the street boundaries: provided that the building line may be relaxed on evaluation of a site development plan.

COLUMN 13 :-

**SPECIFIC CONDITIONS**

1. A site development plan shall be submitted to the local authority for approval prior to the approval of building plans.
2. Clause 49 (3) (b) of the Scheme shall not apply to the Erf.
3. A minimum of 3 000m<sup>2</sup> shall be provided on the Erf for Private Open Space.

COLUMN 14 :-

**AMENDMENT SCHEME NUMBER****END OF AMENDMENT SCHEME ....****MELROSE**

ERVEN 116 TO 118, PORTION  
1 AND REMAINDER OF ERF  
119, AND ERF 120

APPROVED

EXECUTIVE DIRECTOR:  
DEVELOPMENT PLANNING  
CITY OF JOHANNESBURG

DATE

.....20.....



# ANNEXURE A

**ZONING INFORMATION  
CERTIFICATE PAD  
FOR APPLICATION SUBMISSIONS**



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**Date: 2019/11/15**

<b>Requested by:</b>	Sandy Ngwenya
<b>Town Planning Scheme:</b>	City of Johannesburg Land Use Scheme 2018
<b>Name of Applicant:</b>	ABLAND (PTY) LTD
<b>Erf/Holding Name/Farm Portion:</b>	Portion 1 and remainder of erf 119 and erf 120
<b>Township/Holding Name/Farm Name:</b>	Metrose
<b>Street Name and No:</b>	North, Oxford streets & Reform avenue
<b>ZONING INFORMATION</b>	
<b>Use Zone:</b>	Special
<b>Height Zone:</b>	Six storeys
<b>Floor Area Ratio:</b>	4.2
<b>Coverage:</b>	As per attached annexure
<b>Density:</b>	No Density
<b>Building Line:</b>	As per attached table 7
<b>Parking:</b>	As per scheme
<b>AMENDMENT SCHEME APPLICABLE:</b>	01-13102
<b>Served By:</b>	Sandy Ngwenya

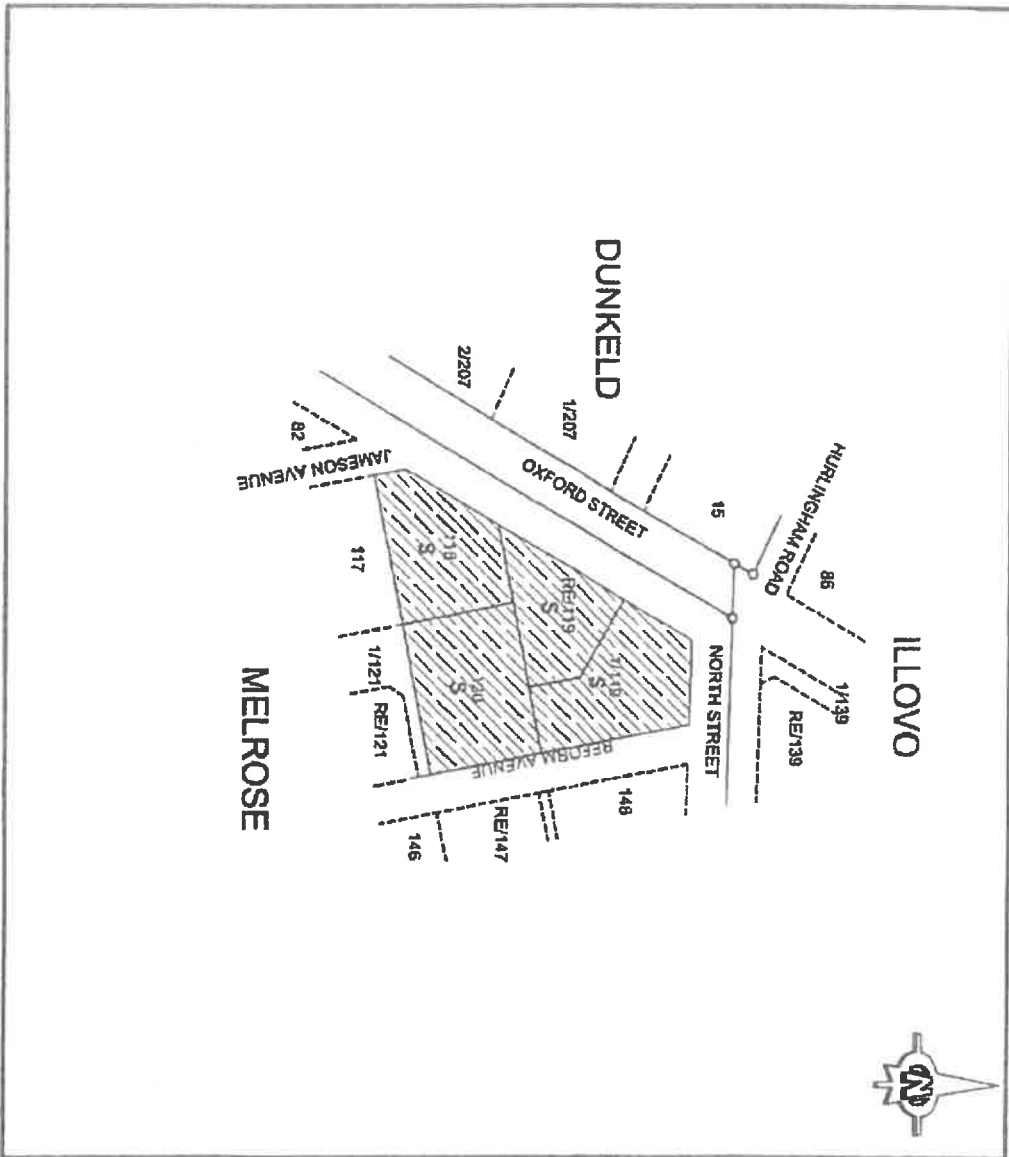
**Terms and Conditions:**

The Town Planning Scheme is open for inspection on the 8th Floor 158 loveday Street Braamfontein between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the 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.

Corporate Geo-Informatics 8th Floor, A-BLOCK, Metro Centre 158 Civic Boulevard, Braamfontein



SCALE 1:2 500



USE ZONES

**MELROSE**  
ERF 118, REMAINDER AND PORTION 1 OF  
ERF 119 AND ERF 120

REFERENCE

TOWNSHIP BOUNDARY —○—  
SCHEDULE S

USE ZONE

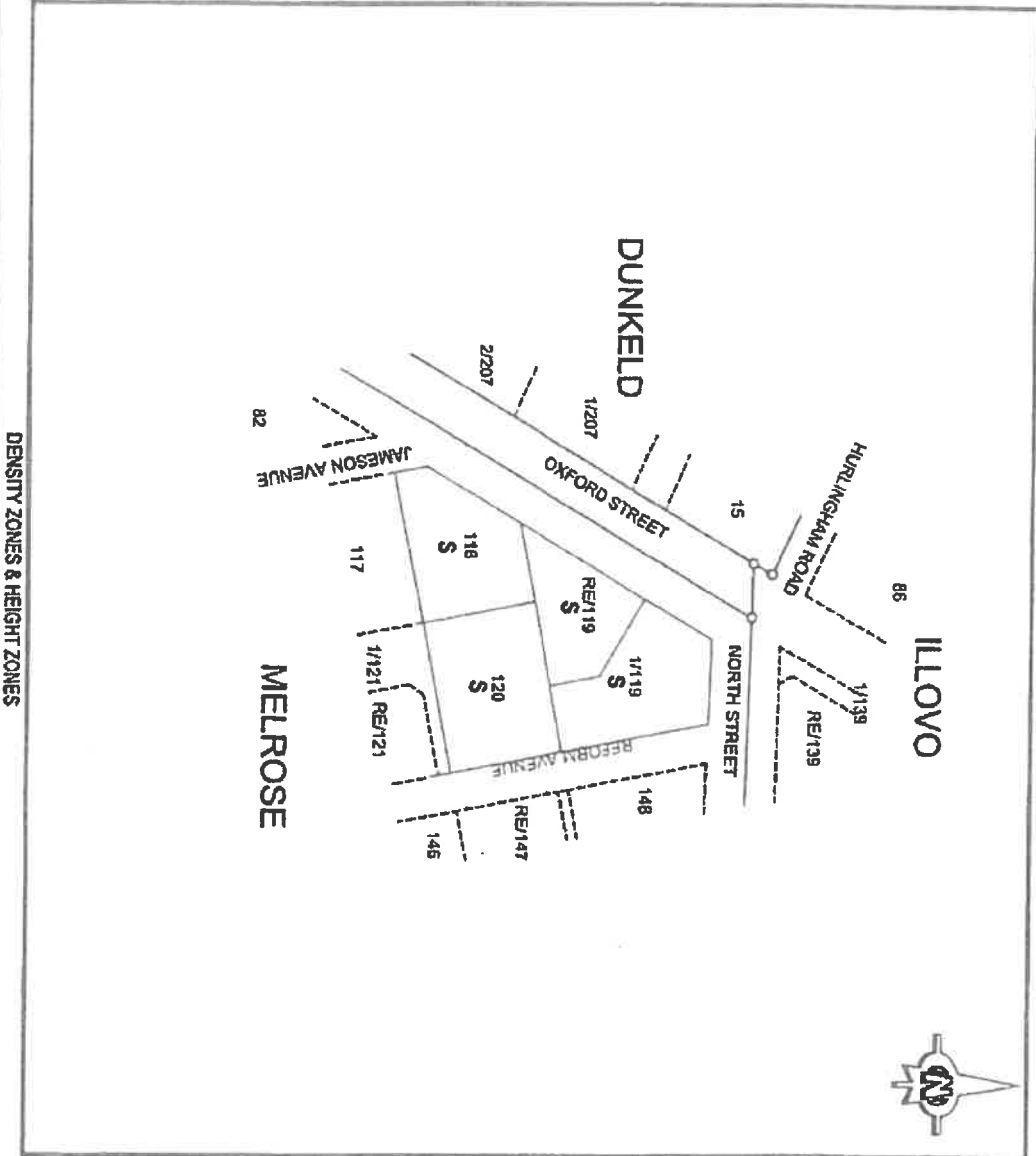
 SPECIAL

APPROVED

*M. Penndke*  
EXECUTIVE DIRECTOR, DEVELOPMENT PLANNING  
CITY OF JOHANNESBURG

DATE 22 July 2014

SCALE 1:2 500



**MELROSE**  
ERF 119, REMAINDER AND PORTION OF  
ERF 119 AND ERF 120

REFERENCE

TOWNSHIP BOUNDARY  
SCHEDULE



APPROVED

*P. Pencke*  
EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING  
CITY OF JOHANNESBURG

DATE

22 July 2014

DENSITY ZONES & HEIGHT ZONES

THE JOHANNESBURG TOWN PLANNING SCHEME 1979, APPROVED BY VIRTUE OF THE ADMINISTRATOR'S NOTICE 1157,  
DATED 3 OCTOBER 1979, IS HEREBY FURTHER AMENDED AND ALTERED IN THE FOLLOWING MANNER: -

THE MAP SHEETS 29A AND 29B, AS SHOWN ON MAP 3, AMENDMENT SCHEME BY THE ADDITION OF THE FOLLOWING IN  
NUMERICAL AND ALPHABETICAL SEQUENCE TO TABLE N OF THE SCHEDULE, READ WITH CLAUSE 70:

COLUMN 1 :	USE ZONE Special
COLUMN 2 :	DESCRIPTION OF LAND Erf 118, Remainder and Portion 1 of Erf 119 and Erf 120 Metrose
COLUMN 3 :	PRIMARY RIGHTS (LAND USE TABLE "C") As per Scheme - Offices, restaurants, specialized retail
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 THE SERVITUDE AREA - STREET
COLUMN 7 :	HEIGHT ZONE As per Scheme- Six storeys.
COLUMN 8 :	COVERAGE As per Scheme- 70%, provided that basement may cover 100% of the site
COLUMN 9 :	F.A.R OR FLOOR AREA As per Scheme - 4,2
COLUMN 10 :	PARKING PROVISION As per Scheme
COLUMN 11 :	DENSITY As per Scheme
COLUMN 12 :	BUILDING LINES As per Scheme

APPROVED

*W. Remede*  
EXECUTIVE DIRECTOR, DEVELOPMENT PLANNING  
CITY OF JOHANNESBURG

DATE

22 July 2014

COLUMN 13 : GENERAL

1. A Site Development Plan, indicating the parking layout, surface treatment and internal traffic circulation, shall be submitted to the Council for approval in terms of Clause 5 of the Johannesburg Town Planning Scheme, (1979).
2. Access shall be to the satisfaction of the Council. All conditions as laid down by Johannesburg Road Agency in relation to road, traffic signal and sidewalk upgrades shall be complied with."
3. The provision of Electricity shall be to the satisfaction of City Power. Capacity shall be restricted to 2500kVA. 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 NUMBER  
01-13102

END OF AMENDMENT SCHEME

APPROVED

*Remade*  
EXECUTIVE DIRECTOR DEVELOPMENT PLANNING  
CITY OF JOHANNESBURG

DATE 22 July 2014

- (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

<b>Client Details:</b>
Client Name: ABLAND (PTY) LTD
<b>Transaction Details:</b>
Status: Fax sent
Date: 2019/11/15 Time: 14:16
Units: 1
Service Type: Zoning Information
Amendment Schemes: 3
Amount: R 44.00



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## ZONING INFORMATION NOTE PAD

REQUESTED BY:

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

NAME OF APPLICANT:

ERF / HOLDING / FARM PORTION: **116 (2974 m<sup>2</sup>)**

TOWNSHIP NAME / HOLDING NAME / FARM NAME: **MELROSE**

STREET NAME AND NUMBER: **50 JAMESON AVENUE**

### ZONING INFORMATION

USE ZONE: **RESIDENTIAL 1**

HEIGHT ZONE: **A (3 STOREYS)**

FLOOR AREA RATIO: **SEE ATTACHED**

COVERAGE: **SEE ATTACHED**

DENSITY: **One dwelling per ERF m<sup>2</sup>**

BUILDING LINE: **ATTACHED**

PARKING: **AS PER SCHEME**

AMENDMENT SCHEME APPLICABLE: **N/A**

SERVED BY: **NOSIPHO**

DATE: **10/02/2021**

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.



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## ZONING INFORMATION NOTE PAD

REQUESTED BY:

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

NAME OF APPLICANT:

ERF / HOLDING / FARM PORTION: **117 (2974 m<sup>2</sup>)**

TOWNSHIP NAME / HOLDING NAME / FARM NAME: **MELROSE**

STREET NAME AND NUMBER: **50 JAMESON AVENUE**

### ZONING INFORMATION

USE ZONE: **RESIDENTIAL 3**

HEIGHT ZONE: **ATTACHED**

FLOOR AREA RATIO: **SEE ATTACHED**

COVERAGE: **SEE ATTACHED**

DENSITY: One dwelling per **N/A** m<sup>2</sup>

BUILDING LINE: **ATTACHED**

PARKING: **AS PER SCHEME**

AMENDMENT SCHEME APPLICABLE: **6563**

SERVED BY: **NOSIPHO**

DATE: **10/02/2021**

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.

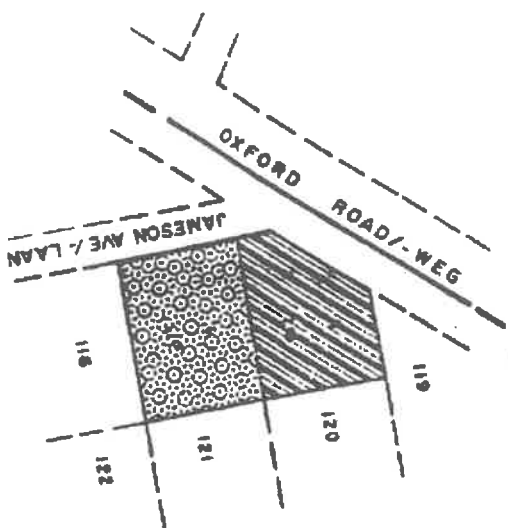
#### PLEASE NOTE:

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



KODE 2 JOHANNESBURG DORPSBEPLANNINGSKEMA 1979 KAART 3. A REEKS WYSLIGSKEMA 6563  
 CODE JOHANNESBURG TOWN PLANNING SCHEME MAP 3. A SERIES AMENDMENT SCHEME

VEL 1 VAN 1 VEL  
 SHEET OF 1 SHEET



AMENDMENT NOTIFICATION

DATE: 29/1/1979

APPROVED BY: [Signature]  
 HOD: [Signature]  
 DATE: 29/1/1979

**MELROSE TOWNSHIP**

ERWE 117 EN 118  
 ERVEN AND

VERWYSING / REFERENCE

DORPSRENS  
 TOWNSHIP BOUNDARY

S  
 SKEDULE  
 SCHEDULE

GEBRUIKSONE / USE ZONES

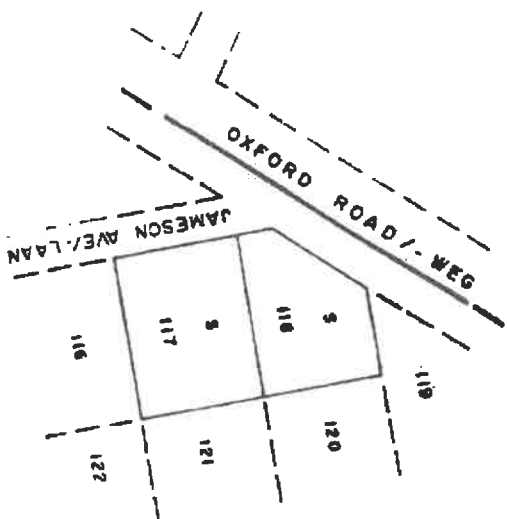
-  RESIDENSIEEL 3  
RESIDENTIAL 3
-  RESIDENSIEEL 4  
RESIDENTIAL 4
-  BUSINESS 4

GREATER JOHANNESBURG  
 EASTERN METROPOLITAN LOCAL COUNCIL  
 GROTERE JOHANNESBURGSE  
 OOSTELIKE METROPOLITAANSE  
 PLASLIEKE BESTUUR  
 APPROVED BY: [Signature]  
 HOD: [Signature]

CHIEF EXECUTIVE OFFICER  
 HOOFD WYVOER INHOUDSAANPTE  
 DATE / DATUM: 29/1/1979

KODE 2 JOHANNESBURG DORPSBEPLANNINGSKEMA 1979 KAART 3 B REKES WYSKINGSKEMA 6563  
 CODE 2 JOHANNESBURG TOWN PLANNING SCHEME 1979 MAP 3 B SERIES AMENDMENT SCHEME 6563

VEL 1 VAN 1 VEL  
 SHEET OF SHEET



**MELROSE TOWNSHIP**

ERWE 117 EN 118  
 ERVEN AND

**VERWYSING / REFERENCE**

DORPSRENS  
 TOWNSHIP BOUNDARY  
 S  
 SKEDULE  
 SCHEDULE

**SANDTON ADMINISTRATION**

29/1/1998  
 pp 28  
 WVS  
 WVS

GREATER JOHANNESBURG  
 EASTERN METROPOLITAN LOCAL COUNCIL  
 GROTE JOHANNESBURGSE  
 OOSTELKE METROPOLITAANSE  
 PLASTIEKE BESTOOR  
 APPROVED

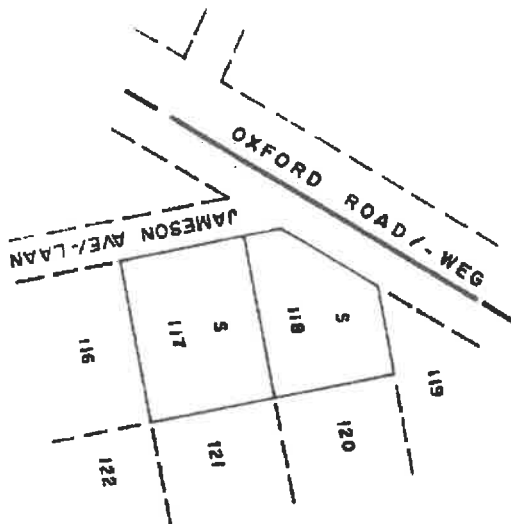
CHIEF EXECUTIVE OFFICER  
 HOOFD UITVOEREND BEWEGE  
 DATE / DATUM

DIETHELMUS ONES & HOUTKAMP

KODE 2 JOHANNESBURG DORPBEPLANNINGSKEMA 1979 KAART 3 B REEKS WYSIGINGSKEMA 6563  
 CODE 2 JOHANNESBURG TOWN PLANNING SCHEME 1979 MAP 3 B SERIES AMENDMENT SCHEME 6563

VEL 1 VAN 1 VEL  
 SHEET OF SHEET

SKAAL: SCALE 1: 2500



# MELROSE TOWNSHIP

ERWE 117 EN 118  
 ERVEN AND

## VERWYSING / REFERENCE

DORPGRENS  
 TOWNSHIP BOUNDARY  
 S  
 SKEDULE  
 SCHEDULE

SANDTON ADMINISTRATION

DATE 29/1/1998  
 BY 28  
 HOOFD DEPARTMENT URBAN PLANNING & DEVELOPMENT

GREATER JOHANNESBURG  
 EASTERN METROPOLITAN LOCAL COUNCIL  
 GROTER JOHANNESBURGSE  
 OOSTELINKE METROPOLITAANSE  
 PLAASLIKE REESTOIR  
 APPROVED / KONSEEREN

CHIEF EXECUTIVE OFFICER  
 HOOFD UITVOERENDE BEANTWORT  
 DATE / DATUM 12.19.98

DIGTHEIDSONES & HOOGTESONES DENSITY ZONES & HEIGHT ZONES

JOHANNESBURG TOWN PLANNING SCHEME 1979

AMENDMENT SCHEME 6563

SHEET 1 OF 4 SHEETS

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, SHEETS A20 AND B20 AS SHOWN ON MAP 3. AMENDMENT SCHEME 6563
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 :  
 VIII ~~RESIDENTIAL 3.~~  
 BUSINESS-4

COLUMN 2. DESCRIPTION OF LAND :  
 ERF 118 MELROSE TOWNSHIP

LAND USE TABLE 'C'

COLUMN 3. PRIMARY RIGHTS

\*

COLUMN 4. USES WITH CONSENT

\*

COLUMN 5. USES NOT PERMITTED

\*

COLUMN 6. WIDTH OF SERVITUDE AREA-STREET :

-

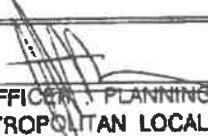
COLUMN 7. STOREYS OR HEIGHT IN METRES :

\*

HEIGHT ZONE 0- (1 STOREY) PROVIDED THAT AN ADDITIONAL STOREY MAY BE PERMITTED WITH THE CONSENT OF THE LOCAL AUTHORITY.

COLUMN 8. COVERAGE :

\*

 EXECUTIVE OFFICER, PLANNING EASTERN METROPOLITAN LOCAL COUNCIL	APPROVED 4/2/98
--	--------------------

COLUMN 9. F.A.R. OR FLOOR AREA :

\* 0.25

COLUMN 10. PARKING PROVISION :

\*

COLUMN 11. DENSITY :

\*

COLUMN 12. BUILDING LINES :

\*

COLUMN 13. GENERAL PROVISIONS :

1. A SITE DEVELOPMENT PLAN, SHALL BE SUBMITTED TO THE LOCAL AUTHORITY FOR APPROVAL, WHICH PLAN SHALL INDICATE ALL LANDSCAPING. THE SITE SHALL NOT BE WALLED ON THE OXFORD ROAD BOUNDARY. PALISADE FENCING SHALL BE PROVIDED ON THE OXFORD ROAD BOUNDARY WITH LANDSCAPING ON THE IN AND OUTSIDE OF SUCH FENCING PROVIDED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
2. A SITE DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE LOCAL AUTHORITY FOR APPROVAL PRIOR TO ANY DEVELOPMENT COMMENCING ON THE SITE.
3. THE SITE DEVELOPMENT PLAN, INCLUDING AN ARCHITECTURAL MODEL OF THE DEVELOPMENT SHALL BE SUBMITTED TO THE TOWN PLANNING TRIBUNAL FOR COMMENT.
4. THE OFFICE BUILDINGS ON THE SITE SHALL BE RESIDENTIAL IN CHARACTER AND ARCHITECTURE.
5. THE DEVELOPMENT ON THE SITE SHALL NOT COMMENCE PRIOR TO THE COMMENCEMENT OF DEVELOPMENT ON ERF 117 MELROSE.

COLUMN 14. AMENDMENT SCHEME NO.

6563

		APPROVED
EXECUTIVE OFFICER : PLANNING EASTERN METROPOLITAN LOCAL COUNCIL		4/12/1978

JOHANNESBURG DORFSBEPLANNINGSKEMA 1979

WYSIGINGSKEMA 6563

VEL 3 VAN 4 VELLE

KOLOM	1.	GEBRUIKSONE
	III	RESIDENSIEEL 3
KOLOM	2.	BESKRYWING VAN GROND :
		ERF 117 MELROSE DORP
GRONDGEBRUIKE TABEL 'C'		
KOLOM	3.	PRIMÊRE REGTE
	*	
KOLOM	4.	GEBRUIKE MET TOESTEMMING
	*	
KOLOM	5.	GEBRUIKE NIE TOEGELAAT NIE
	*	
KOLOM	6.	BREEDTE VAN SERWITUUTGEBIED - STRAAT
	*	
KOLOM	7.	VERDIEPINGS OF HOOGTE IN METER :
	*	HOOGTESONE 0- (1 VERDIEPING) MET DIEN VERSTANDE DAT IN ADDISIONELE VERDIEPING MET DIE TOESTEMMING VAN DIE PLAASLIKE BESTUUR MAG TOEGELAAT WORD IN TERME VAN 'N TERREIN ONTWIKKELINGSPLAN.
KOLOM	8.	DEKKING :
	*	30% .
KOLOM	9.	V.O.V. OF VLOEROPPERVLAKTE :
	*	0.6
KOLOM	10.	PARKEERPLEKBEPALINGS :
	*	

		GOEDGEKEUR
UITVOERENDE BEAMRTE : BEPLANNING OOSTELIKE METROPOLITAANSE PLAASLIKE BESTUUR		6/2/1979

JOHANNESBURG DORPSBEPLANNINGSKEMA 1979

WYSIGINGSKEMA 6563

VEL 4 VAN 4 VELLE

KOLOM 11. DIGTHEID :

\*

KOLOM 12 BOULYNE :

\*

'N SMETER BELANDSKAPEERDE STOOP, SONDER ENIGE STRUKTURE, PAAIE OF PARKERING, MOET VERSKAF WORD OP DIE GRENS VAN DIE TERREIN WAT MET DIE RESIDENSIEEL ERWE INEENGESKAKEL IS.

KOLOM 13. ALGEMENE BEPALINGS :

1. 'N TERREINONTWIKKELINGSPLAN MOET BY DIE PLAASLIKE BESTUUR VIR GOEDKEURING INGEDIEN WORD, VOOR ENIGE ONTWIKKELING OP DIE TERREIN EN WELKE PLAN MOET ALLE BELANDSKAPPING AANDUI.
2. DIE TERREINONTWIKKELINGSPLAN, INSLUITENDE 'N ARGITEKTONIESE MODEL VAN DIE ONTWIKKELING MOET AAN DIE STADS BEPLANNINGS TRIBUNAL VIR KOMMENTAAR INGEDIEN WORD.

KOLOM 14. WYSIGINGSKEMA NR. :

6563

		GOEDGEKEUR
UITVOERENDE BEAMPT : BEPLANNING		4/12/1978
OOSTELIKE METROPOLITAANSE PLAASLIKE BESTUUR		



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: 118 (2462 m<sup>2</sup>)

TOWNSHIP NAME / HOLDING NAME / FARM NAME: MELROSE

STREET NAME AND NUMBER: 172 OXFORD ROAD

### ZONING INFORMATION

USE ZONE: RESIDENTIAL 1

HEIGHT ZONE: A (3 STOREYS)

FLOOR AREA RATIO: SEE ATTACHED

COVERAGE: SEE ATTACHED

DENSITY: One dwelling per ERF m<sup>2</sup>

BUILDING LINE: ATTACHED

PARKING: AS PER SCHEME

AMENDMENT SCHEME APPLICABLE: 2986

SERVED BY: NOSIPHO

DATE: 10/02/2021

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.

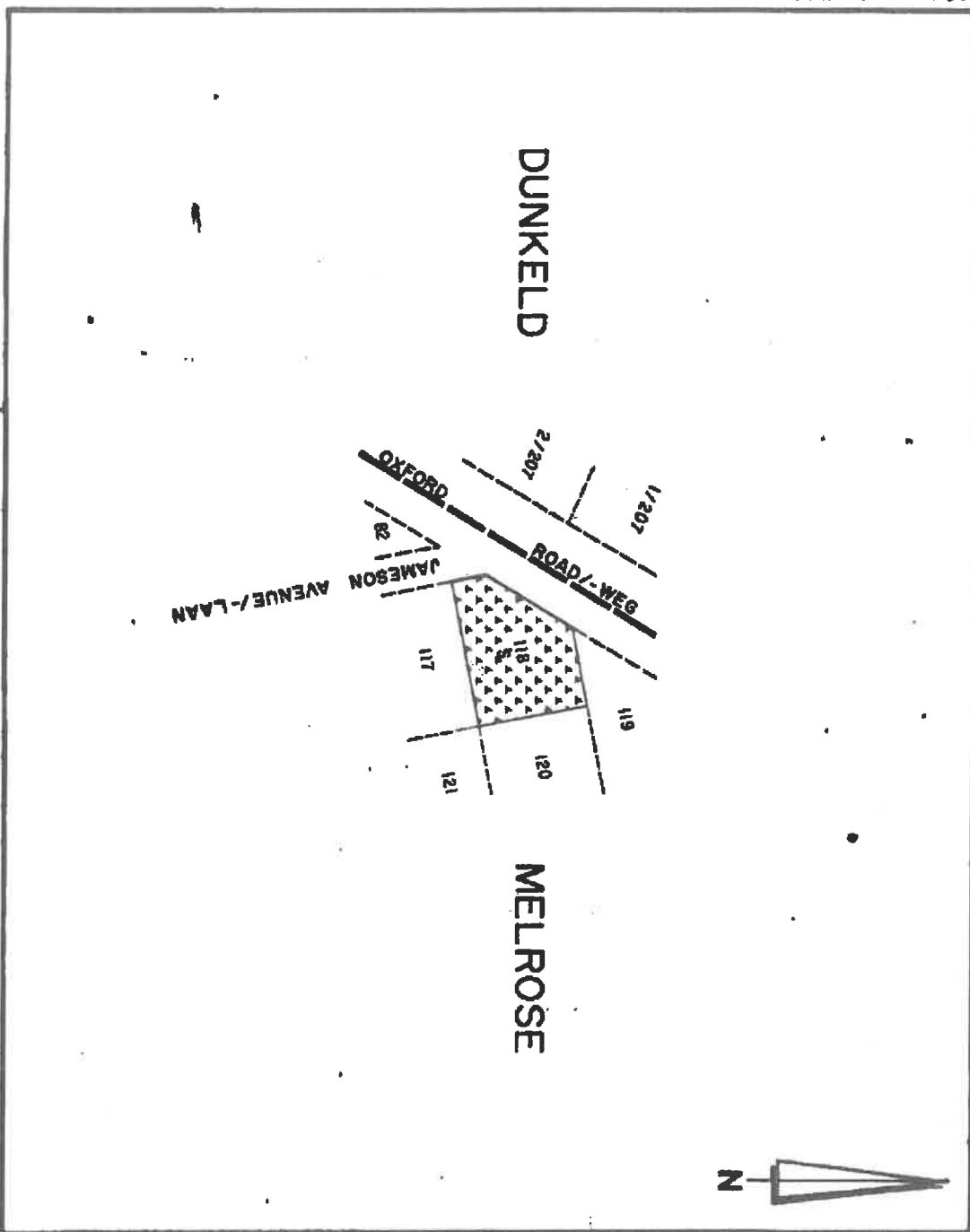
#### PLEASE NOTE:

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



KODE 2 JOHANNESBURG DORPSREPLANNINGSKEMA 1979 • KAART 3 • A REEKS • WYSGINGSKEMA 2986 • VEL SHEET 1 VAN 1 VEL SHEET

SKAAL SCALE 1:2500



**MELROSE**  
ERF 118

VERWYSING / REFERENCE

DORPSRENS  
TOWNSHIP BOUNDARY

S  
SKEURLE

RESIDENSIEEL I  
RESIDENTIAL I



GOEDGEKEUR,  
APPROVED

VOORSITTER VAN DORPSREPLANNINGSKEMAAL  
CHIEFMAN OF TOWN PLANNING TRIBUNAL

JOHANNESBURG ..... 34/10.1971

GEERUIGSONES

USE ZONES

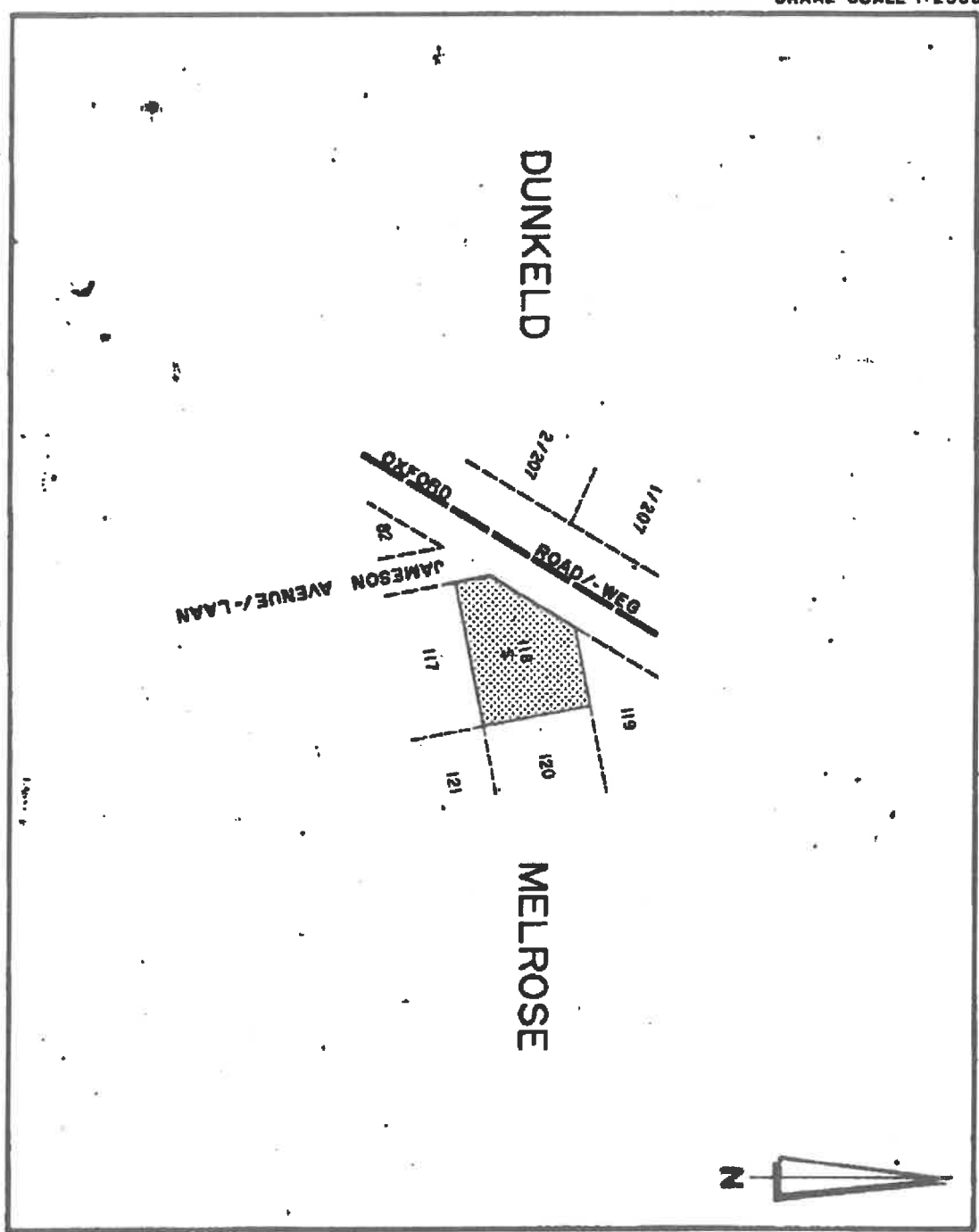
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SHEET

022014 00-0273

KODE 2 JOHANNESBURG DORPS- en PLANNINGSKEMA 1979 KAART 3 B REKES WYSGIDINGSKEMA 2986  
 CODE JOHANNESBURG TOWN PLANNING SCHEME MAP SERIES AMENDMENT SCHEME SHEET 1 VAN 1 VEL  
 SHEET OF SHEET

SKAAL: SCALE 1:2500



DIGITEIDSONES & HOOGTESONES • DENSITY ZONES & HEIGHT ZONES

GAZETTED

SHEET

MELROSE  
 ERF 118

VERBODING / REFERENCE

DORPERS  
 TOWNSHIP BOUNDARY

S  
 MIDDLE  
 SCHEDULE



EEN WOONHUIS PER ERF  
 ONE DWELLING HOUSE PER ERF

Gabied No  
 Hoogtesone 0  
 Height Zone 0

GOEDGEKEUR  
 APPROVED

VOORSTEN VAN JOHANNESBURG  
 CHAIRMAN OF TOWN PLANNING TRIBUNAL

JOHANNESBURG 24/10/2011

## Zoning Certificate

**NAME OF APPLICANT :** GIS  
**TOWN PLANNING SCHEME:** JOHANNESBURG TOWN PLANNING SCHEME 1979 (A/S with schedule)  
**TOWNSHIP / FARM NAME :** MELROSE  
**ERF/FARM PORTION :** ERF 118  
**STREET ADDRESS :** 172 OXFORD ROAD  
**AREA OF ERF :** 2463 SQUARE METRES  
**BUILDING LINE :** 6.0 METRES  
 ALONG ALL STREET  
 FRONTAGES

**SOIL ZONE:**  
**FLOODLINE:**  
**ENVIRONMENTAL CONTROLS:** N

### ZONING INFORMATION

FOR TABLES REFER TO SECTION 1  
OF TOWN PLANNING SCHEME 1979

<b>USE ZONE :</b>	RESIDENTIAL 1	AS PER SCHEME CLAUSE
<b>HEIGHT ZONE :</b>	0	AS PER SCHEME CLAUSE
<b>FLOOR AREA RATIO :</b>	(SEE ATTACHED)	AS PER SCHEME CLAUSE
<b>COVERAGE :</b>	(SEE ATTACHED)	AS PER SCHEME CLAUSE
<b>DENSITY :</b>	1 DWELLING PER ERF	
<b>PARKING ZONE :</b>	REMAINDER OF AREA	AS PER SCHEME CLAUSE
<b>AMENDMENT SCHEME :</b>	2986 A (SEE ATTACHED)	IS APPLICABLE

Therefore please note special conditions of the Amendment Scheme apply to the above erf in conjunction with the above zoning

The Town Planning Scheme is open for inspection at Ground floor, Metropolitan Centre, between 08h00 - 15h00 weekdays. The information contained herein must be verified by the applicant on inspection of the scheme. Whilst the utmost is done to ensure accuracy, the Johannesburg Administration does not accept any responsibility for any incorrect information given on this form.

The applicant's attention is drawn to the general provisions of the Johannesburg Town Planning Scheme 1979.

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.

**JOHANNESBURG TOWN PLANNING SCHEME 1979 (A/S with schedule)**

**AMENDMENT SCHEME 2986**

**Page 1**

**COLUMN 1 USE ZONE**

RESIDENTIAL 1

**COLUMN 2 DESCRIPTION OF LAND**

MELROSE ERF 118

**COLUMN 3 PRIMARY RIGHTS (LAND USE TABLE 'C')**

\*

**COLUMN 4 USES WITH CONSENT (LAND USE TABLE 'C')**

\* PLUS OFFICES, EXCLUDING MEDICAL AND DENTAL SUITES

**COLUMN 5 USES NOT PERMITTED (LAND USE TABLE 'C')**

\*

**COLUMN 6 WIDTH OF SERVITUDE AREA**

\*

**COLUMN 7 HEIGHT ZONE**

\*

**COLUMN 8 COVERAGE**

\*

**COLUMN 9 F.A.R. OR FLOOR AREA**

\* THE FLOOR AREA OF THE OFFICE COMPONENT SHALL NOT EXCEED THE FLOOR AREA OF THE EXISTING DEVELOPMENT ON THE SITE WITHOUT THE CONSENT OF THE CITY COUNCIL.

**COLUMN 10 PARKING PROVISION**

\* PARKING SHALL BE PROVIDED AT A MINIMUM OF 4 BAYS PER 100 SQUARE METRES OF OFFICE FLOOR AREA

**COLUMN 11 DENSITY**

\*

**COLUMN 12 BUILDING LINES**

\*

**COLUMN 13 GENERAL**

1. A SITE DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE CITY COUNCIL FOR APPROVAL.
2. A RESIDENTIAL COMPONENT SHALL BE RETAINED ON THE SITE TO THE SATISFACTION OF THE CITY COUNCIL.
3. LANDSCAPING OF THE OPEN AREAS OF THE SITE MUST BE UNDERTAKEN AND MAINTAINED BY OR ON BEHALF OF THE OWNER TO THE SATISFACTION OF THE CITY COUNCIL.
4. NO ALTERATIONS AND ADDITIONS TO THE EXISTING BUILT FORM SHALL BE INITIATED WITHOUT THE CONSENT OF THE CITY COUNCIL.
5. PROVISIONS OF CLAUSES 7 AND 8 OF THE SCHEME SHALL NOT APPLY TO THE CONSENT FOR OFFICES.
6. ACCESS TO AND EGRESS FROM THE SITE SHALL BE TO THE SATISFACTION OF THE CITY COUNCIL.

**COLUMN 14 AMENDMENT SCHEME**

2986 A

**JOHANNESBURG TOWN PLANNING SCHEME 1979 (A/S with schedule)**

**AMENDMENT SCHEME 2986**

**Page 2**

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**END OF AMENDMENT SCHEME 2986**

## Zoning Certificate

**NAME OF APPLICANT :** GIS  
**TOWN PLANNING SCHEME:** JOHANNESBURG TOWN PLANNING SCHEME 1979 (A/S with schedule)  
**TOWNSHIP / FARM NAME :** MELROSE  
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**BUILDING LINE :** 6.0 METRES  
 ALONG ALL STREET  
 FRONTAGES

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**FLOODLINE:**  
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### ZONING INFORMATION

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 OF TOWN PLANNING SCHEME 1979

<b>USE ZONE :</b>	RESIDENTIAL 1	AS PER SCHEME CLAUSE
<b>HEIGHT ZONE :</b>	0	AS PER SCHEME CLAUSE
<b>FLOOR AREA RATIO :</b>	(SEE ATTACHED)	AS PER SCHEME CLAUSE
<b>COVERAGE :</b>	(SEE ATTACHED)	AS PER SCHEME CLAUSE
<b>DENSITY :</b>	1 DWELLING PER ERF	
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**JOHANNESBURG TOWN PLANNING SCHEME 1979 (A/S with schedule)**

**AMENDMENT SCHEME 2986**

**Page 1**

**COLUMN 1 USE ZONE**

RESIDENTIAL 1

**COLUMN 2 DESCRIPTION OF LAND**

MELROSE ERF 118

**COLUMN 3 PRIMARY RIGHTS (LAND USE TABLE 'C')**

\*

**COLUMN 4 USES WITH CONSENT (LAND USE TABLE 'C')**

\* PLUS OFFICES, EXCLUDING MEDICAL AND DENTAL SUITES

**COLUMN 5 USES NOT PERMITTED (LAND USE TABLE 'C')**

\*

**COLUMN 6 WIDTH OF SERVITUDE AREA**

\*

**COLUMN 7 HEIGHT ZONE**

\*

**COLUMN 8 COVERAGE**

\*

**COLUMN 9 F.A.R. OR FLOOR AREA**

\* THE FLOOR AREA OF THE OFFICE COMPONENT SHALL NOT EXCEED THE FLOOR AREA OF THE EXISTING DEVELOPMENT ON THE SITE WITHOUT THE CONSENT OF THE CITY COUNCIL.

**COLUMN 10 PARKING PROVISION**

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**COLUMN 11 DENSITY**

\*

**COLUMN 12 BUILDING LINES**

\*

**COLUMN 13 GENERAL**

1. A SITE DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE CITY COUNCIL FOR APPROVAL.
2. A RESIDENTIAL COMPONENT SHALL BE RETAINED ON THE SITE TO THE SATISFACTION OF THE CITY COUNCIL.
3. LANDSCAPING OF THE OPEN AREAS OF THE SITE MUST BE UNDERTAKEN AND MAINTAINED BY OR ON BEHALF OF THE OWNER TO THE SATISFACTION OF THE CITY COUNCIL.
4. NO ALTERATIONS AND ADDITIONS TO THE EXISTING BUILT FORM SHALL BE INITIATED WITHOUT THE CONSENT OF THE CITY COUNCIL.
5. PROVISIONS OF CLAUSES 7 AND 8 OF THE SCHEME SHALL NOT APPLY TO THE CONSENT FOR OFFICES.
6. ACCESS TO AND EGRESS FROM THE SITE SHALL BE TO THE SATISFACTION OF THE CITY COUNCIL.

**COLUMN 14 AMENDMENT SCHEME**

2986 A

**JOHANNESBURG TOWN PLANNING SCHEME 1979 (A/S with schedule)**

**AMENDMENT SCHEME 2986**

**Page 2**

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**END OF AMENDMENT SCHEME 2986**



**TABLE 4: HEIGHT DEVELOPMENT REQUIREMENTS**

(1) Height Zone	(2) Number of storeys	(3)								Peri-Urban Halfway House Annexure F Telhabong Westonaria Southern Jhb Region
		Johannesburg	Sandton	Roadsपोर्ट	Randburg	Lenasia	Modderfontein	Walkerville	Edenvale	
<b>A</b>	<b>3</b>	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>	<b>5</b>	5	1	3	2					
<b>C</b>	As per Clause 30	1		1	1				0	
		2		2					1	
		3							2	
		4								


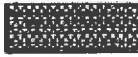









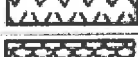





**TABLE 5: COVERAGE DEVELOPMENT REQUIREMENTS**

(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%	70%	70%
	50% for two storeys			
	40% for three storeys			
<b>B</b>	Residential 1: 60%	70%	85%	60%
	Residential 2: 70%			
	Residential 3: 80%			
<b>C</b>	100%	100%	100%	100%

**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)			

**TABLE 3: DENSITY DEVELOPMENT REQUIREMENTS**

Reference to B-series Map (Notation)	Number of dwelling houses per erf	Minimum area of erf in square meters (m <sup>2</sup> )
	1	-
	1	100
	1	200
	1	300
	1	400
	1	500
	1	700
	1	800
	1	1 000
	1	1 250
	1	1 500
	1	2 000
	1	2 500
	1	3 000
	1	4 000
	1	6 000
	1	8 000

**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

**TABLE 8: ON-SITE PARKING REQUIREMENTS**

LAND USE CATEGORY	REMAINDER OF CITY	PARKING ZONE B
		TOD CORRIDORS & NODES / PRASA, GAUTRAIN & BRT STATIONS / DEPRIVATION AREAS / ECONOMIC NODES
RESIDENTIAL		
Up to three habitable rooms	1,0 bay per unit plus 1,0 bay per three units for visitors	0,5 bays per unit plus 1,0 bay per three units for visitors
Four or more habitable rooms	2,0 bays per unit plus 1,0 bay per three units for visitors	1,0 bay per unit plus 1,0 bay per three units for visitors
Boarding houses, hostels, communes	0,5 bays per room	0,3 bays per room
Residential hotels, bed & breakfast, guest houses	1,0 bay per room	0,5 bays per room
Social/Inclusionary housing	0,75 bays per unit	0,5 bays per unit
Licensed hotels, motels	1,0 bay per bedroom plus 25,0 bays per 100 m <sup>2</sup> public rooms	0,5 bays per bedroom plus 10,0 bays per 100 m <sup>2</sup> public rooms
RELIGIOUS PURPOSES		
With seating provision	0,4 bays per seat	0,2 bays per seat
Without seating provision	25,0 bays per 100 m <sup>2</sup> of net prayer/meditation area	10,0 bays per 100 m <sup>2</sup> of net prayer/meditation area
EDUCATIONAL / INSTRUCTIONAL		
Primary and secondary schools	1,0 bay per classroom plus 0,1 bay per learner and 1,0 bay per additional teacher/trained administrator or staff	1,0 bay per classroom plus 0,1 bays per learner and 1,0 bay per additional teacher/trained administrator or staff
Nursery schools, crèches, day care centres	0,2 bays per child plus 1,0 bay per classroom	0,1 bays per child plus 1,0 bay per classroom
Universities, colleges, adult education, advanced technical education and other full-time education	0,4 bays per student plus 1,0 bay per classroom and 1,0 bay per additional trained / administration staff	0,2 bays per student plus 1,0 bay per classroom and 1,0 bay per additional trained / administration staff

# **ANNEXURE B**

SEE REG STAMP DUTY R
FOOI FEES R 4000-00

Prepared by me

  
CONVEYANCER  
HERBERT NORMAN KROUSE

W.I.O.P

VERBIND	MORTGAGED
VIR FOR R 45 500 000,00	
<b>B</b>	000032219 / 2013
26 NOV 2013	REGISTRATEUR/REGISTRAR

<b>T</b>	000045061 / 2013
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## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~HERBERT NORMAN KROUSE~~      Romana Blignaut

appeared before me, REGISTRAR OF DEEDS at Johannesburg, he the said  
Apparier being duly authorised thereto by a Power of Attorney signed at  
Johannesburg on 6 March 2013 and granted to him by

**MICROZONE TRADING 290 PROPRIETARY LIMITED**  
Registration Number 2009/004880/07

And the Appearer declared that his said principal had truly and legally sold on 10 October 2012 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

**WINDFALL 86 PROPERTIES PROPRIETARY LIMITED**  
**Registration Number 2012/020314/07**

its Successors in Title or assigns, in full and free property: -

1. ERF 116 MELROSE TOWNSHIP  
REGISTRATION DIVISION I.R.  
THE PROVINCE OF GAUTENG

MEASURING 2974 (TWO THOUSAND NINE HUNDRED AND SEVENTY FOUR) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer T420/1904 with diagram annexed and held by Deed of Transfer T55685/2008

AND SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

2. PORTION 1 OF ERF 119 MELROSE (JOHANNESBURG) TOWNSHIP  
REGISTRATION DIVISION I.R.  
THE PROVINCE OF GAUTENG

MEASURING 2533 (TWO THOUSAND FIVE HUNDRED AND THIRTY THREE) SQUARE METRES

FIRST REGISTERED by Certificate of Registered Title T69629/2000 with Diagram SG No A11441/1993 relating thereto and held by Deed of Transfer T63283/2001

SUBJECT to the following conditions:-

1. To the reservation that no canteen, shop or slaughter poles will be erected on the said Erf.
2. To a servitude 1,25 metres wide to protect the existing drain along the southern boundary in favour of Remaining Extent of Erf 119 Melrose as



will more fully appear from Notarial Deed of Servitude K3040/2000S dated 13<sup>th</sup> November 2000 and registered on 20<sup>th</sup> November 2000.

AND SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s

3. ERF 120 MELROSE TOWNSHIP  
REGISTRATION DIVISION I.R.  
THE PROVINCE OF GAUTENG

MEASURING 2974 (TWO THOUSAND NINE HUNDRED AND SEVENTY FOUR) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer T11260/1903 with Diagram annexed and HELD by Deed of Transfer T9245/2009

SUBJECT to the following conditions:

1. No canteen, shop or slaughter poles will be allowed thereon

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid Deed/s.


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

**MICROZONE TRADING 290 PROPRIETARY LIMITED**  
**Registration Number 2009/004880/07**

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**WINDFALL 86 PROPERTIES PROPRIETARY LIMITED**  
**Registration Number 2012/020314/07**

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R50 794 000,00 (FIFTY MILLION SEVEN HUNDRED AND NINETY FOUR THOUSAND RAND)



SEELREG
STAMP DUTY R. _____
POOI
FEES R. <u>40 00 - 00</u>

Prepared by me

  
CONVEYANCER  
HERBERT NORMAN KROUSE

GETRANSPORTEER AAN	TRANSFERRED TO
.....	
.....	
RESTANT/REMAINDER	
<b>T</b>	
	REGISTRATEUR/REGISTRAR

000045060 / 2013

<b>T</b>	000032219 / 2013
----------	------------------

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~HERBERT NORMAN KROUSE~~

Romana Blignaut

appeared before me, REGISTRAR OF DEEDS at Johannesburg, he the said  
Appearer being duly authorised thereto by a Power of Attorney signed at  
Johannesburg on 6 March 2013 and granted to him by

**TERRALEASE PROPRIETARY LIMITED**  
Registration Number 1969/016572/07

VERBIND	MORTGAGED
VIR FOR R. <u>95 500 000,00</u>	
<b>B</b>	000032219 / 2013
26 NOV 2013	REGISTRATEUR/REGISTRAR

And the Appearer declared that his said principal had truly and legally sold on 10 October 2012 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

**WINDFALL 86 PROPERTIES PROPRIETARY LIMITED**  
**Registration Number 2012/020314/07**

its Successors in Title or assigns, in full and free property –

1. ERF 117 MELROSE TOWNSHIP  
REGISTRATION DIVISION I.R.  
THE PROVINCE OF GAUTENG

MEASURING 2974 (TWO THOUSAND NINE HUNDRED AND SEVENTY FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER T36233/1996

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s of Transfer

2. ERF 118 MELROSE TOWNSHIP  
REGISTRATION DIVISION I.R.  
THE PROVINCE OF GAUTENG

MEASURING 2462 (TWO THOUSAND FOUR HUNDRED AND SIXTY TWO) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER T11258/1903 with Diagram annexed and held by Deed of Transfer T39096/1990

SUBJECT to the following conditions:

1. SUBJECT to the reservation that no canteen, shop or slaughter poles will be allowed on the said Erf.

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid Deed/s.

3. THE REMAINDER OF ERF 119 MELROSE TOWNSHIP  
REGISTRATION DIVISION IR  
THE PROVINCE OF GAUTENG

MEASURING 1854 (ONE THOUSAND EIGHT HUNDRED AND FIFTY  
FOUR) SQUARE METRES

First transferred by Deed of Transfer T11259/1903 with Diagram annexed  
and held by Deed of Transfer T9259/2005

SUBJECT to the following conditions:

1. Subject to the reservation that no canteen, shop or slaughter poles will be erected on the said Erf.
2. By Notarial Deed K3040/2000S dated 13 November 2000 and registered on 20 November 2000 the withinmentioned property is entitled to a servitude 1,25 metres wide to protect the existing drain along the southern boundary as will more fully appear from the said Notarial Deed.

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid Deed/s.

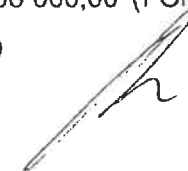
WHEREFORE the Appearer, renouncing all right and title which the said

**TERRALEASE PROPRIETARY LIMITED**  
**Registration Number 1969/016572/07**

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**WINDFALL 86 PROPERTIES PROPRIETARY LIMITED**  
**Registration Number 2012/020314/07**

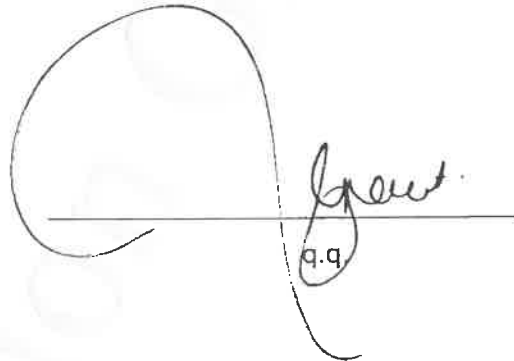
its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R41 206 000,00 (FORTY ONE MILLION TWO HUNDRED AND SIX THOUSAND RAND)



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

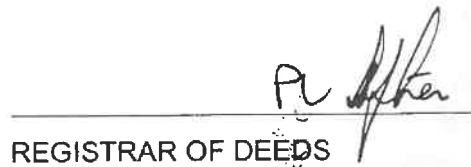
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at Johannesburg on

26 NOV 2013



A handwritten signature in dark ink, appearing to read 'q.q.', is written over a horizontal line. The signature is stylized and cursive.

In my presence



A handwritten signature in dark ink, appearing to read 'A. J. J.', is written over a horizontal line. The signature is stylized and cursive.

REGISTRAR OF DEEDS



A handwritten signature in dark ink, appearing to read 'h', is written over a horizontal line. The signature is stylized and cursive.

## Deeds Office Property



## MELROSE, 116, 0 (JOHANNESBURG)

## GENERAL INFORMATION

Deeds Office	JOHANNESBURG
Date Requested	2020/10/05 09:26
Information Source	DEEDS OFFICE
Reference	



## PROPERTY INFORMATION

Property Type	ERF	Diagram Deed	T420/904
Erf Number	116	Extent	2974.0000SQM
Portion Number	0	Local Authority	CITY OF JOHANNESBURG
Township	MELROSE	Province	GAUTENG
Registration Division	IR	Previous Description	
LPI Code	TOIR04310000011600000		

## OWNER INFORMATION

## OWNER 1 OF 1

Company Type	COMPANY	Title Deed	T45061/2013
Name	WINDFALL 88 PROPS PTY LTD	Microfilm Reference	
Registration Number	201202031407	Purchase Price (R)	50,794,000
Multiple Owners	NO	Purchase Date	2012/10/10
Multiple Properties	NO	Registration Date	2013/11/26
Share			

## ENDORSEMENTS (2)

#	Document	Institution	Amount	Microfilm
1	B32219/2013	FIRSTRAND BANK LTD	95,500,000	
2	I-4347/2013C	MICROZONE TRADING 290 PTY LTD	UNKNOWN	

## HISTORIC DOCUMENTS (8)

#	Document	Owner	Amount	Microfilm
1	B56132/1993	STANDARD BANK OF S A LTD	200,000	2000 0024 1001
2	B36539/1999	-	UNKNOWN	2008 0699 5630
3	B53853/2006	-	UNKNOWN	2008 0699 5671
4	B64398/2008	-	UNKNOWN	2008 0699 5676
5	T11287/1981	WHITFIELD HELEN CAROLINE	UNKNOWN	2000 0024 0980
6	T76416/1989	MELROSE STAND NUMBER 116 PTY LTD	950,000	2008 0699 5635
7	T55685/2008	MICROZONE TRADING 290 CC	8,500,000	2008 0699 5811
8	T55685/2008	MICROZONE TRADING 290 PTY LTD	8,500,000	2008 0699 5611

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## Deeds Office Property



## MELROSE, 117, 0 (JOHANNESBURG)

## GENERAL INFORMATION

Deeds Office	JOHANNESBURG
Date Requested	2020/10/05 08:27
Information Source	DEEDS OFFICE
Reference	-



## PROPERTY INFORMATION

Property Type	ERF	Diagram Deed	T10389/928
Erf Number	117	Extent	2974.0000SQM
Portion Number	0	Local Authority	CITY OF JOHANNESBURG
Township	MELROSE	Province	GAUTENG
Registration Division	IR	Previous Description	-
LPI Code	TOIR04310000011700000		

## OWNER INFORMATION

## OWNER 1 OF 1

Company Type	COMPANY	Title Deed	T45060/2013
Name	WINDFALL 86 PROPS PTY LTD	Microfilm Reference	
Registration Number	201202031407	Purchase Price (R)	41,206,000
Multiple Owners	NO	Purchase Date	2012/10/10
Multiple Properties	NO	Registration Date	2013/11/26
Share			

## ENDORSEMENTS (1)

#	Document	Institution	Amount	Microfilm
1	B32219/2013	FIRSTRAND BANK LTD	95,500,000	

## HISTORIC DOCUMENTS (7)

#	Document	Owner	Amount	Microfilm
1	B37784/1996	NEDCOR BANK LTD	690,000	2006 0428 4265
2	B75812/2006	-	UNKNOWN	2006 0428 4274
3	B11248/2006	-	UNKNOWN	2008 0042 0312
4	B49411/2008	-	UNKNOWN	2008 0568 2173
5	T20789/1977	KRUGER HELENA GERTRUDE	UNKNOWN	1994 0394 0920
6	T8728/1994	PORT FYFE CC	750,000	1996 0409 3010
7	T36233/1996	TERRALEASE PTY LTD	786,600	2008 0568 2198

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## Deeds Office Property



## MELROSE, 118, 0 (JOHANNESBURG)

## GENERAL INFORMATION

Deeds Office	JOHANNESBURG
Date Requested	2020/10/05 08:27
Information Source	DEEDS OFFICE
Reference	-



## PROPERTY INFORMATION

Property Type	ERF	Diagram Deed	T11258/803
Erf Number	118	Extent	2462.0000SQM
Portion Number	0	Local Authority	CITY OF JOHANNESBURG
Township	MELROSE	Province	GAUTENG
Registration Division	IR	Previous Description	-
LPI Code	TOIR04310000011800000		

## OWNER INFORMATION

## OWNER 1 OF 1

Company Type	COMPANY	Title Deed	T45080/2013
Name	WINDFALL 86 PROPS PTY LTD	Microfilm Reference	
Registration Number	201202031407	Purchase Price (R)	41,206,000
Multiple Owners	NO	Purchase Date	2012/10/10
Multiple Properties	NO	Registration Date	2013/11/26
Share			

## ENDORSEMENTS (1)

#	Document	Institution	Amount	Microfilm
1	B32218/2013	FIRSTRAND BANK LTD	95,500,000	

## HISTORIC DOCUMENTS (6)

#	Document	Owner	Amount	Microfilm
1	B63286/1992	NEDCOR BANK LTD	500,000	2001 0605 1981
2	B63286/1992	NEDCOR BANK LTD	680,000	2006 0295 0754
3	B75811/2005		UNKNOWN	2006 0295 0764
4	B10624/2006		UNKNOWN	2008 0569 0206
5	B49411/2008		UNKNOWN	2008 0568 2173
6	T39096/1990	TERRALEASE PTY LTD		2008 0568 2193

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## WinDeed Database Deeds Office Property



## MELROSE, 119, 0 (REMAINING EXTENT) (JOHANNESBURG)

## GENERAL INFORMATION

Deeds Office	JOHANNESBURG
Date Requested	2020/10/05 08:29
Information Source	WINDEED DATABASE
Reference	-



## PROPERTY INFORMATION

Property Type	ERF	Diagram Deed	T11259/903
Erf Number	119	Extent	1854.0000SQM
Portion Number	0 (REMAINING EXTENT)	Local Authority	CITY OF JOHANNESBURG
Township	MELROSE	Province	GAUTENG
Registration Division	IR	Previous Description	-
LPI Code	TOIR04310000011900000		

## OWNER INFORMATION

## OWNER 1 OF 1

Type	COMPANY	Title Deed	T45060/2013
Name	WINDFALL 86 PROPS PTY LTD	Microfilm	-
ID / Reg. Number	201202031407	Purchase Price (R)	41,206,000
Multiple Owners	NO	Purchase Date	2012/10/10
Multiple Properties	NO	Registration Date	2013/11/26
Share	0.00		

## ENDORSEMENTS (4)

#	Document	Institution	Amount (R)	Microfilm
1	B32219/2013	FIRSTRAND BANK LTD	95,500,000	-
2	VA212/1988-T22665/82	-	UNKNOWN	0000000*
3	VA213/1988-B38829/87	-	UNKNOWN	0000000*
4	I-4348/2013C	MICROZONE TRADING 290 PTY LTD	UNKNOWN	-

## HISTORIC DOCUMENTS (6)

#	Document	Owner	Amount (R)	Microfilm
1	T22665/1982	MAXI PROP PTY LTD	UNKNOWN	2001 0011 0384
2	B6980/2009	-	2,550,000	2009 0090 3801
3	B11767/2005	-	2,550,000	2008 0569 0231
4	T9259/2005	TERRALEASE PTY LTD	3,000,000	2009 0090 3819
5	T69628/2000	HEALTH SYSTEMS PLANNING & DEVELOPMENT	2,900,000	2001 0011 0396
6	B49412/2008		5,090,000	2008 0569 0207

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## WinDeed Database Deeds Office Property



## MELROSE, 119, 1 (JOHANNESBURG)

## GENERAL INFORMATION

Deeds Office	JOHANNESBURG
Date Requested	2020/10/05 08:30
Information Source	WINDEED DATABASE
Reference	-



## PROPERTY INFORMATION

Property Type	ERF	Diagram Deed	T69629/2000
Erf Number	119	Extent	2533.0000SQM
Portion Number	1	Local Authority	CITY OF JOHANNESBURG
Township	MELROSE	Province	GAUTENG
Registration Division	IR	Previous Description	-
LPI Code	T01R04310000011900001		

## OWNER INFORMATION

## OWNER 1 OF 1

Type	COMPANY	Title Deed	T45061/2013
Name	WINDFALL 06 PROPS PTY LTD	Microfilm	-
ID / Reg. Number	201202031407	Purchase Price (R)	50,794,000
Multiple Owners	NO	Purchase Date	2012/10/10
Multiple Properties	NO	Registration Date	2013/11/26
Share	0.00		

## ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm
1	K3040/2000S	-	UNKNOWN	2001 0011 0427
2	B32219/2013	FIRSTRAND BANK LTD	95,500,000	-

## HISTORIC DOCUMENTS (5)

#	Document	Owner	Amount (R)	Microfilm
1	T69629/2000	MAXI PROP PTY LTD	CRT	2001 0631 4125
2	B6981/2009	-	4,200,000	2009 0090 3823
3	T63283/2001	MICROZONE TRADING 290 CC	5,500,000	2009 0090 3841
4	T63283/2001	MICROZONE TRADING 290 PTY LTD	5,500,000	2009 0090 3841
5	B49413/2008	-	6,240,000	2008 0569 0232

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## Deeds Office Property



## MELROSE, 120, 0 (JOHANNESBURG)

## GENERAL INFORMATION

Deeds Office	JOHANNESBURG
Date Requested	2020/10/05 08:30
Information Source	DEEDS OFFICE
Reference	



## PROPERTY INFORMATION

Property Type	ERF	Diagram Deed	T11260/803
Erf Number	120	Extent	2974,0000SQM
Portion Number	0	Local Authority	CITY OF JOHANNESBURG
Township	MELROSE	Province	GAUTENG
Registration Division	IR	Previous Description	-
LPI Code	TOIR04310000012000000		

## OWNER INFORMATION

## OWNER 1 OF 1

Company Type	COMPANY	Title Deed	T45061/2013
Name	WINDFALL 86 PROPS PTY LTD	Microfilm Reference	
Registration Number	201202031407	Purchase Price (R)	50,794,000
Multiple Owners	NO	Purchase Date	2012/10/10
Multiple Properties	NO	Registration Date	2013/11/26
Share			

## ENDORSEMENTS (2)

#	Document	Institution	Amount	Microfilm
1	B32219/2013	FIRSTSTRAND BANK LTD	95,500,000	
2	I-4345/2013C	MICROZONE TRADING 290 CC	UNKNOWN	

## HISTORIC DOCUMENTS (5)

#	Document	Owner	Amount	Microfilm
1	B7844/2009		UNKNOWN	2009 0096 5365
2	T1388/1992	PIENAAR PETRUS JOHANNES	UNKNOWN	1996 0610 3021
3	T55616/1996	BAYONNE TRUST	612,000	2009 0097 3114
4	T9245/2009	MICROZONE TRADING 290 CC	11,200,000	2009 0100 5407
5	T9245/2009	MICROZONE TRADING 290 PTY LTD	11,200,000	2009 0100 5407

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# ANNEXURE C



26 March 2021

To whom it may concern

### Application for Consolidation and Rezoning

- 1) FirstRand Bank Limited, registration number 1929/001225/06, ("the Bank") is the holder of a mortgage bond, B32219/2013, registered in its favour by Windfall 86 Properties (Pty) Ltd ("the Owner") over Portion 1 of Erf 119 Melrose Township; Erven 116 and 120 Melrose Township; Remaining Extent of Erf 119 Melrose Township; Erven 117 and 118 Melrose Township, Registration Division I.R. the Province of Gauteng ("the Properties").
- 2) The Bank consents to the application by the Owner or its authorised representative, to the City of Johannesburg Metropolitan Municipality, for the consolidation of the Properties.
- 3) The Bank consents to the application by the Owner or its authorised representative to be made in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, for the rezoning of the Properties, as follows:

**From:** Erf 116 "Residential 1"  
Erf 117 "Residential 3"  
Erf 118, RE/119, 1/119 and 120 "Special" for offices, restaurants and specialized retail

**To:** "Residential 3" including private open space and a clubhouse and related recreational facilities for residents only, with a density of 220 units (inclusive of inclusionary housing) on the Properties (as consolidated).

Signed For: FirstRand Bank Limited (acting through its Rand Merchant Bank Division)  
Signed by: Ruth Beake

Signed at: 2021-03-26 11:06:40 +02:00


Reason: I approve this document

  
Ruth Beake  
RMB Investment Banking  
Real Estate Division

Signed by: Ryan Rhodes

Signed at: 2021-03-26 11:57:39 +02:00

Reason: I approve this document

  
Ryan Rhodes  
RMB Investment Banking  
Real Estate Division

### CORPORATE AND INVESTMENT BANKING

1 Merchant Place  
Cnr Fredman Dr and Rivonia Rd  
Sandton 2196

PO Box 786273  
Sandton 2146  
South Africa

Switchboard +27 11 282 8000  
Website [rmb.co.za](http://rmb.co.za)

# **ANNEXURE D**

**RESOLUTION OF THE DIRECTORS OF WINDFALL 86 PROPERTIES (PTY) LTD**

**PASSED AT** PRETORIA

**ON THE** 26 **DAY OF** NOVEMBER **2020**

**RESOLVED THAT:**


1. The Company make any applications to the authorities as may be deemed necessary in order to **REZONE ERVEN 116, 117, 118, PORTION 1 AND THE REMAINDER OF ERF 119 AND ERF 120 MELROSE**, which may also include but not restricted to the following applications relating to the above property:
  - 1.1 Site development plans;
  - 1.2 Building plans;
  - 1.3 Consolidation of erven.
2. That ANTHONY JOHN CLACHER in his/her capacity as DIRECTOR be authorised to sign any documents on behalf of the Company which may be deemed necessary to give effect to this Resolution.


**CERTIFIED A TRUE EXTRACT**

  
\_\_\_\_\_

**DIRECTOR**

**AS WITNESSES**

1.   
\_\_\_\_\_

2.   
\_\_\_\_\_

## SPECIAL POWER OF ATTORNEY

I/We, the undersigned ANTHONY JOHN CLACHER, on behalf of **WINDFALL 86 PROPERTIES (PTY) LTD**, being the registered owner of **Erven 116, 117, 118, Portion 1 and the Remainder of Erf 119 and Erf 120 Melrose**, do hereby nominate, constitute and appoint **Benjamin Jakobus Potgieter** of the firm **Craft Homes Pty (Ltd)**, with power of substitution to be my/our lawful representative in my/our name, place and stead, to make the necessary application for the rezoning of the above-mentioned properties, which may also include but not limited to the following applications relating to the above properties:



- 1.1 Site development plans;
- 1.2 Building plans;
- 1.3 Consolidation of erven.

and further to represent me/us at any inquiry in relation to the abovementioned matters and generally do whatever may be necessary or desirable to finalise any of the above applications on the said land, and generally for effecting the purposes aforementioned, 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 – hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my/our representative shall lawfully do or cause to be done, by virtue of these presents and whatever my/our said representatives have to date done herein.

**SIGNED AT ..PRETORIA..... ON THIS THE ..26... DAY OF ..NOVEMBER..... 2020**

  
\_\_\_\_\_  
**SIGNATURE**

**AS WITNESSES:**

1.   
\_\_\_\_\_  
2.   
\_\_\_\_\_