



City of Johannesburg
Department of Development Planning and Urban Management

Land Use Management
Metropolitan Centre
158 Loveday Street
Braamfontein

P O Box 30733
Braamfontein
South Africa
2017

Tel +27(0) 11 407 6140
Fax +27(0) 11 339 3368

a world class African city

Smit and Associates
Post Net Suite 120 Private bag x3
Paardekraal
1752

Dear Sir/Madam

**CONSENT: PROPOSED SUBDIVISION
PORTION 2 OF ERF 173 LINDEN
(REG. NO.: 01/3966/2008)**

With reference to your application dated 08 December 2008 and the submission of amended plans on 12 August 2009, I forward herewith two prints of the above-mentioned subdivision with the certificate of consent endorsed thereon, duly signed and subject to the said conditions.

Please supply Geographical Information Systems, 8th Floor Metro Centre, with a copy of the final diagram after it has been approved by the Surveyor General.

Satisfactory arrangements shall be made with the City of Johannesburg's service departments in order to facilitate compliance with Regulation 38 of the Town-Planning and Townships Ordinance, 1986. Proof of such compliance shall be submitted to the Legal Administration Department.

For ease of reference please find attached documents from the following MOE's;

1. Johannesburg Water and Sanitation
2. Johannesburg Roads Agency
3. City Parks
4. Environmental Planning and Management
5. GIS
6. Transportation

Queries in respect of the above must be directed to the bodies concerned.

Kindly note, that before transfer of any of the subdivided portions can take place, it will be necessary, in terms of Regulation 38 of the Town-Planning and Townships Ordinance, 1986, for the power of attorney, in respect of the transfer, to be endorsed by Legal Administration, 9th Floor Metro Centre, Braamfontein, (Telephone No. 407-6950), to the effect that all conditions of the subdivision, have been complied with.

In order to avoid unnecessary delays it is imperative that you inform your client that arrangements must be made to forward such clearance certificates to Legal Administration as soon as possible.

You are hereby advised that this consent does not:

- (a) Absolve any person from complying with any restrictive condition of title, the Council's by-laws and the approval of building plans in terms of the National Building Regulations.
- (b) Bind the Council to issue or to authorise the issue of any licence, permit or further consent.

Yours faithfully



**For EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING
AND URBAN MANAGEMENT**

Enquiries: Fulufhelo Mathobo
Telephone: 011 407 6163
Facsimile : 011 403 1983

Date:

05 October 2009

PROPOSED SUBDIVISION OF PORTION 2 OF ERF 173, LINDEN

- THE SITE
- PROPOSED SUBDIVISION BOUNDARY
- OLD ERF BOUNDARY
- EXISTING BUILDINGS TO BE DEMOLISHED

THE FIGURE ABCDA REPRESENTS THE PROPOSED PORTION 2 OF ERF 173 LINDEN, MEASURING APPROXIMATELY 1734.09m² IN EXTENT, WHICH IS PROPOSED TO BE SUBDIVIDED INTO TWO (2) PORTIONS AS DETAILED BELOW:

PROPOSED PORTION	SIZE m ²
RE/2/173	1033.35
1/2/173	700.74

THE FIGURE ABCdcbA REPRESENTS THE PROPOSED REMAINDER OF PORTION 2 OF ERF 173.

THE FIGURE abcdDa REPRESENTS THE PROPOSED PORTION 1 OF PORTION 2 OF ERF 173.

DATE : 12 August 2009

REF : M498

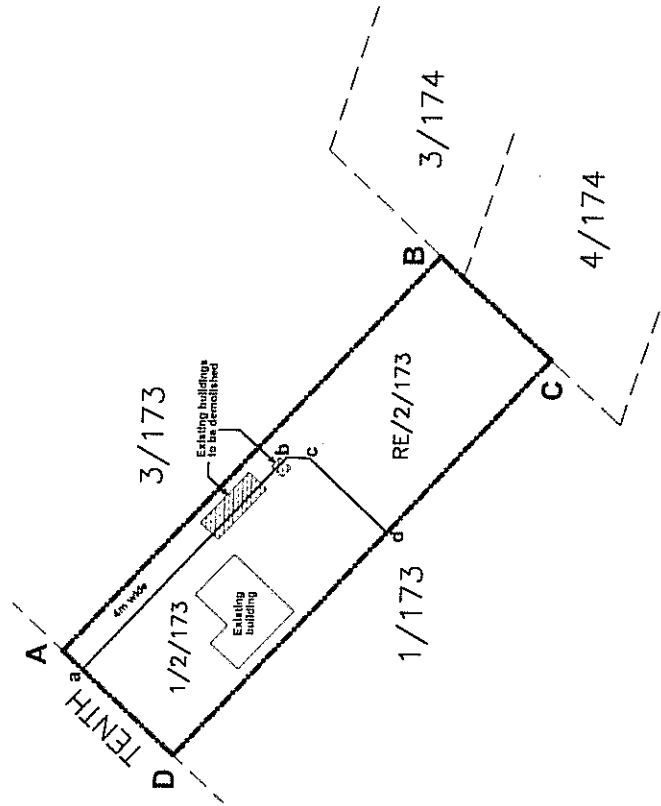


SCALE : 1:1 000



Smit &
Associates
Urban Development Consultants cc

54 Shannon Road
Noordheuwel
Post Net Suite 120
Private Bag X3
Parriskraai
1752
Tel: (011) 954 5490/1/2
Fax: (011) 954 5904



SUBDIVISION CERTIFICATE

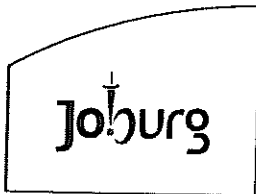
This is to certify that notwithstanding the provisions of any other law the Executive Director: Development Planning and Urban Management, duly authorised thereto, approved the subdivision of Portion 2 of Erf 173 Linden in terms Section 92 of the Town-Planning and Townships Ordinance, No 15 of 1986, read with Clause 36 of the Johannesburg Town Planning Scheme, 1979, into 2 portions as shown on Plan 01/3966/2008 and subject to the following conditions:

1. Compliance with the National Building Regulations.
2. Where necessary, contributions, in respect of essential services, shall be paid to the City of Johannesburg in terms of Section 92(3) of the Town-Planning and Townships Ordinance, No 15 of 1986.
3. All conditions of the City of Johannesburg service departments shall be complied with to the satisfaction of the respective service departments.
4. Storm water management on site shall be to the satisfaction of the City of Johannesburg.
5. Separate sewer connections and drainage (sewerage) installations shall be installed for the proposed Portions.
6. Street numbers shall be obtained from the City of Johannesburg and shall be clearly displayed to the satisfaction of the City of Johannesburg.
7. A true copy of the subdivision diagrams shall be submitted to Corporate Geographical Information Services and to the Electricity Supply Authority (if applicable) as soon as it has been approved by the Surveyor General.
8. A 2m servitude on any two (2) boundaries other than a street boundary shall be registered on all the portions of subdivided erf including the remainder in favor of and to the satisfaction of the City of Johannesburg if and when required.
9. The height of any building on the site shall not exceed 2 storeys (including basement storeys), as per Amendment Scheme 13-6551.
10. The provisions of Clause 34 of the Johannesburg Town Planning Scheme, 1979, shall not apply in respect of both proposed portions, as per Amendment Scheme 13-6551.
11. In addition to the main dwelling house only one bona fide staff quarter, not exceeding 55m² may be erected on each of the proposed portions, as per Amendment Scheme 13-6551.
12. Your attention is drawn to the fact that a Regulation 38 Certificate will not be issued until such time as an arrangement for the supply of electricity has been made to the satisfaction of the Local Authority.
13. The existing building located within the panhandle as indicated on the attached Plan 01/3966/08 shall be demolished by and at the cost of the owner prior to the registration of the subdivision.

NOTES:

1. The Executive Director: Development Planning and Urban Management accepts no responsibility for the accuracy of the figures or dimensions shown in Plan 01/3966/2008.

CITY OF JOHANNESBURG	
CONSOLIDATION AND RE-SUBDIVISION/SUBDIVISION	
PLAN No.	01/3966/2008
APPROVED ON	05/10/2008
IN TERMS OF	
THE ATTACHED CONSENT IS IN ACCORDANCE	
WITH THE JOHANNESBURG TOWN PLANNING	
SCHEME 1979	
DATE	05/10/2008
DD: LAND USE MANAGEMENT	



Internal Memo

DATE: 21 January 2009

FOR ATTENTION: Ben Pretorius

REFERENCE NUMBER:
01/3966/2008

GIS REFERENCE NUMBER: SC 1515

FROM

Kubheka M N
Officer: Street addresses
Corporate Geo-Informatics
Tel: 011 407 6183
Fax: 011 339 3677
Email: mzik@joburg.org.za

TO

Development Planning
and Urban Management

CC

Matshidiso Jones

This memo is confidential and NOT for publication

CITY OF JOHANNESBURG

RECEIVED

DATE: 27/01/09

NAME: Kidwan

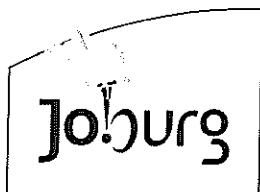
SIGNATURE: [Signature]

**LAND USE MANAGEMENT
(REGISTRATION)**

**COMMENTS ON APPLICATION: PROPOSED SUBDIVISION OF PORTION 2 OF ERF
173 LINDEN**

1. All stands in townships must have access from an existing public road from which an address will be allocated.
2. All public roads created by the registration of servitude must be approved by JRA and a copy of the deed must be provided to GIS as confirmation.
3. The applicant must provide suitable names for all public roads (servitudes) for approval to GIS and Development Planning. (See attached naming rules).
4. The approved names must be indicated on the approved surveyor general plans and/or diagrams.
5. Access to adjacent small holdings and farm portions to be developed must be provided by public road to ensure ease of future development and ordered address allocation.
6. Street names cannot be allocated to private roads and must not be used for address purposes.
7. All applicants for townships, subdivisions and consolidations must obtain official street addresses from Corporate GIS as a condition for final approval.

[Handwritten signature]
23/01/09



a world class African city

City of Johannesburg
Transportation Department

9th Floor South Wing
JRA Building
66 Sauer Street
Joburg - CBD

PO Box 30733
Braamfontein
2017

Tel +27(0)11 870-4512
Fax +27(0)11 870-4502
www.joburg.org.za

INFRASTRUCTURE AND SYSTEMS MANAGEMENT

Memo

N

TECHNICAL CO-ORDINATION

21 JAN 2009

358000/9

SIGNATURE: _____

To: Development Coordination
12th Floor A Block
METRO CENTRE

From: Modiehi Thabane
Tel.: 011 870 4532
Fax: 011 870 4502

Date: 08 January 2009

Re: APPLICATION FOR SUBDIVISION

- Our reference: ERF 2/173 LINDEN
- Your reference: 01/3966/2008

Your application dated 12 December 2008 refers.

Transportation: Planning and Regulation have **no objection** to the above-mentioned application. However,

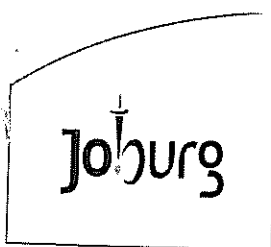
- Access shall be to the satisfaction of Council.

Regards,

MODIEHI THABANE
MANAGER: SYSTEMS MANAGEMENT

Contact Person:
Mr. STANLEY CEBEKHULU
Tel: (011) 870 4534
Fax: (011) 870 4502
Cell: 083 461 6563
E-mail: stanleyc@joburg.org.za
DC/ - LINDEN 2008

CITY OF JOHANNESBURG	
RECEIVED	
DATE:	11/02/09
NAME:	Kidwan
SIGNATURE:	[Signature]
LAND USE MANAGEMENT (REGISTRATION)	



INTERNAL MEMO

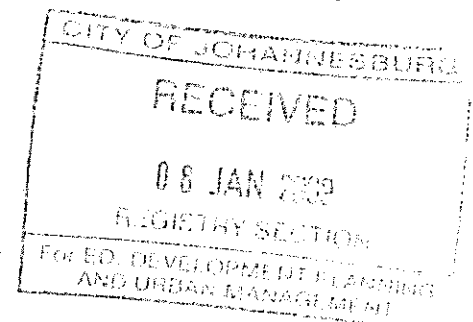
TO : Mr B Pretorius

DEPARTMENT: Development Planning and Urban Management

FROM : Dumisane Sibeko

YOUR REF : 01/3966/2008

DATE : 07 January 2009



APPLICATION FOR: SUBDIVISION

PROPERTY DESCRIPTION: PORTION 2 OF ERF 173 LINDEN

The purpose of the application is to subdivide the above-mentioned site into two portions.

We have examined this application in terms of the following environmental criteria:

- Location.
- Surrounding land uses.
- Proximity to rivers, ridges, dolomite, conservation areas and areas of ecological importance.

Having considered the above factors the Environmental Management Department **supports** this application.

Should you have any queries or require any further information please do not hesitate to contact me.

Yours sincerely,

Dumisane Sibeko
Environmental Impact Management

TEL: 011-407 6720
FAX: 011-403 4142

17 Harrison Street Marshalltown
P. O. Box 61542 Marshalltown 2107
Please ask for: Ms L. T. Monji
Telephone No: 0116881633
Email: lmonji@jwater.co.za
Date: 24 December 2008

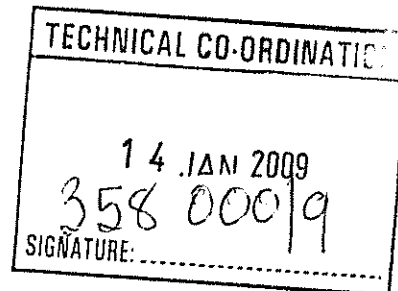
Our Ref.: LINDEN
Your Ref.: 01/3966/2008

CITY OF JOHANNESBURG
DEVELOPMENT PLANNING AND URBAN MANAGEMENT
TECHNICAL CO-ORDINATION
PO BOX 30733
BRAAMFONTEIN
2017

ATTENTION: Mrs. G NEDELCU

Dear Madam

LINDEN PORTION 2 OF ERF 173:
SUBDIVISION



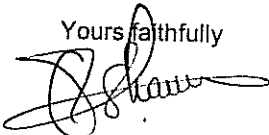
Your letter dated 24 December 2008 and attached documentation refers.

Johannesburg Water has no objection to the Subdivision of the above property into two portions. There are existing potable water and sewer networks to service the additional portion.

- The provision of sewer connection for the new Erf is a precondition for the transfer of property and will be required for the Subdivision prior to obtaining a clearance certificate. Each Erf must have a separate sewer connection point and all new connections is to the applicants cost.
- Each Erf is to have a separate metered water connection. The cost of the new connection is to the new owner. Note that the provision of metered water connections for the new Erf is not a precondition for the transfer of property.
- Should the existing dwelling require the disconnection of existing sewer connection point, the cost of such disconnection will be to the applicant's cost. When submitting the proof of payment for the sewer connection, the applicant will be required to submit a letter confirming that no private sewer drainage is traversing the portion (in the case the private drainage does not traverse the property).

Should any additional information be required please do not hesitate to contact the writer.

Yours faithfully



(L. T. Monji)

For **MANAGER: DEVELOPMENT CONTROL**



Directors: Ms Marti van Rensburg (Chairman) • Mr Gerald Dumas (Managing Director) • Mr Manu Padiaychee (Executive) • Ms Jocelyn Armstrong • Ms Vanida Lennon • Mr Neil Macleod • Mr Armstrong Ngcobo • Dr Nomonde Mabuya • Ms Mandisa Xorile • Mr Nandha Govender

JOHANNESBURG WATER (PTY) LTD REG. NO. 2000/029271/07

Linden Portion 2 of erf 173

ROADS & STR ADDR

.....

JRA Road Closures (Nov07)

CoJ Street Centre Lines (Nov08)

Gautrain

WATER

Water Nodes

• Borehole

• Valve (Air)

• Valve (Check)

• Endcap

• Valve (Open)

• Valve (Closed)

• Valve (Press Reducing)

• Valve (Scour)

• Hydrant Single

• Junction

• Cross-over

• Meter

• Pump

• Reservoir

• Standpipe

• Tower

Reg. Main - for Investigation

All Water Pipes

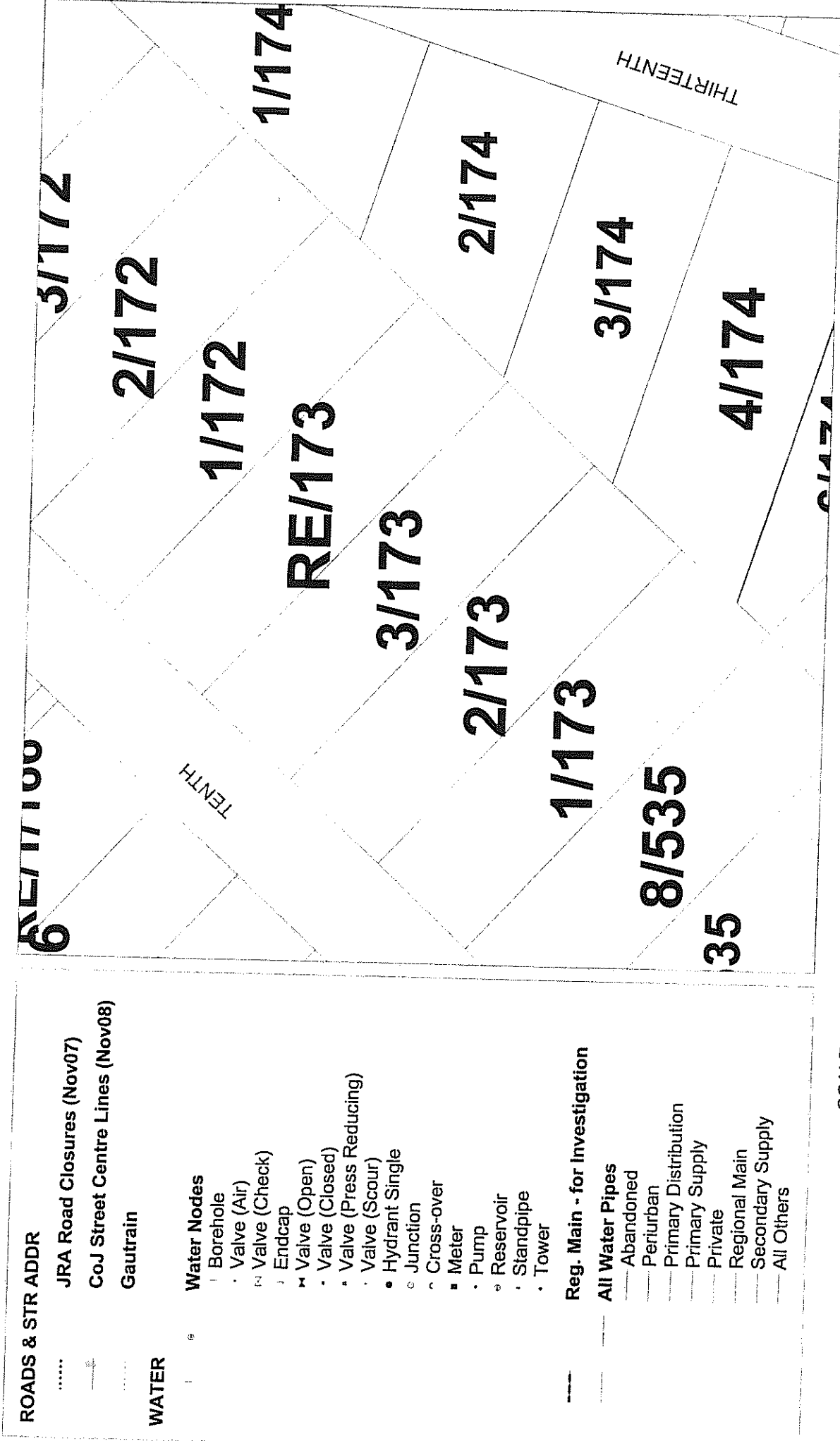
SCALE 1 : 964

0 20 40 60
METERS

<http://gismapguide/JWATER9/map/jwater9.mwf>

21 December 2008 00:00:00

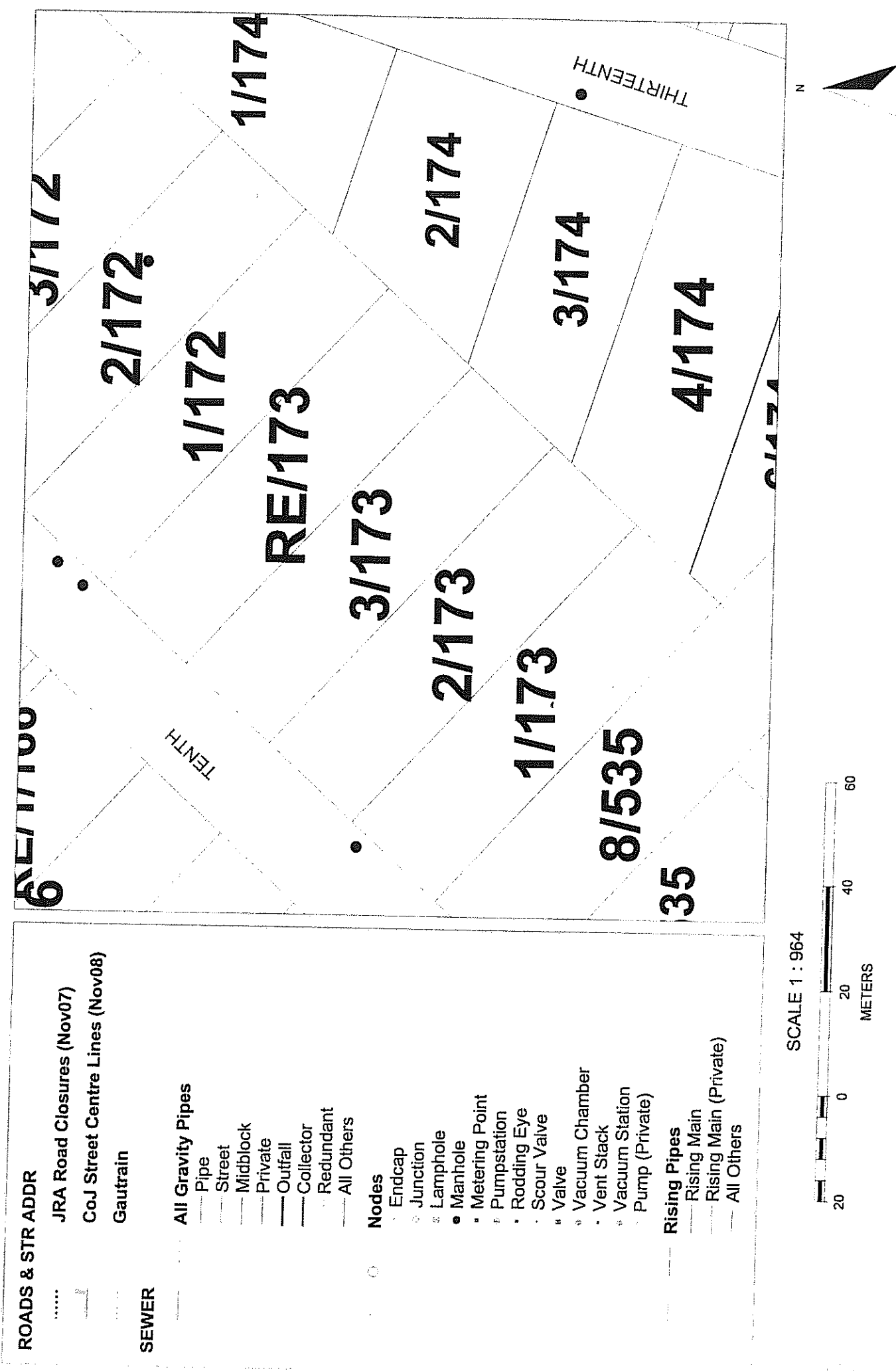
Linden Portion 2 of erf 173



SCALE 1 : 964



Linden Portion 2 of erf 173



Enquiries	Nemugumoni Livhuwani
Contact no	011 712 6643
Email	development@jhbcityparks.com
Fax	086 675 0689
JCP Ref	SUB 007/12/08
Reg No	01/3966/2008
Date	21/January/2009

Matshidiso Jones
Development Planning and Urban Management
City of Johannesburg
P.O.Box 30733
Braamfontein
2017

SUBJECT: SUBDIVISION (INTO TWO PORTIONS) OF PORTION 2 OF ERF 173, LINDEN.

JCP COMMENTS

Your application dated 12th of December 2008 has reference. According to the City of Johannesburg cadastral GIS information the site is zoned for Residential 1.

Johannesburg City Parks support the above-mentioned application under the following conditions:

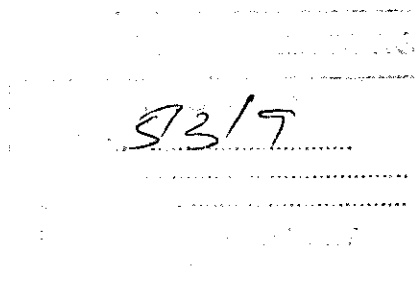
- ❖ Encroachment and storage of building materials on the Public Open Space is not allowed.
- ❖ Stormwater attenuation should be on site or linked with an existing stormwater line depending on Johannesburg Roads Agency approval and the submission of an accredited engineer's designs.
- ❖ Stormwater connections and attenuation dams should be clearly identified and indicated in the Site Development Plans
- ❖ Stormwater attenuation in an Open Space is not allowed nor approved.
- ❖ All parking and paved areas must use materials that encourage permeability of surface water run-off.
- ❖ 10% of the total area must be soft landscaping to allow for rain and water infiltration.
- ❖ Minimum of one tree per 15 meters frontage and two or more on a frontage.
- ❖ All invasive species (alien) plants must be removed prior to construction of the development, and all viable indigenous, or exotic species that have merit, must be protected and saved during construction of the development.
- ❖ The recommended list of indigenous species (trees and shrubs) is available upon request from Johannesburg City Parks

Yours Faithfully

M. Mohamed Hassan
Mr. Mohamed Sayed Hassan

COMPANY SECRETARY

DATE: 2009-03-03



Johannesburg City Parks
Registration No. 2000/028782/08
(Association Incorporated under Section 21)

6th Floor
209 Smit Street
Braamfontein

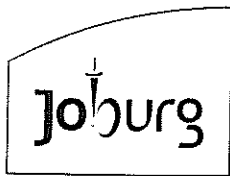
P O Box 2824
Johannesburg
2000

Telephone +27(0) 11 712 6600
Facsimile +27(0) 11 403 4495
www.jhbcityparks.com

Parks • Cemeteries • Environmental Conservation • Street Trees

Directors

G Zabalala (Chairperson), L L Williamson (Managing), M S Bahlula, A C Carolissen, Prof H C Kasan, N N Mabaso, S M B Nyaung, T B Nzimakwe, V B Ransingh, K Verrier, M Sayed Hassan (Company Secretary).



a world class African city

*Ngw
w
To be scanned on
8th Floor*

City of Johannesburg
Johannesburg Roads Agency (Pty) Ltd

66 Sauer Street
Cnr. Jeppe Street
Johannesburg
2001

P/Bag X70
Braamfontein
South Africa
2017

Tel +27(0) 11 298-5000
Fax +27(0) 11 298-5178
www.joburg.org.za
www.lra.org.za

OUR REF : 16/5/3/L20
R. Woodward

TO : Executive Director: Development Planning,
Transportation and Environment

FROM : Development Planning and Control

YOUR REF : 01/3966/2008

DATE : 07 January 2009

TECHNICAL CO-ORDINATION
<div style="text-align: right;">2 MAR 2009</div> <div style="text-align: center;"><i>[Signature]</i></div> <div>SIGNATURE:</div>

358000/9

APPLICATION FOR : SUBDIVISION

SITE : PORTION 2 OF ERF 173 LINDEN

With regard to your memorandum dated 12 December 2008, the following comments are offered:

No objection to the subdivision subject to the following:

- The access panhandle off Tenth Street to be 4,0m (min).

[Signature]

pp Manager: Development Control
rw/jn



Directors:
Chairman: SM Grant, **Managing Director:** DG Maseko
Non-Executive Directors: Adv. D Block, GC Dunnington, D Coovadia
K Sigenu, LM Maisela, Dr WR Nyabaze
Company Secretary: Adv. T Makhubela
Registration No. 2000/028993/07