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26 JANUARY 2026

YOUR REF:
OUR REF: TPH23561

Tel: (012) 809 2229
E-mail: bea@tph.co.za

**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
THE EXECUTIVE DIRECTOR
DEVELOPMENT PLANNING
PO BOX 30733
BRAAMFONTEIN
2017**

PO Box 11437
Silver Lakes
0054

Lombardy Corporate Park
Block B / 1st Floor
Cole Road
Shere AH
0084

ONLINE SUBMISSION: landuseapplications@joburg.org.za

APPLICATION IN TERMS OF SECTION 19 OF THE CITY OF JOHANNESBURG PLANNING BY-LAW, 2016 (AS AMENDED 2023) READ WITH CLAUSE 40 OF THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018 FOR COUNCIL CONSENT ON THE REMAINING EXTENT OF ERF 60 PARKTOWN AND THE REMAINING EXTENT OF ERF 61 PARKTOWN

The registered owner of the above-mentioned property instructed our office to submit this Council Consent application with your Municipality. Application is being made to allow for a “private parking area” on the erven to ensure sufficient parking provision for the Parklane Hospital Complex (situated on Erf 875 Parktown).

Attached for your attention is the following:

1. A copy of this Covering letter.
2. A copy of the application form completed in full and signed by the applicant.
3. A copy of the Resolution and Power of Attorney authorising our office to submit the application.
4. A copy of the registered Title Deed.
5. A copy of the Motivating Memorandum.
6. A copy of the Locality Plan.
7. A copy of the Zoning Plan.
8. A copy of the Land Use Plan.
9. A copy of the proposed Site Plan.
10. A copy of the Zoning Certificate.

Proof of payment of the application fees will be submitted on receipt of an invoice number.

Trusting you find this in order.

Kind regards,



**B.E. FLETCHER (PR. PLN A/1202/2001)
THE TOWN PLANNING HUB CC**



Form A – Application Information

APPLICABLE SCHEME:

City of Johannesburg Land Use Scheme, 2018

APPLICATION TYPE:

Application in terms of Section 19 of the City of Johannesburg Planning By-Law, 2016 (as Amended 2023), read with Clause 40 of the City of Johannesburg Land Use Scheme, 2018.

APPLICATION PURPOSE:

The purpose of the application is to obtain Council Consent to allow for a “Private Parking Area” on the Remaining Extent of Erf 60 Parktown and the Remaining Extent of Erf 61 Parktown.

The application is submitted in support of parking provision for the Parklane Hospital Complex.

SITE DESCRIPTION:

Erf/Erven (stand) No(s): **Remainder of Erf 60 and the Remainder of Erf 61**
Township (Suburb) Name: **Parktown**
Street Address: **13 and 15 Junction Avenue** Code: **2193**

OWNER:

Full Name: **Netcare Property Holdings (Pty) Ltd**
Postal Address: **76 Maude Street, Sandton**
 Code: **2196**
Tel No(w): **011 301 0123** Fax No:
Email address: **warren.jaches@netcare.co.za**



SIGNED:
Signature of owner/s

DATE: 26 January 2026

Form A – Application Information

AUTHORISED AGENT (IF APPLICABLE)

Full name: **The Town Planning Hub CC**
Postal Address: **PO Box 11437, Silver Lakes** Code: **0054**
Residential Address: -
Tel No (w): **012 809 2229** Fax No: -
Cell: **082 807 2030**
Email address: bea@tph.co.za / dane@tph.co.za



SIGNED:
Signature of Agent

DATE: 26 January 2026

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)

SPECIAL POWER OF ATTORNEY

I, the undersigned,

Theuns Langenhoven with ID Nr. 71051152525082

duly authorised by a resolution of the Board of Directors of **NETCARE PROPERTY HOLDINGS (PTY) LTD (REGISTRATION NO. 1994/005662/07)** do hereby nominate, constitute and appoint **B.E. FLETCHER (ID NR: 7905090058083)** of the firm **THE TOWN PLANNING HUB CC (REGISTRATION NR: CK1999/010392/23)** and/or any employee of the Close Corporation with power of substitution, to be my lawful Agent in my name, place and stead, for Council consent and/or appeal in respect of the under-mentioned properties:


**REMAINDER OF ERF 60, PARKTOWN
REMAINDER OF ERF 61, PARKTOWN**

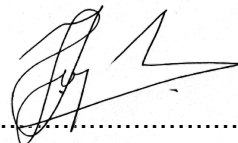
and to take all such steps, do all such acts, sign all such documents and appoint or involve all such persons as may be requisite or necessary in order to give effect to the powers hereby granted and, for effecting the aforesaid purposes, to do or cause to be done whatsoever shall be requisite, as fully and effectually, as I might or could do if personally present and acting herein - hereby ratifying, allowing and confirming all and whatsoever the said Agent shall lawfully do, or cause to be done.

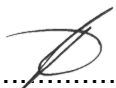
Signed at Sandton on this 24th day of November 2025, in the presence of the undersigned witnesses.

AS WITNESSES:

SIGNATORY:


.....


.....


.....

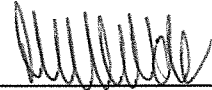
The intention of the application is to apply for Council Consent to allow for a "Private Parking Area".

381

Stampduty	R.....
Seëlreg	R. 1250-00
Fees/Foote	R.....
Exempted	Cat.....
Vrygestel.....	Kat.....

STRAUSS SCHER
 2nd Floor
 108 Elizabeth Avenue
 Parkmore

Prepared by me



CONVEYANCER
 SCHER JH
 VAN DE WATER, M

T000007060 / 2012

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

NICOLE KATHERINE SINOVICH

appeared before me, REGISTRAR OF DEEDS at Johannesburg, he the said
 Appearer being duly authorised thereto by a Power of Attorney signed at
 SANDTON on 23 June 2011 and granted to him by

OWNHOLD INVESTMENTS 127 CLOSE CORPORATION

Registration Number 2001/042373/23



And the Appearer declared that his said principal had truly and legally sold on 12 May 2011 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

NETCARE PROPERTY HOLDINGS PROPRIETARY LIMITED

Registration Number 1994/005662/07

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

REMAINING EXTENT OF ERF 60 PARKTOWN TOWNSHIP, Registration Division I.R., the Province of Gauteng

MEASURING 3941 (THREE THOUSAND NINE HUNDRED AND FORTY ONE) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Number T 2453/1905 with Diagram annexed thereto and held by Deed of Transfer Number T36036/04

SUBJECT to the following condition:

1. In terms of Section 5(1)(C) of Act 23 of 1969 "Hazeldene Hall" situated on R/E of lot 60 Parktown and Portion 1 of lot 60 Parktown Township as shown on Diagram SG No. A6018/1984 and SG No A6019/1984 attached to deed of Transfer T14893/1977 has in terms of Section 10 of the above act been Proclaimed a monumental site as per Govt Notice No. 1853 dated 16/9/1988 in Govt Gazette No. 11666 of 20/1/1989 Notice filed with 24/4/6/16

SUBJECT 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

OWNHOLD INVESTMENTS 127 CLOSE CORPORATION

Registration Number 2001/042373/23

3

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

NETCARE PROPERTY HOLDINGS PROPRIETARY LIMITED

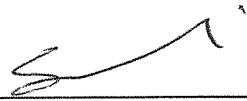
Registration Number 1994/005662/07

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 R14 000 000,00 (FOURTEEN MILLION 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

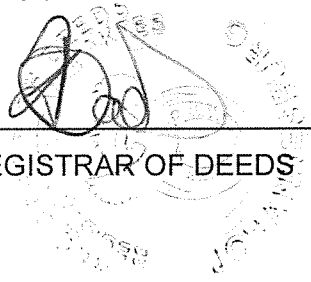
2012-03-05



q.q.

In my presence



REGISTRAR OF DEEDS


M



NETCARE PROPERTY HOLDINGS
75 MAUDE STREET
CORNER WEST
SANDTON

2nd Floor, 108 Elizabeth Avenue,
Parkmore, Sandton, 2196
P.O. Box 786473, Sandton, 2146
Telephone: (011) 883-9798
Telefax: (011) 883-6661
Docex No. 192 Randburg
www.straussscherattorneys.co.za

Your Ref :
WARREN JACHES/KAVEENA
Our Ref :
59/0154/11/Jenny Wolpe/JS

E-Mail
jenny@strausscher.co.za
Direct Fax :
086-511 9316

Date:
01 September 2012

Dear Sir

**TRANSFER OWNHOLD INVESTMETNS 127 CC TO NETCARE PROPERTY HOLDINGS
PTY LTD – REMAINING EXTENT OF ERF 60 PARKTOWN**

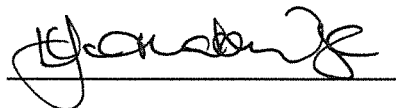
In completion of the above matter we enclose Deed of Transfer No T7060/2012 for your safe keeping.

Kindly acknowledge receipt by signing this letter and fax to 0865119316.

Yours faithfully

 **STRAUSS SCHER**

Received:



SIGNATURE

KAVEENA SATHABEDIGE

NAME

PROPERTY:

REMAINING EXTENT OF ERF 61 PARKTOWN

NETCARE PROPERTY HOLDINGS (PTY) LTD

DEED OF TRANSFER No. T51742/2015



HAYES
INCORPORATED

32 Roeland Square
Roeland Street
Cape Town
Tel +27 21 461 0123

SEELREG
STAMP DUTY R _____
FOOI
FEES R. 5210,00

Prepared by me



CONVEYANCER
SHERENE DENISE NEL

T 000051742 / 2015

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~Sherene Denise Nel~~

JACOB PETRUS LEONARD

appeared before me, REGISTRAR OF DEEDS at JOHANNESBURG, he the said
Appararer being duly authorised thereto by a Power of Attorney signed at Cape
Town on 09th November 2015 and granted to him by

CUBISOL INVESTMENTS 3 PROPRIETARY LIMITED
Registration number 2009/019315/07



And the Appearer declared that his said principal had truly and legally sold on 01 October 2015 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

NETCARE PROPERTY HOLDINGS PROPRIETARY LIMITED
Registration Number 1994/005662/07

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

REMAINING EXTENT OF ERF 61 PARKTOWN TOWNSHIP
REGISTRATION DIVISION IR,
PROVINCE OF GAUTENG

MEASURING 4744 (FOUR THOUSAND SEVEN HUNDRED AND FORTY
FOUR) SQUARE METRES

FIRST REGISTERED by Certificate of Conversion to Freehold Title No.
T1057/1951 with Diagram SG No. A 7810/81 attached and held by Deed
of Transfer Number T2340/2010

SUBJECT to the following conditions contained in Deed of Transfer No.
T20999/1991:-

- A. Subject to the provisions of the Townships Amendment Act 1908 (Act No. 34 of 1908 of the Transvaal).
- B. By Notarial Deed No. K84/82S registered on 16 February 1982, the withinmentioned property is subject to a perpetual servitude for road widening and municipal purposes over a strip of land 4.72 metres wide along the whole of the southern boundary marked ED on Diagram S.G. No. A7810/81 in favour of the City Council of Johannesburg, as will more fully appear from the said Notarial Deed.
- C. By Notarial Deed No. K843/1984S registered on 26 November 1984, the withinmentioned property is subject to a servitude of perpetual right of way and use 13 square metres in extent as indicated by the letters ABC on Diagram S.G. No. A3069/84 in favour of the City Council of Johannesburg, as will more fully appear from the said Notarial Deed.

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deeds.

|

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

CUBISOL INVESTMENTS 3 PROPRIETARY LIMITED
Registration number 2009/019315/07

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

NETCARE PROPERTY HOLDINGS PROPRIETARY LIMITED
Registration Number 1994/005662/07

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 R42 000 000,00 (FORTY TWO MILLION 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.

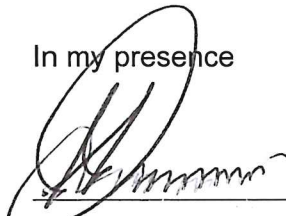
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at JOHANNESBURG on

2015 -12- 0 4



q.q.

In my presence



REGISTRAR OF DEEDS





HAYES
INCORPORATED

**NETCARE PROPERTY HOLDINGS
(PTY) LTD
Att: Penny Lebyane
76 Maude street
Cnr West
Sandton
2196**

Our Reference: H1471/J Hayes

Reply to Facsimile Number: 0866301131

Your Reference:

Date: 12 February 2016

Dear Sirs

**SALE OF LETTING ENTERPRISE: CUBISOL INVESTMENTS 3 (PTY) LTD // NETCARE
PROPERTY HOLDINGS (PTY) LTD
PROPERTY: REMAINING EXTENT OF ERF 61 PARKTOWN TOWNSHIP**

In conclusion of the above we enclose herewith the following:

Original Deed of Transfer No. T51742/2015;

Kindly acknowledge receipt by signing and returning via email or fax to the writer hereof a copy of this letter.

Yours faithfully


**JUDI HAYES
HAYES INCORPORATED**

Acknowledgement.

Date: _____

Signed: _____

THEMIS LAW CHAMBERS

DIRECTORS: SUMA DE BRUYN (BCOMM LLB HDIP TAX) / JEANELIZE FITZGERALD (BA LLB HDIP TA;
JUDI HAYES (BA LLB) / RIAAN MEINTJES (B.SOC.SCI LLB MBA)

TEL: +27 21 461 0123 // FAX: +27 21 461 0128 // WWW.THEMIS.CO.ZA
UNIT 32 / ROELAND SQUARE / ROELAND STR / CAPE TOWN // P.O.BOX 15276 / VLAEBERG / 801

REG NO: 2005/042622/21

VAT NO: 433022581

APPLICATION IN TERMS OF SECTION 19 OF THE CITY OF JOHANNESBURG PLANNING BY-LAW, 2016 (AS AMENDED 2023) READ WITH CLAUSE 40 OF THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018 FOR COUNCIL CONSENT ON

**REMAINING EXTENT OF ERF 60 PARKTOWN
AND
REMAINING EXTENT OF ERF 61 PARKTOWN**

PREPARED FOR: NETCARE PROPERTY HOLDINGS (PTY) LTD

BY: THE TOWN PLANNING HUB CC

Tel: (012) 809 2229
E-mail: bea@tph.co.za

PO Box 11437
Silver Lakes
0054

Lombardy Corporate Park
Block B / 1st Floor
Cole Road
Shere AH
0084



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1. THE APPLICATION

Application is made in terms of Section 19 of the City of Johannesburg Planning By-Law, 2016 (as Amended 2023) read with Clause 40 of the City of Johannesburg Land Use Scheme, 2018 for Council Consent to allow for a "Private Parking Area" on Remaining Extent of Erf 60 Parktown and Remaining Extent of Erf 61 Parktown.

The application is submitted to ensure ample parking for the Parklane Hospital Complex situated on Erf 875 Parktown.

This application must be read in conjunction with the application for parking relaxation in terms of Section 19(1) of the City of Johannesburg Planning By-Law, 2016 (as Amended 2023) with reference number: 20/01/1216/2024.

2. GENERAL INFORMATION

2.1 Local Authority

The property falls within the jurisdiction of the City of Johannesburg Metropolitan Municipality.

2.2 Property Description

Remaining Extent of Erf 60 Parktown; and
Remaining Extent of Erf 61 Parktown

2.3 Registered Owner

The properties are registered in the name of Netcare Property Holdings (Pty) Ltd.

2.4 Property Size

The properties measure:

Remainder of Erf 60	3 941 m ²
Remainder of Erf 61	4 742 m ²

2.5 Locality (see Locality Plan)

The properties are situated at 13 and 15 Junction Avenue, Parktown.

Kindly refer to the below aerial photograph, as well as the locality plan submitted with the application.



2.6 Existing Zoning

Both properties are zoned as follows:

- Portion 1 of Erf 60 – “Business 4” in terms of Amendment Scheme No. 01-2363
- Portion 1 of Erf 61 – “Business 4” in terms of Amendment Scheme No. 329

2.7 Existing Land Use

The sites are used as Doctors Consulting Rooms and parking in support of the Parklane Hospital Complex.

2.8 Deed of Transfer

The properties are registered in terms of the following deeds:

Remainder of Erf 60	-	T7060/2012
Remainder of Erf 61	-	T51742/2015

2.9 Bond

The properties are not bonded.

3. MOTIVATION

3.1 Background on the application

Application was submitted to Council for parking relaxation in terms of Section 19(1) of the City



of Johannesburg Planning By-Law, 2016 (as Amended 2023) with reference number: 20/01/1216/2024. To finalise the aforementioned application, it is required to obtain additional land use rights permitting a "Private Parking Area" on the Remaining Extent of Erf 60 Parktown and the Remaining Extent of Erf 61 Parktown.

In accordance with the comments received on the application this application is submitted to obtain Council Consent for the additional land use.

The application sites are required to comply with parking provisions for the Parklane Hospital Complex situated on Erf 875 Parktown.

From there this application.

3.2 Immediate area / surroundings

The application sites are situated in a "Metropolitan Node" within the Louis Botha Corridor of Freedom.

North: North are properties owned by the Municipality i.e., Erven 1/60 and 1/61 Parktown. These are the properties that Netcare have been leasing for parking purposes. Further north is an office complex as well as the Holiday Inn Johannesburg.

East: The University of Witwatersrand

South: Parklane Hospital Complex

West: Offices uses

Kindly refer to the land use plan provided with the application.

3.3 Need and Desirability

This application was measured against the conditions contained in the following policy documentation:

- Regional Spatial Development Framework 2013: Region F
- Johannesburg Spatial Development Framework, 2040
- Nodal Review Policy, 2019/20
- Gauteng Spatial Development Framework, 2030
- Spatial Planning and Land Use Management Act, Act 16 of 2013

3.3.1 Regional Spatial Development Framework, 2010/2011: Region F

Kindly note from the onset of this section that the RSDF is outdated and is required to be updated in order to fully motivate an application. This section must be read in conjunction with the Nodal Review Policy of the City of Johannesburg as well as with the Spatial Development Framework, 2040.



“Structurally Region F is characterised by extremes. Along the northern edge of the Region lie the Parktown commercial node and the Institutional belt, which houses a number of institutions of learning and their associated facilities. This area differs both in character and density from the rest of the Region. Immediately south of the institutional belt lies the densely developed Inner City (historically the Central Business District) that serves as a national, continental and international node and is a thriving centre of trade and increasingly, a living environment to a large number of diverse user groups.” Page 16

The proposed application relates to obtaining Council Consent to allow for the application properties to be used as “Private Parking Areas” in support of the south adjacent Parklane Hospital Complex. The properties are situated in the institutional belt and will ensure the efficient use of the Hospital.

3.3.2 Johannesburg Spatial Development Framework, 2040

*“The core objective of the SDF 2040 is to create a **spatially just world class African city**. The SDF 2040 is premised on spatial transformation, defined through the principles of equity, justice, resilience, sustainability and urban efficiency which it seeks to translate into a development policy.” Page 19, JSDF 2040*

“The future polycentric Johannesburg will bring jobs to residential areas and housing opportunities to job centres rather than merely transporting people between the two. It will create complete nodes where people can live work and play that are efficiently connected by public transport. It will bridge spatial and social barriers and build a framework for a spatially just city.” Page 22, JSDF 2040

What is relevant to this application (being for obtaining consent for a Private Parking Area in support of the adjacent Hospital) is the following:

“The development approach focuses on infill and redevelopment (brownfields) in favour of green-field development on the outskirts of the city. The new polycentric compact city model will combine density

(housing, jobs and urban amenities), proximity, accessibility to public transit, and diversity of land use to establish an urban hierarchy and logic.

[...]

Significant vacant or underutilised land parcels in well-located areas within the existing urban fabric should be unlocked and released for development or re-development.” Page 111-112, JSDF 2040

The intention of the owner and developer is to utilise the properties for additional parking in support of the existing Parklane Hospital complex. This is regarded as infill development in accordance with the above views.

This application is clearly in line with this policy document.

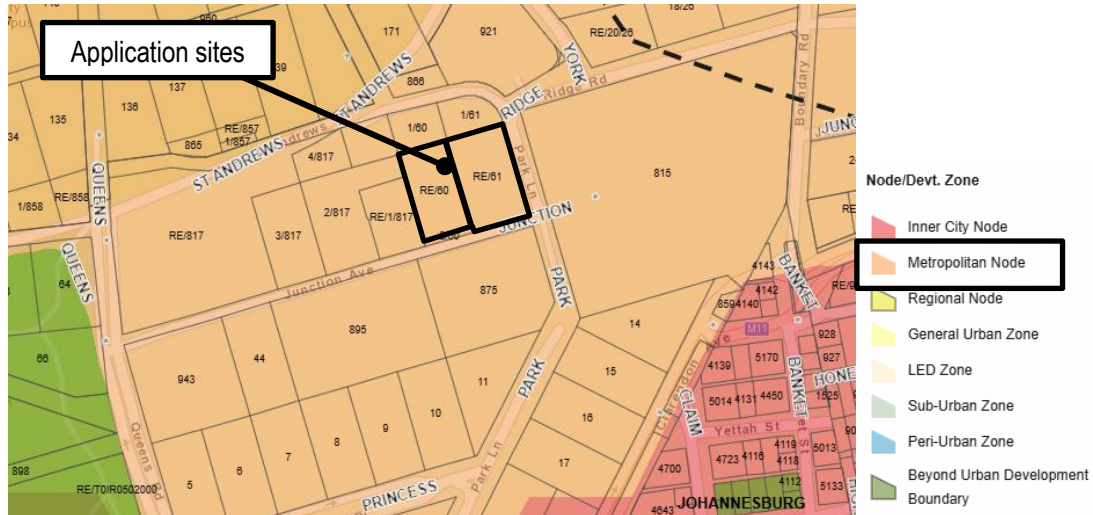
3.3.3 Nodal Review Policy, 2019/20

The City of Johannesburg approved and adopted the Nodal Review on 27 February 2020. With this approval the RSDF's have been repealed. The Nodal Review is a comprehensive Policy detailing and supporting densification and supplied development / design guidelines.

“The Design Guidelines and Form-based Codes specifically address the following:

- Creating distinctive, attractive environments with a strong sense of place and local ownership;*
- Land use intensification and densification that provides additional opportunities for intensity development, but that are designed to activate the street and increase the number and diversity of users;*
- Creation of a range of housing opportunities and choices to address a wide spectrum of housing needs and achieve socio-economic integration;*
- Land use and transportation integration, by strengthening and directing development around transit amenities and in so doing increase public transport ridership;*
- Creating pedestrian friendly environments by providing a high quality streetscape that create a comfortable environment for pedestrians.*
- Promoting alternative modes of transportation to the private vehicle, e.g. walking and cycling.” Page 36, Nodal Review Policy 2019/20*

By way of approval of this application the Municipality will be supporting and implementing the aforementioned guidelines, i.e.: creating distinctive environments as well as land use intensification. Great care was applied when formalising the different nodes within this document, the application site falls within the Metropolitan Node.



The Metropolitan Node can be summarized as secondary mixed use / commercial nodes of the City, which includes the highest mix of land uses. In these areas, the desired height is minimum 3 storeys going up to 20 storeys in appropriate locations.

The Park Lane Hospital is a strategic land use and has been in operation since 1961 in its existing location.

The application site(s) are further part of the Louis Botha Avenue Development Corridor (Strategic Area Framework).

LOUIS BOTHA AVENUE DEVELOPMENT CORRIDOR (SAF)

“The City has recently completed its Strategic Integrated Transport Plan Framework which identifies a high level public transport network for 2040, based on population growth, areas of employment growth, projected densities and has identified a number of key public transport corridors.

...

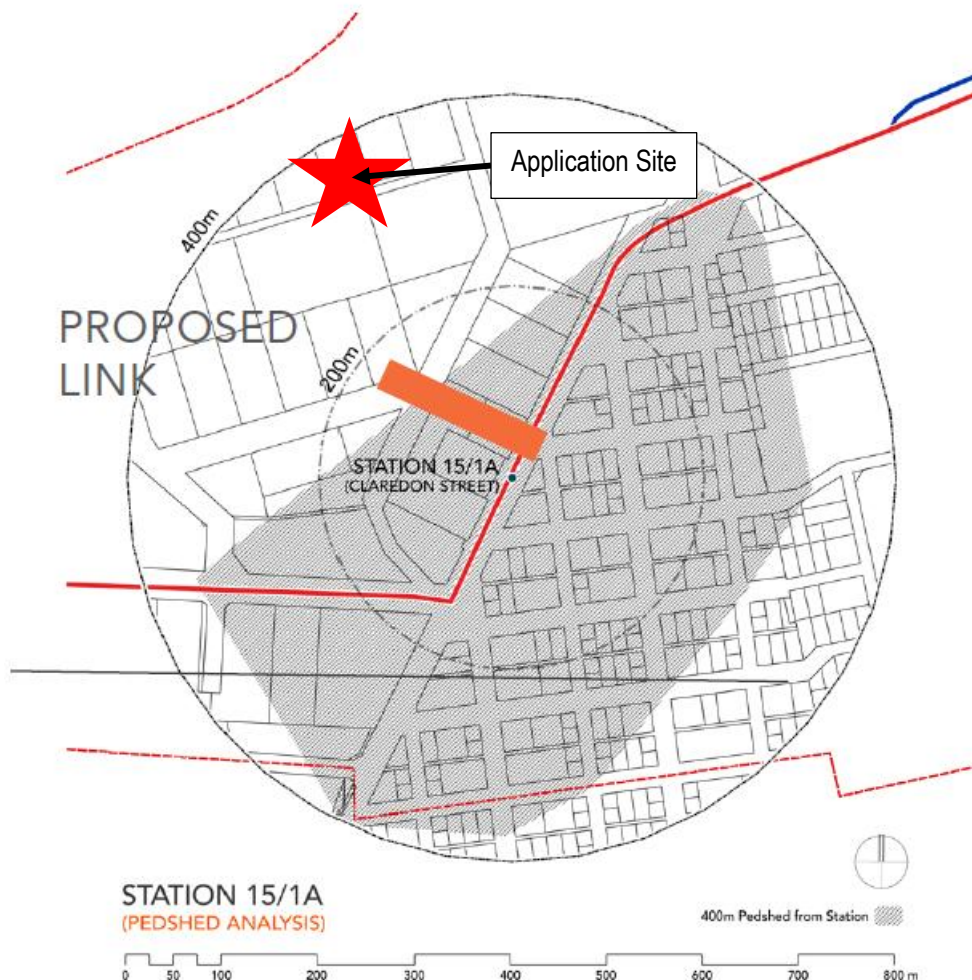
The intention of the current initiative is to optimise development in and around high intensity movement corridors, to create more inclusive and accessible opportunities for the residents of Johannesburg and create

economies of scale that are attractive to investors.” Page 13

“To manage the negative impacts of parking and servicing areas on the experience of the street-building interface and the safety of pedestrians.

The objective is to reduce the use of private cars and related carbon emissions by promoting the use of public transport healthy lifestyles through walking and cycling in pedestrian friendly environments.” Page 72

The Guidelines of the SAF is to significantly reduce the parking ratios as a matter of principle. It is noted that there is an existing BRT Station in Clarendon Street, however access to Parktown on the western side does become problematic. It is proposed that a pedestrian / NMT link be established as indicated on the below extract.



“MOVEMENT & CONNECTIVITY

Clarendon Station is the first of the BRT Stations proposed for the study area. It is located between Hillbrow and

Parktown. The location of the station enjoys good accessibility to the Hillbrow side of Louis Botha Avenue, but relatively poor connectivity to the western side of the road, into the Parktown areas, due to the lack of local connections into this area. It is proposed that a pedestrian/NMT link be pushed through the block west of the Station, to tie into Park Street.” Page 83

The SDF 2040 as well as the Nodal Review must be read in conjunction with each other. This application is line with the views and planning for the City of Johannesburg Metropolitan Municipality.

3.3.4 Gauteng Spatial Development Framework, 2030

Due to the extent of this application being for Council Consent to utilise the sites as Private Parking Areas, the impact thereof on a Provincial scale can be seen as insignificant. The compliance motivated with the Regional Spatial Development Framework under 3.4.1 is more applicable to this type of application.

3.3.5 Spatial Planning and Land Use Management Act, Act 16 of 2013

The recent introduction of SPLUMA requires for all land development applications to comply and be motivated in accordance with same.

This application complies with the principles of SPLUMA, as well as other sections which will be elaborated on further below.

How this application complies with the applicable sections set out in SPLUMA:

Section 7

7. *The following principles apply to spatial planning, land development and land use management:*

- (a) *The Principle of spatial justice, whereby –***
 - (i) *Past spatial and other development imbalances must be redressed through improved access to and use of land;***
 - (ii) *Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation;***



- (iii) Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantages communities and persons;**
- (iv) Land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas;**
- (v) Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas; and**
- (vi) A Municipal Planning Tribunal considering an application before it may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land of property is affected by the outcome of the application;**

This application is for the Consent of the Municipality to allow for a Private Parking Area in support of the adjacent Parklane Hospital Complex on the properties. This application for flexibility in the allowed rights on the property will directly assist in adherence to the above conditions.

- (b) The principle of spatial sustainability, whereby spatial planning and land use management systems must –**
 - (i) Promote land development that is within the fiscal, institutional and administrative means of the Republic;**
 - (ii) Ensure that special consideration is given to the protection of prime and unique agricultural land;**
 - (iii) Uphold consistency of land use measures in accordance with environmental management instruments;**
 - (iv) Promote and stimulate the effective and equitable functioning of land markets;**
 - (v) Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;**
 - (vi) Promote land development in locations that are sustainable and limit urban sprawl; and**
 - (vii) Result in communities that are viable;**

This application complies with the above principle. The site is not viable agricultural land in any form, will support the functioning of land markets in the area. The application does not result in urban sprawl and will result in a viable and a well-functioning community.

- (c) The principle of efficiency, whereby –**
 - (i) Land development optimises the use of existing resources and infrastructure;**

- (ii) **Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and**
- (iii) **Development application procedures are efficient and streamlined and timeframes are adhered to by all parties;**

This application complies with the above principle, specifically the optimal use of existing services infrastructure. The owner wishes to finalise the application timeously in order for their architect to submit and approve the required site plan and building plans.

- (d) **The principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks; and**

The Spatial Development Framework available to applicants allow for the change in land use and development controls within the City of Johannesburg, allowing for applications such as these. Although the site does not fall within an environmentally sensitive area, its support will allow for sound economic affairs in the city.

- (e) **The principle of good administration, whereby –**
 - (i) **All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems embodied in this Act;**
 - (ii) **All government departments must provide their sector inputs and comply with any prescribed requirements during the preparation or amendment of spatial development frameworks;**
 - (iii) **The requirements of any law relating to land development frameworks;**
 - (iv) **The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them; and**
 - (v) **Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.”**

This application complies with the above principle; the development conforms to the applicable land use provided for in the Nodal Review Policy being situated in a Metropolitan Node, which was further motivated under point 3.4.3. All the required internal departments will be required to provide comments on the application prior to consideration and approval.



Section 42

42. (1) In considering and deciding an application a Municipal Planning Tribunal must-

- (c) (i) the public interest;**
- (ii) the constitutional and transformation imperatives and the related duties of the State;**
- (iii) the facts and circumstances relevant to the application;**
- (iv) the respective rights and obligations of all those affected;**
- (v) the state and impact of engineering services, social infrastructure and open space requirements; and**
- (vi) the effect of the land development application on the environment.**

- Public interest:
The public interest will be addressed as the need to provide a additional parking to the existing Hospital will be ensured.
- Constitutional and transformation imperatives and the related duties of the State:
The application does not have any bearing related to the duties of the State.
- Facts and circumstances relevant to the application:
The purpose of this application is to obtain Council Consent for a Private Parking Area in support of the nieghbouring Parklane Hospital Complex. The application is submitted for Council Consent in terms of Clause 40 of the City of Johannesburg Land Use Scheme, 2018.
- Respective rights and obligation of all those affected:
The approval of this application will not have a negative impact on the area and its citizens. The land use rights for the existing Medical Consulting Rooms are already in place.
- State and impact of engineering services, social infrastructure and open space requirements:
It is not foreseen that the application will have an impact on the services as the infrastructure / bulk is already available in the area. The relevant service department will be provided the opportunity to comment on the application. **It must be noted that the approval of this application will not result in any additional buildings on site.**
- The effect of the land development application on the environment:
The application site is situated within a built-up environment, it is not foreseen that the development will have any impact on the environment.



In general, the application will promote *safety, order, convenience and welfare of the area*. The approval of this application will result in a more viable development that complies with all health and safety requirements.

4. DEVELOPMENT PROPOSAL

Application was submitted to Council for a parking relaxation in terms of Section 19(1) of the City of Johannesburg Planning By-Law, 2016 (as Amended 2023) with reference number: 20/01/1216/2024. To finalise the aforementioned application it is required to obtain additional land use rights permitting a “Private Parking Area” on the Remaining Extent of Erf 60 Parktown and the Remaining Extent of Erf 61 Parktown.

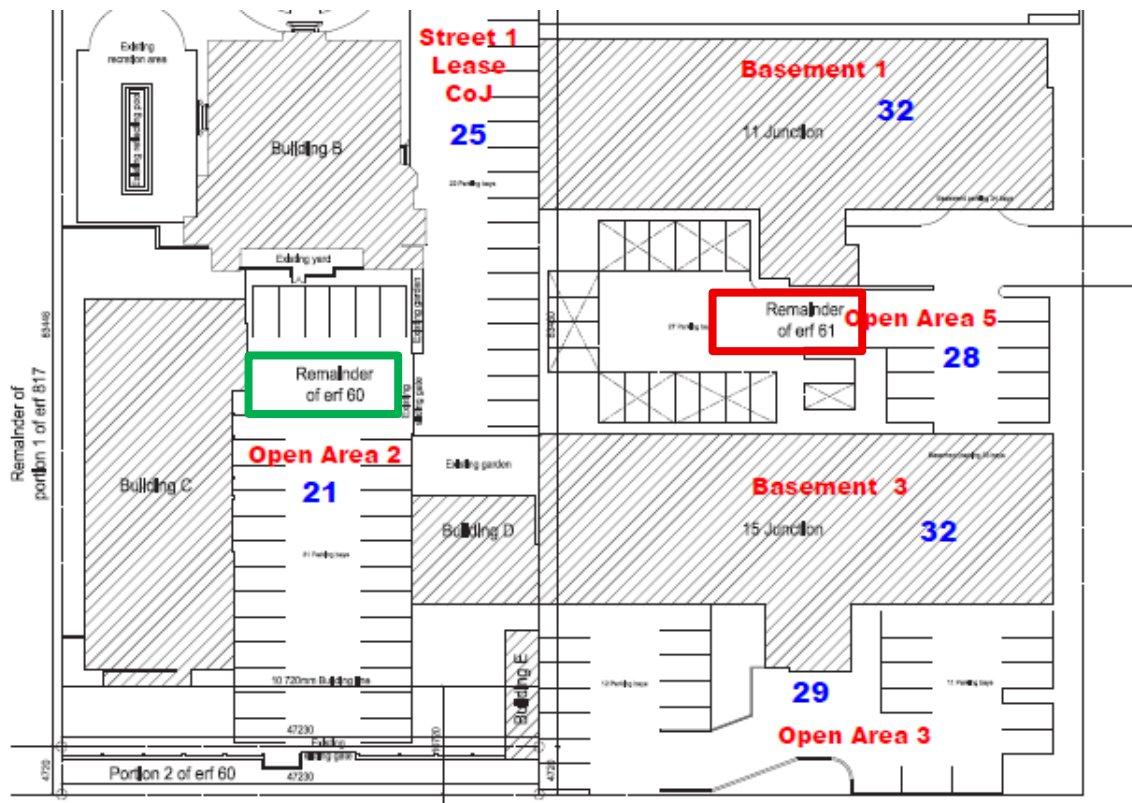
In accordance with the comments received on the application this application is submitted to obtain Council Consent for the additional land use. The application sites are required to comply with parking provisions for the Parklane Hospital Complex situated on Erf 875 Parktown.

The reduction in parking requirements was previously motivated but can be summarized as follows:

- The properties owned by Netcare Property Holdings (Pty) Ltd do not meet the requirements for the parking provision as required in terms of the Land Use Scheme;
- Therefore, Site Development Plans and or amendments/upgrade submissions cannot be approved.
- Application was submitted for the consent use to reduce the number of required parking bays as well as consent in order to permit the provisioning of the required number of parking bays elsewhere than on site (i.e.: the leased portions from the City of Johannesburg, Wits and street parking).

FACILITY	DESCRIPTION	NUMBER OF PARKING BAYS
Park Lane Hospital	Doctors: Emergency, open area, basement	95
	Staff: open area	21
	Loading zone	9
	Park Lane public parking (controlled)	16
	SUB TOTAL	141
15 Junction Avenue	Open area and basement	121
Hazeldene Hall	Open area	21
Leased areas	Areas leased from Municipality	70
	Area leased from Wits	174
	SUB TOTAL	244
Street parking	Junction Avenue	58
	Park Lane	12
	SUB TOTAL	70
TOTAL (excluding street and leased parking)		283
TOTAL (including leased parking)		525
GRAND TOTAL		597

- The following reductions are proposed on Erf 875, Park Town (Netcare Park Lane Hospital)
 - Coffee Shops: Reduced from 3 bays per 100m² to 2 bays per 100m² (shared by other uses)
 - Medical Consulting rooms: Reduced from 3 bays per 100m² to 2 bays per 100m²
- Thus, a reduced parking ratio that would require 319 bays for Erf 875, Parktown.



Remainder of Erf 60:

The property can accommodate 46 parking spaces in the open areas. Following the approval of the parking relaxation the site is required to provide 44 parking spaces ensuring an overflow of 2 parking spaces in support of the Parklane Hospital on Erf 875 Parktown.

Remainder of Erf 61:

The property can accommodate 121 parking spaces in the basement and open areas. Following the approval of the parking relaxation the site is required to provide 98 parking spaces ensuring an overflow of 23 parking spaces in support of the Parklane Hospital on Erf 875 Parktown.

The sites can easily accommodate the parking required for the hospital and medical consulting rooms associated with the Parklane Hospital Complex.

The comments received on the parking relaxation application required the application properties to have additional land use rights for a “Private Parking Area”. In accordance with



the aforementioned, application is submitted in terms of Section 19 of the City of Johannesburg Planning By-Law, 2016 (as Amended 2023) read with Clause 40 of the City of Johannesburg Land Use Scheme, 2018, which states that –

Clause 40. “CONSENT OF THE COUNCIL

- (1.) Application to the Council for any consent which, in terms of this Land Use Scheme it is empowered to grant or refuse, shall be made by the owner as defined to which the application relates in terms of the City of Johannesburg Municipal Planning By-law, 2016.*
- (2.) Any condition imposed in terms of a consent shall have the same force and effect as if it were a clause of this Land Use Scheme.”*

The required additional land use is defined in the Scheme as follows:

“Means the use of a building/s and/or land for the provision of parking which is required or allowed in terms of the provisions of this Land Use Scheme for another building or site or part thereof. Provided that on land zoned “Residential 1, 2, 3, 4 or 5”, “private parking area” shall mean the use of the land and not a building.”

The proposed additional use for a “Private Parking Area” on the application properties will not be detrimental to the future planning for the area and will support the optimal and efficient development of the site.

5. CONCLUSION

Application is made in terms of Section 19 of the City of Johannesburg Planning By-Law, 2016 (as Amended 2023) read with Clause 40 of the City of Johannesburg Land Use Scheme, 2018 for Council Consent for a “Private Parking Area” on the Remaining Extent of Erf 60 Parktown an the Remaining Extent of Erf 61 Parktown.

The application is submitted to ensure ample parking for the Parklane Hospital Complex situated on Erf 875 Parktown.

This application must be read in conjunction with the application for parking relaxation in terms of Section 19(1) of the City of Johannesburg Planning By-Law, 2016 (as Amended 2023) with reference number: 20/01/1216/2024.

The proposed development will not detrimentally affect anyone’s health but will promote good order and better security in the area. It will promote the amenity, convenience and general welfare in the area to no expense of the people.

The Municipality’s approval of this application will be appreciated.

LOCALITY PLAN

Erven R/60 and R/61, Park Town



-  The Site
-  Township Boundary
-  Road
-  Railway
-  Railway Station

PO BOX 11437
SILVER LAKES
0054
TEL: (012) 809 2229

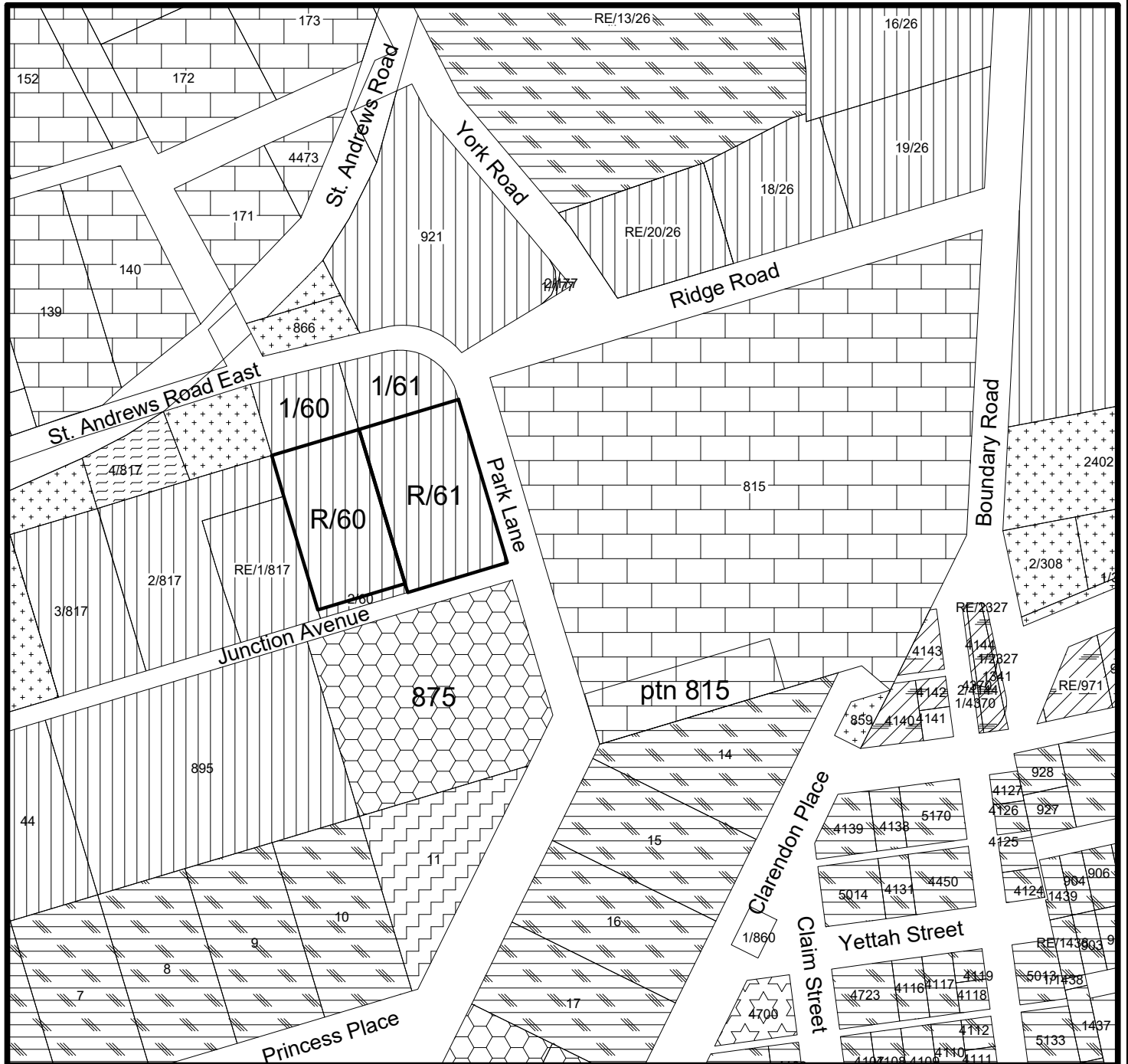



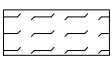


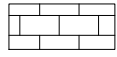
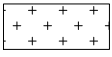

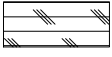


Scale 1:5000



ZONING PLAN

Erven R/60 and R/61, Park Town



- | | | | |
|--|----------------------|---|---------------|
|  | The Site |  | Parking |
|  | Business 4 |  | Public Garage |
|  | Educational |  | Residential 1 |
|  | Existing Public Road |  | Residential 4 |
|  | Institutional |  | Special |



Scale 1:3000



tph
THE TOWN PLANNING HUB cc
changing landscapes

ZONING DENSITY PLAN

Erven R/60 and R/61, Park Town

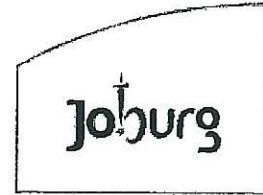


-  The Site
-  Existing Streets
-  Erf
-  200m²



Scale 1:3000

**ZONING INFORMATION
CERTIFICATE PAD
FOR APPLICATION SUBMISSIONS**



a world class African city

Date: 07/03/2014

Requested by:	Rodney Mashaba
Town Planning Scheme:	Johannesburg
Name of Applicant:	THE TOWN PLANNING HUB CC
Erf/Holding Name/Farm Portion:	RE/60
Township/Holding Name/Farm Name:	PARKTOWN
Street Name and No:	JUNCTION AVENUE
ZONING INFORMATION	
Use Zone:	Business 4
Height Zone:	8 (2 Storeys)
Floor Area Ratio:	As per attached annexure
Coverage:	29%
Density:	No Density
Building Line:	6m along street boundary
Parking:	As per scheme
AMENDMENT SCHEME APPLICABLE:	01-2363
Served By:	Rodney Mashaba

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.

JOHANNESBURG TOWN PLANNING SCHEME , 1979 AMENDMENT SCHEME: 01-2363	Page 1
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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 29 A AND B AS SHOWN ON MAP3, AMENDMENT SCHEME 01-2363

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 BUSINESS 4
COLUMN 2:	DESCRIPTION OF LAND
	REMAINDER OF ERF 60 PARKTOWN
COLUMN 3:	PRIMARY RIGHTS (LAND USE TABLE "C")
	AS PER SCHEME INCLUDING A CATERING BUSINESS.
COLUMN 4:	USE 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 SERVITUDE AREA
	NONE
COLUMN 7:	HEIGHT OR HEIGHT IN METERS
	HEIGHT ZONE 8 (2 STOREYS)
COLUMN 8:	COVERAGE
	29%
COLUMN 9:	FAR OR FLOOR AREA
	THE MAXIMUM FLOORAREA FOR ALL LAND USES SHALL NOT EXCEED 2368 SQ METERS
COLUMN 10:	PARKING PROVISION
	ASPER SCHEME

[Handwritten Signature]

9/6/2005

APPROVED: EXECUTIVE DIRECTOR
 DEVELOPMENT PLANNING, TRANSPORTATION
 AND ENVIRONMENT

DATE

JOHANNESBURG TOWN PLANNING SCHEME 1979 AMENDMENT SCHEME 01-2363	Page 2
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COLUMN 11: DENSITY

NONE

COLUMN 12: BUILDING LINES

AS DEPICTED ON AMENDMENT SCHEME 297

COLUMN 13: GENERAL:

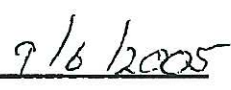
1. A SITE DEVELOPMENT PLAN (SDP) SHALL BE SUBMITTED FOR APPROVAL BY THE COUNCIL PRIOR TO THE SUBMISSION OF BUILDING PLANS. PRIOR TO ITS APPROVAL, THE SDP SHALL BE SUBMITTED FOR COMMENT BY THE GAUTENG HERITAGE RESOURCES AUTHORITY, THE PARKTOWN ASSOCIATION AND PARKTOWN AND WESTCLIFF HERITAGE TRUST. SUCH COMMENTS SHALL BE MADE WITHIN 21 DAYS OF RECEIPT OF THE SDP.
2. NO SITE WORK, DEMOLITION, EXCAVATION, CONSTRUCTION, OR REMOVAL OF TREES SHALL BE PERMITTED PRIOR TO THE APPROVAL OF THE SDP
3. NO THIRD PARTY ADVERTISING SHALL BE PERMITTED ON THE PROPERTY
4. ALL SIGNAGE SHALL BE IN TERMS OF THE SDP AND IN ACCORDANCE WITH THE RELEVANT BY-LAWS
5. ANY AMENDMENT OF THE SDP SHALL FOLLOW THE PROCEDURE INDICATED IN PARAGRAPH 1
6. THE EXISTING HERITAGE BUILDING SHALL BE RETAINED TO THE SATISFACTION OF THE PROVINCIAL HERITAGE AUTHORITY

COLUMN 14: AMENDMENT SCHEME 01-2363



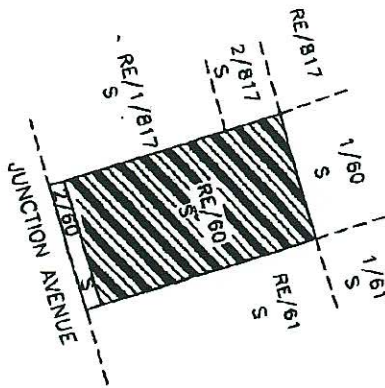
APPROVED

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING, TRANSPORTATION
AND ENVIRONMENT (CITY OF JOHANNESBURG)



DATE

2 • JOHANNESBURG TOWN PLANNING SCHEME 1979 • MAP 3 • A SERIES • AMENDMENT SCHEME 01-2969 - SHEET 1 OF 1 SHEET



USE ZONE

PARKTOWN
REMAINDER OF ERF 60

REFERENCE _____

SCHEDULE _____ S

USE ZONE _____

BUSINESS 4



APPROVED

EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING,
TRANSPORTATION AND ENVIRONMENT

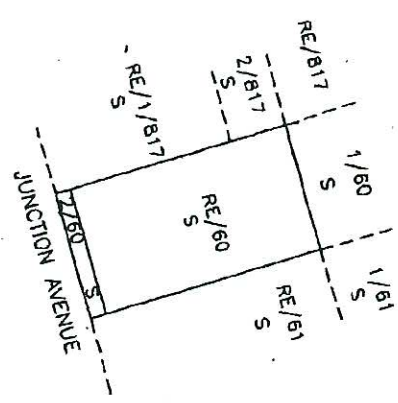
CITY OF JOHANNESBURG

M. V. H.

DATE

9/6/2005

DE 2 • JOHANNESBURG TOWN PLANNING SCHEME 1979 • MAP 3 • B SERIES • AMENOMENT SCHEME 01-2363 • SHEET 1 OF 1 SHEET



DENSITY ZONES AND HEIGHT ZONES

PARKTOWN
REMAINDER OF ERF 60

REFERENCE

SKEDULE S

DENSITY ZONE



APPROVED

EXECUTIVE DIRECTOR, DEVELOPMENT PLANNING,
TRANSPORTATION AND ENVIRONMENT

[Signature]
CITY OF JOHANNESBURG

DATE 9/6/2005

**ZONING INFORMATION
CERTIFICATE PAD
FOR APPLICATION SUBMISSIONS**



a world class African city

Date: 07/07/2023

Requested by:	Sandy Ngwenya
Town Planning Scheme:	City of Johannesburg Land Use Scheme 2018
Name of Applicant:	THE TOWN PLANNING HUB CC
Erf/Holding Name/Farm Portion:	Remainder of erf 61
Township/Holding Name/Farm Name:	Park Town
Street Name and No:	
ZONING INFORMATION	
Use Zone:	Business 4
Height Zone:	A (0) 4 storeys
Floor Area Ratio:	0,9
Coverage:	As per attached annexure
Density:	As per scheme
Building Line:	As per attached annexure
Parking:	As per scheme
AMENDMENT SCHEME APPLICABLE:	329
Served By:	Sandy Ngwenya

Terms and Conditions:

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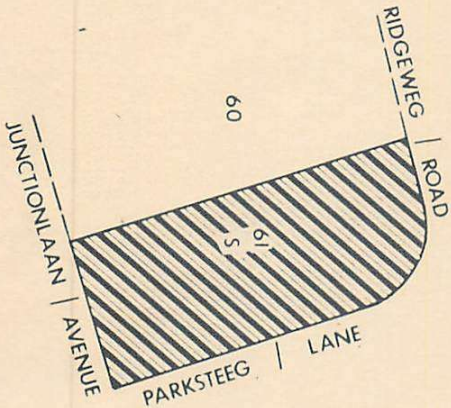
KODE CODE 2 • JOHANNESBURG DORPSBEPLANNINGSKEMA 1979 • KAART 3 • A REEKS • WYSIGINGSKEMA 329 • VEL SHEET 1 VAN OF 1 VEL SHEET

Judith
11/5/18

TOEGESTEMPT
DIE OORSPRONKELIKE DOKUMENT
CERTIFIED A TRUE COPY OF THE
ORIGINAL DOCUMENT

IVLSE. PROVINSIALE ADMINISTREASIE
DIREKTEUR VAN PLAASLIKE BEST.
P/SAK 7/BAG X 437
14-09-1981

PRETORIA
DIRECTOR OF LOCAL GOVERNMENT
LOCAL GOVERNMENT ADMINISTRATION



GERBUIKSONES

USE ZONES

926

69

VEL SHEET 1 VAN OF 1 VEL SHEET

LOT 61 PARKTOWN

GERBUIKSONES / USE ZONES



BESIGHEID BUSINESS 4

5 SCHEDULE SCHEDULE

VIR GOEDKEURING AANBEVEEL
RECOMMENDED FOR APPROVAL

M. J. van der Merwe
Voorzitter Dorperaad
Chairman Township Board

Pretoria 21/5/81

GOEDGEKEUR

APPROVED
GOEDGEKEUR

24-06-1981

for ADMINISTRATOR
of ADMINISTRATEUR

Handwritten: 11/5/81

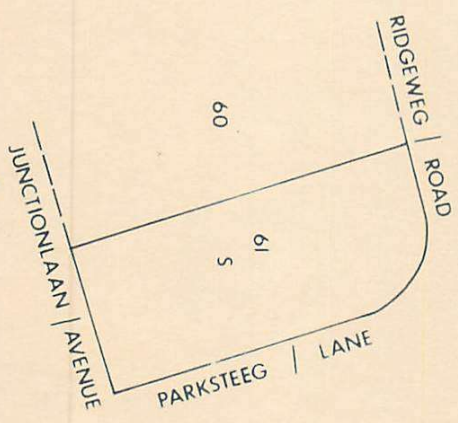
SKAAL SCALE 1 2500

KODE CODE 2 • JOHANNESBURG 1979 • KAAP 3 • BEREIKS • WYSIGINGSKEMA TOWN PLANNING SCHEME 1979 • KAAP 3 • BEREIKS • WYSIGINGSKEMA

329 • VUL SHEET 1 VAN 1 VUL SHEET

TYLSE. PROVINSIALE ADMINISTRASIE
DIREKTEUR VAN PLANSKEEMINGS
P/Sak- 7/Bag X437
14-09-1981
PRETORIA
DIRECTOR OF LOCAL GOVERNMENT
141 PROVISIONAL ADMINISTRATION

VERSTREKKEER 'N WARE AFSKRIF
NIE GEGESTRUKENLIKE DOKUMENT
CERTIFIED A TRUE COPY OF THE
ORIGINAL DOCUMENT



DIGTHEIDSONES & HOOGTESONES

DENSITY ZONES & HEIGHT ZONES

LOT 61 PARKTOWN
S
SKEDULE
SCHEDULE

VIR GOEDKEURING AANBEVEEL
REKOMMENDED FOR APPROVAL
[Signature]
Voorsitter Dorperaad
Chairman Township Board
Pretoria 7/5/81

GOEDGEMAKTIG
APPROVED
GOEDGEMAKTIG
PROVED
24-6-1981
ADMINISTRATOR
ADMINISTRATEUR

JOHANNESBURG TOWN PLANNING SCHEME 1979

AMENDMENT SCHEME 329

SHEET 1 OF 1 SHEET

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:
 The Map, sheets A54 and 854 as shown on Map 3, Amendment Scheme 329
 By the addition of the following in numerical and alphabetical sequence to Table N of the schedule of the scheme, read with Clause 70:

2	3	4	5	6	7	8	9	10	11	12	13	14
DESCRIPTION OF LAND	LAND USE TABLE 'C'			WIDTH OF SERVITUDE AREA STREET	STOREYS OR HEIGHT IN METRES	COVERAGE	F.A.R. OR FLOOR AREA	PARKING PROVISION	DENSITY	BUILDING LINES	GENERAL	AMENDMENT SCHEME No.
	(3)	(4)	(5)									
VIII Erf 61 Parktown	*	*	*	4,72m along Junction Avenue	4 Storeys	35% Provided that an additional 5% for parking may be permitted on the ground and basement storeys	0,9	*	*	10,72m along Junction Avenue and 3m along Ridge Road and Park Lane	1. A site development plan shall be submitted to the Council for its approval after consultation with the National Monuments Council in order to ensure that the development on the Lot is done in such a way so as to be in harmony with the historical building/s in the immediate vicinity 2. L. 3. No vehicular access shall be permitted to the site from Ridge Road 4. No building shall be erected in the portion between Ridge Road and a line drawn parallel to and 8m from Junction Avenue before 31 October 1981	329

UITVOERENDE KOMITEE
 KENNIS GEHEEM OP
 NOTED ON
 1981-07-14
 926
 EXECUTIVE COMMITTEE

22-09-1981
 IN WARE AFSKRIF VAN
 A TRUE COPY OF THE
 ORIGINAL DOCUMENT

APPROVED
 GOEDGEKEUR
 24-6-1981
 for ADMINISTRATOR
 OF ADMINISTRATEUR

JOHANNESBURG DORPSBEPLANNINGSKEMA 1979

WYSIGINGSKEMA 329

VEL 1 VAN 1

Johannesburg Dorpsbeplanningskema, 1979, goedgekeur kragtens Administrateurskennisgewing 1157, Gedateer 3 Oktober 1979 word hiermee soos volg verder gewysig en verander:
 Die Kaart, velle A54 en B54 soos aangetoon op Kaart 3, Wysigingskema 329
 Deur die byvoeging van die volgende in 'n numeriese- en alfabetiese volgorde tot Tabel N van die skedule van die skema saamgelees met Klousule 70:

1	2	3	4	5	6	7	8	9	10	11	12	13	1
NO. VAN DIE	BESKRYWING VAN GROND	GRONDGEBRUIKE TABEL 'C'			BREEDTE VAN SERWITUUT-GERIED STRAAT	VER-DIEPINGS OF HOOGTE IN METER	DEKKING	V.O.V. OF VLOER-OPPER-VLAKTE	PARKER-PLEK-BEPALINGS	DIGTHEID	BOULYNBEPALINGS	ALGEMENE BEPALINGS	WYSIGINGSKEMA NO.
111	Erf 61 Parktown	*	*	*	4,72 m langs Junctionlaan	4 verdieplings	35% Met dien verstande dat 'n bykomstige 5% vir parkering toegelaat mag word op die grond- en kelderverdieplings	0,9	*	*	10,72m langs Junctionlaan en 3m langs Ridgeweg en Parksteeg	1. In Terrein ontwikkelingsplan moet aan die Stadsraad vir sy goedkeuring voorgelê word na oorlegging met die Raad vir Kasionale Bedenkwaardigheid om te verseker dat die ontwikkeling op die Lot op 50 'n wyse gedoen is om in harmonie met die historiese gebou/e in die onmiddellike omgewing te wees	329

EXECUTIVE COMMITTEE
 9266
 1981-07-14
 NOTED ON
 KENNIS GENEEM OP
 UITVOERENDE KOMITEE

22-09-1981
 I HAVE ASSRIBED TO THIS DOCUMENT
 AS A TRUE COPY OF THE ORIGINAL DOCUMENT

APPROVED
 GOEDGEKEUR
 24-6-1981
 ADMINISTRATOR
 ADMINISTRATEUR

- Geen gebou moet opgerig word in die gedeelte tussen Ridgeweg en 'n lyn getrek ewydig aan en 81m vanaf Junctionlaan voor 31 Oktober 1981 nie
- L.
- Geen voertuigtoegang tot die terrein moet vanaf Ridgeweg toegelaat word nie