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02 JUNE 2026



YOUR REF:
OUR REF: TPH26713

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

PO Box 11437
Silver Lakes
0054

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

Tijger Vallei Office Park
78 Pony Street
No.8 Block 9, 1st Floor
Silver Lakes
0054

ONLINE SUBMISSION: landuseapplications@joburg.org.za

APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (AS AMENDED 2023) FOR THE REZONING OF THE REMAINING EXTENT OF ERF 346, RIVONIA EXTENSION 21

Our office has been appointed by the registered land owner in order to submit a rezoning application with your Municipality in order to permit residential dwelling units.

Attached for your attention is the following:

- Annexure A:** A copy of this Covering letter.
- Annexure B:** A copy of the application form completed in full and signed by the applicant.
- Annexure C:** A copy of the completed and signed Form D – zoning information.
- Annexure D:** A copy of the completed and signed Form E – undertaking to advertise.
- Annexure E:** A copy of the Company Resolution and Power of Attorney.
- Annexure F:** A copy of the registered Title Deed.
- Annexure G:** A copy of the Motivating Memorandum.
- Annexure H:** A copy of the Locality Plan.
- Annexure I:** A copy of the Zoning Plan.
- Annexure J:** A copy of the density Zoning Plan.
- Annexure K:** A copy of the Land Use Plan.
- Annexure L:** A copy of the proposed Site Development Plan.
- Annexure M:** A copy of the proposed Annexure and draft Map 3 documentation.
- Annexure N:** 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 21 of the City of Johannesburg Planning By-Law, 2016 (Amended 2023) for the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the application property.

APPLICATION PURPOSE:

The purpose of the application is to rezone the property from “Business 4” to “Residential 3” with a density of 198 dwelling units per hectare (219 dwelling units).

SITE DESCRIPTION:

Erf/Erven (stand) No(s): **Remaining Extent of Erf 346**
Township (Suburb) Name: **Rivonia Extension 21**
Street Address: **47 Homestead Road** Code: **2091**

OWNER:

Full Name: **REDEFINE PROPERTIES LIMITED**
Postal Address: **PRIVATE BAG X31, SAXONWOLD** Code: **2132**
Tel No(w): **-** Fax No:
Cell:
Email address: kgomotso@gnireal.com

SIGNED:
Signature of owner/s

DATE: 02 JUNE 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

The owner hereby elects the Authorised Agent of the Owner/s address to appear below as that to which all correspondence regarding this application shall be directed and, if having elected that the Authorised Agent, acknowledges that the correspondence addressed to such Agent shall be deemed to have been received by the Owner, notwithstanding that such correspondence may not have actually been brought to the Owners notice.

SIGNED:

Signature of Agent



DATE: 02 JUNE 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)

**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.: Remaining Extent of Erf 346			
	Township / Farm / Holding: Rivonia Extension 21			
EXTENT OF SITE :	11099m ²	As per Scheme must be described in detail		
City of Johannesburg Land Use Scheme, 2018	EXISTING RIGHTS		PROPOSED RIGHTS	ADDITIONAL COMMENTS DEEMED RELEVANT & APPLICABLE
	IN TERMS OF ZONING	BY WAY OF SPECIAL CONSENT (if applicable)		
ZONING	Business 4		Residential 3	
A/S NO. / ANNEXURE NO. / REF NO.	2352 (Copy of approved MAP 3 and Schedule / Annexure to be attached if applicable)	(Copy of approval letter to be attached if applicable)		
PERMISSIBLE LAND USES	Offices and may be used for a Restaurant		Dwelling units, residential buildings	
LAND USES SPECIFICALLY EXCLUDED	Not applicable		As per Scheme	
HEIGHT OF BUILDINGS				
STOREYS	3 Storeys		4 Storeys	
HEIGHT IN METERS	N/A		N/A	

COVERAGE					
%	30%		60%		
ACTUAL EXTENT IN m ²	3 329,7m ²		6 659m²		
FLOOR AREA RATIO					
RATIO	0.5		1.0		
ACTUAL EXTENT IN m ²	5 549,5m ²		11 099m²		
DENSITY					
UNITS/ha	N/A		198 u/ha		
MAXIMUM No. OF UNITS	N/A		219 dwelling units		
SPECIFY ANY OTHER LIMITATIONS / REQUIREMENTS					

VERIFIED BY : BE FLETCHER
(PLEASE PRINT)

IN MY CAPACITY AS – TOWN PLANNER

SIGNATURE : 

DATE : 02/06/2026

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

- (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: Within 28 days of receipt of application reference number

OWNER / AUTHORISED AGENT

Full name: Beatrix Elizabeth Fletcher

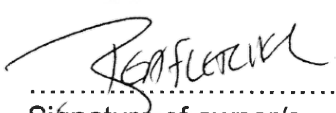
Postal Address: PO Box 11437, Silver Lakes Code: 0054

Residential Address: n/a

Tel No (w): 012 809 2229 Fax No: -

Cell: 082 807 2030

E-mail address: bea@tph.co.za

SIGNED: 
Signature of owner/s

DATE: 02 June 2026

RESOLUTION OF THE BOARD OF DIRECTORS OF REDEFINE PROPERTIES LTD (REG NR 1999/018591/06) HELD AT 155 WEST STREET ON THE 02 DAY OF DECEMBER 2025

Decide:

That the lawful agent of the Company applies to the competent authority for application(s) for removal of restrictive Title Conditions and/or rezoning use and/or Appeal in respect of the under-mentioned property:

REMAINING EXTENT OF ERF 346, RIVONIA EXTENSION 21

AND THAT:

Andile Magiba with ID no8604055700083

being duly authorised thereto under and by virtue of a resolution of the Board of Directors of the Company to draft and sign all such documents, and in general to do all to execute this Resolution.

The Company hereby ratify, allow and confirm all and whatsoever the said authorised shall lawfully do, or cause to be done.

CERTIFIED A TRUE COPY:

A handwritten signature in black ink, appearing to be "A. Matwa", written over a dotted line.

.....

Extract of the Delegation of Authority



CEO DELEGATION OF AUTHORITY | FINANCIAL AUTHORITY CATEGORIES AND COMMITMENT THRESHOLDS (All thresholds are exclusive of VAT)

Category	Delegation of Authority	Board of Directors	Investment Committee	Executive Committee	Additional Authority Limits
Investments (Commitment and Approval)	Acquisitions (including rental guarantee)	>R750m	>R200m and ≤R750m	≤R200m	
	Disposals (including rental guarantees)	>R750m	>R200m and ≤R750m	≤R200m	
	Developments	>R750m	>R200m and ≤R750m	≤R200m	
	Extensions, Refurbishments and Capex	>R750m	>R200m and ≤R750m	≤R200m	
	Corporate Guarantees (split) between rental and corporate guarantee				Head of Acquisitions and Disposals and/or any Executive Committee Member to sign Rental and/or Corporate Guarantees once Sale Agreement has been signed
Shareholder Services (all including)	Non-Yielding Capital Expenditure And operational expense transaction	>R200m		≤R200m	≤R50k - 2nd Line reports to Exco member or HOD (discretionary - prior approval by Exco member or HOD)

SPECIAL POWER OF ATTORNEY

I/We, the undersigned,

Ntobeko Goodman Nyawa with ID no 8203 28 5478 080

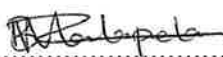
duly authorised by a resolution of the Board of Directors of **REDEFINE PROPERTIES LTD (REG NR 1999/018591/06)** do hereby nominate, constitute and appoint **B.E. FLETCHER (ID NR: 7505090058083)** of the firm **THE TOWN PLANNING HUB CC (REGISTRATION NR: CK1999/010392/23)** and/or any employee of the Close Corporation with power of substitution, to be my lawful Agent in my name, place and stead, for removal of restrictive Title Conditions and/or rezoning and/or Appeal in respect of the under-mentioned property:

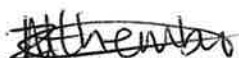
REMAINING EXTENT OF ERF 346, RIVONIA EXTENSION 21

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.

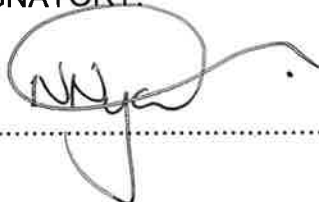
Signed at Sandton on this 22 day of May 2026, in the presence of the undersigned witnesses.

AS WITNESSES:

1. 

2. 

SIGNATORY:



SPECIAL POWER OF ATTORNEY

I/We, the undersigned,

Andile Magiba with ID no 8604055700083.

duly authorised by a resolution of the Board of Directors of **REDEFINE PROPERTIES LTD (REG NR 1999/018591/06)** do hereby nominate, constitute and appoint **B.E. FLETCHER (ID NR: 7505090058083)** 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 removal of restrictive Title Conditions and/or rezoning and/or Appeal in respect of the under-mentioned property:

REMAINING EXTENT OF ERF 346, RIVONIA EXTENSION 21

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 155 West Street, Sandton on this 2nd day of March 2026, in the presence of the undersigned witnesses.

AS WITNESSES:

SIGNATORY:

A handwritten signature in black ink, appearing to be "AM", written over a horizontal dotted line.

1. *MLNtuli*

2.

T.TDS

COUZYNS INCORPORATED Prokureur/Attorney
369
TEL: (011) 788-0188

DEED OF TRANSFER

in favour of

REDEFINE PROPERTIES LIMITED

over

**REMAINING EXTENT OF ERF 346 RIVONIA EXTENSION 21
TOWNSHIP**

COUZYNS INCORPORATED
1ST FLOOR
ROSEBANK CORNER
191 JAN SMUTS AVENUE
CNR 7TH AVENUE
ROSEBANK
Tel: (011) 788-0188

369

SEELREG STAMP DUTY
FOOI EES 8/250, 58

COUZYNS INCORPORATED

1st Floor
Rosebank Corner
191 Jan Smuts Avenue
cnr 7th Avenue
ROSEBANK

Prepared by me

CONVEYANCER
ERASMUS HD

VERBAND	MORTGAGED	BC 000056932 / 2024
VB R 42 800 000, 50		GEKANSELLEER CANCELLED
B 000027359 / 2011		REGISTRAR/REGISTRAR
30 06 11	REGISTRAR/REGISTRAR	2024 -10- 15

DEED OF TRANSFER

1000419166
30131232

T	42244 11
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BE IT HEREBY MADE KNOWN THAT

RYNAUW HUBERT VERSTER

appeared before me, REGISTRAR OF DEEDS at Pretoria, he the said Appearer
being duly authorised thereto by a Power of Attorney signed at ROSEBANK on
24TH February 2011 and granted to him by

REDEFINE PROPERTIES OPCO (PROPRIETARY) LIMITED
Registration Number 1998/025740/07



VIA VERDERE ENDOSSEMENTE KYK
FOR FURTHER ENDORSEMENTS SEE.....

And the Appearer declared that his said principal had truly and legally sold on 12 April 2010 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

REDEFINE PROPERTIES LIMITED
Registration Number 1999/018591/06

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

REMAINING EXTENT OF ERF 346 RIVONIA EXTENSION 21
TOWNSHIP
REGISTRATION DIVISION I.R.
THE PROVINCE OF GAUTENG

MEASURING 1,1099 (ONE COMMA ONE ZERO NINE NINE)
HECTARES

FIRST REGISTERED by Certificate of Consolidated Title T85324/1994
with Diagram SG A3854/1994 annexed and Held by Deed of Transfer
T8411/2000

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. (a) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintaining and removal of such sewerage mains and other works being made good by the local authority.
- B. Subject to a right of way Servitude in favour of the Sandton Town Council as indicated by the figure defDEd on Diagram SG A3854/1994.

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

REDEFINE PROPERTIES OPCO (PROPRIETARY) LIMITED
Registration Number 1998/025740/07

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

REDEFINE PROPERTIES LIMITED
Registration Number 1999/018591/06

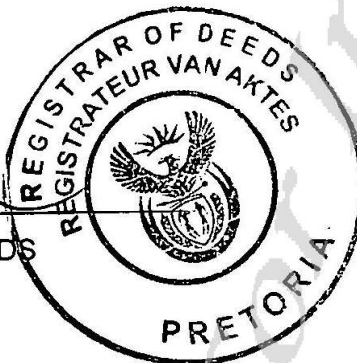
its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R42 800 000,00 (FORTY TWO MILLION EIGHT HUNDRED THOUSAND RAND).

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 Pretoria on **30 06 11**

In my presence

REGISTRAR OF DEEDS



q.q.

MOTIVATING MEMORANDUM

APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG PLANNING BY-LAW, 2016 (AS AMENDED 2023) FOR THE REZONING OF THE REMAINING EXTENT OF ERF 346, RIVONIA EXTENSION 21

PREPARED FOR: REDEFINE PROPERTIES / KGOMOTSO NAKENE

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 21 of the City of Johannesburg Planning By-Law, 2016 (as Amended 2023) for the rezoning of the Remaining Extent of Erf 346, Rivonia Extension 21 from “Business 4” to “Residential 3” with a density of 198 dwelling units per hectare (a maximum of 219 dwelling units).

2. GENERAL INFORMATION

2.1 Local Authority

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

2.4 Property Description

The Remaining Extent of Erf 346, Rivonia Extension 21.

2.5 Registered Owner

The property is registered in the name of Redefine Properties Limited.

2.4 Property Size

The property measures 1.1099ha in extent.

2.5 Locality (see Locality Plan)

The property is situated at 47 Homestead Road, Rivonia Extension 21.

Refer to the locality plan for further information.





2.6 Existing Zoning

The properties are zoned "Business 4".

Kindly refer to the attached zoning certificate.

2.7 Existing Land Use

The property is developed for Offices. The intention is to utilize the existing structures and convert same to residential units.

2.8 Deed of Transfer

The property is registered under Deed of Transfer T42244/2011.

2.9 Bond

The bond has been cancelled.

3. MOTIVATION

3.1 Background on the application

The application site is currently under a proposed Sale Agreement. The intention of the application is to re-develop the existing offices into residential units.

From there this application.

3.2 Immediate area / surroundings

The application site is situated in a Metropolitan Node in terms of the Nodal Review Policy, 2019/20 which will be elaborated on further below.

The immediate surrounding area is mixed use in nature. The proposed development will complement the surrounding land uses.

3.4 Need and Desirability

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

- Johannesburg Spatial Development Framework, 2040 (2024)
- Nodal Review Policy, 2019/20

- Gauteng Spatial Development Framework, 2030
- Spatial Planning and Land Use Management Act, Act 16 of 2013

3.4.1 Johannesburg Spatial Development Framework, 2040 (2024)

“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

By way of approval of the application, the Municipality will be fulfilling the core objective of the SDF 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, efficiently connected by public transport. It will bridge spatial and social barriers and build a framework for a spatially just city.

To facilitate the spatial transformation needed in the city, the SDF 2040 endorses the following intertwined concepts of the new image of Johannesburg:

- *Compact city - combining density, diversity, proximity, and accessibility, reducing distances, travel times, and costs, bringing jobs and social amenities to single-use, marginalised residential areas, and reducing energy consumption and infrastructure costs.*
- *Inclusive city – ensuring balanced service provision (hard and soft) and opportunities for all by diversifying land uses, promoting social mixing and bridging social, spatial and economic barriers.*
- *Connected city – enhancing public transit and ICT infrastructure at provincial and urban scales to re-connect the city, starting from ‘the TOD Corridors’ to street and neighbourhood-level connectivity.*
- *Resilient city – building a metropolitan open space system as a protection buffer, preserving valuable green infrastructure and areas of high*



- agricultural potential, promoting sustainable energy use, reinforcing the urban development boundary and protecting biodiversity resources.*
- *Generative city – focusing investment in transformation areas and nodes to achieve positive social, economic, and environmental returns on investment, spurring economic growth and job creation, enhancing public space and promoting sustainability (social, ecological and economic). “ Page 22*

This application is creating a compact and inclusive city. Although not on an immense scale, it is however contributing to a polycentric Johannesburg. The application site is situated in Rivonia. The application site has easy access to the N1 Freeway via Rivonia Road.

“The Nodal Review policy introduced a number of development zones based on a transect approach in the City. These guide infrastructure investment and land use decisions that support densification and diversification at different scales. Infrastructure upgrade investment should be directed to these areas to allow for incremental growth, diversification of land uses, and densification over time. The Transect approach is a direct spatial representation of the goal of creating a compact polycentric city. The Nodes and Development Zones are summarised as follows:

Table 1: SDF Development Nodes and Zones

Inner City Node	The primary mixed-use/commercial Node of the City. Highest intensity and mix of land use. The intention is also to create Inner City neighbourhoods as a preferred urban form for many residents.
	Active, diverse ground floors (shops, restaurants, offices, services) with minimal building setbacks.
	A vibrant and walkable area, focusing on public transit and NMT rather than transport by car.
	Residential densification through building and precinct conversions & revitalisation.
Metropolitan Nodes	Secondary Mixed-use/commercial nodes of the City. High intensity and Mix of Land Use.
	Active, diverse ground floors (shops, restaurants, offices, services) with minimal setbacks. It is of a similar quality but lower intensity than the Inner City.
Regional Nodes	Tertiary Mixed use/commercial nodes of the City. High intensity and Mix of Land Use.
	Active, diverse ground floors (shops, restaurants, offices, services) with minimal setbacks. It is of a similar quality but lower intensity than Metropolitan Nodes.
General Urban Zone	An urban (not suburban) zone of the city with up to 5-storey residential or mixed-use buildings. Medium intensity area,

This application is in line with this policy document.

3.4.2 Nodal Review Policy, 2019/20

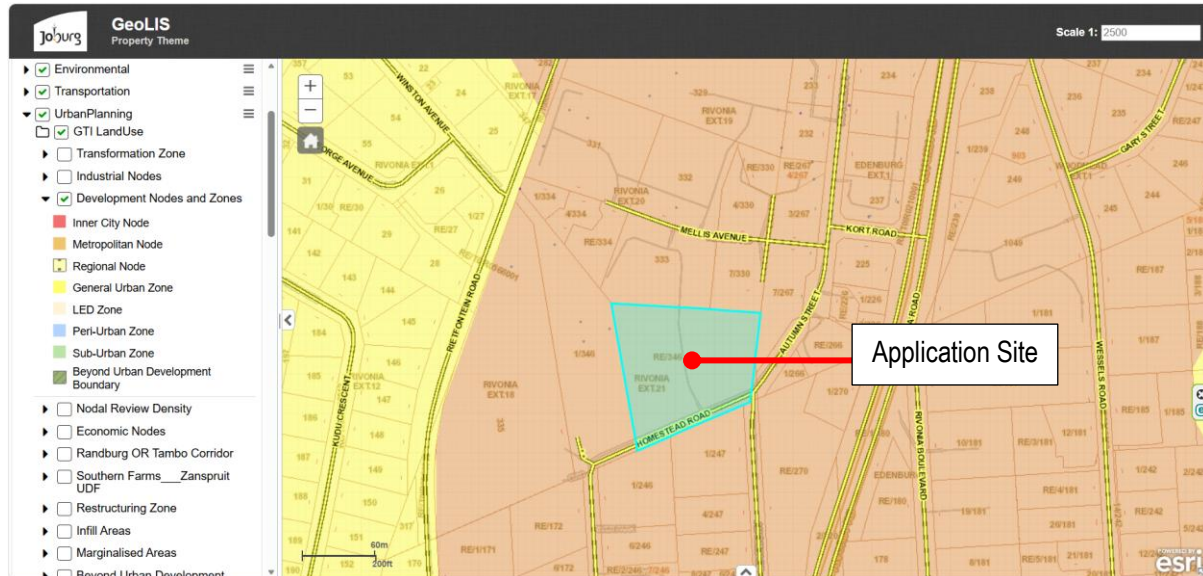
The City of Johannesburg approved and adopted the Nodal Review on 27 February 2020. With this approval the RSDF's have been repelled. The Nodal Review is a comprehensive Policy detailing and supporting densification and supplied development / Design guidelines.

"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;*
- *...;*
- *Land use and transportation integration, by strengthening and directing development around transit amenities and in so doing increase public transport ridership;*

-
-” 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.: land use intensification and densification.



The application site falls within a Metropolitan Node. Within this node the City supports a high intensity and mix of land uses. Residential densification is supported with a **minimum** density of 80 dwelling units per hectare.

Great care was applied when formalising the different nodes within this document. Within this area the Municipality was very successful in achieving its goal in creating a polycentric Johannesburg.

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.

3.4.3 Gauteng Spatial Development Framework, 2030

Due to the extent of this application, the impact thereof on a Provincial scale can be seen as insignificant. The compliance motivated with the Nodal Review under 3.4.2 is more applicable to this type of application.

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

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 rezoning of the application site for the residential densification. It will thus not be required to address the aforementioned principle; however, all other sections are adhered to. The approval of this application will indicate the support of the City of Johannesburg towards planning practices that support the need to be more flexible and inclusionary.

- (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 owner fully intends to pay the required contribution amounts. The application does not result in urban sprawl and will result in a viable and a well-functioning area and 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 and begin construction as soon as possible.

- (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 Frameworks 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 within the Metropolitan Node which supports residential densification and a high intensity of mixed land uses, which was further motivated under point 3.4.2. 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:
Housing opportunities will be created by the approval of the application.
- 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:
Kindly refer to point 3.1 above for background on the application.
- 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.



- State and impact of engineering services, social infrastructure and open space requirements:
The engineering services will not be negatively affected. The existing services infrastructure is already in place, the additional capacity will be determined by the services departments and will require the payment of bulk contribution fees if applicable, which the owner intends to pay or do services infrastructure upgrades in order to positively contribute to the city infrastructure.
- 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 a negative impact on the environment.

In general, the application will promote *health, safety, order, amenity, 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.

7. DEVELOPMENT PROPOSAL

The application site is already developed. The existing structures will be retained, the intention is to re-develop the existing structures into residential dwelling units.

The following development controls are proposed:

Zoning:	"Residential 3"
Uses:	Dwelling Units and residential buildings
Coverage:	60%
FAR:	1.0
Density:	198 dwelling units per hectare (a maximum of 219 dwelling units)
Height:	4 storeys
Building lines:	As per Scheme

The application is for residential densification. The Architect has proposed open spaces within the development. A combined area measuring 1404,58m² will be developed as Open Space for the development.

The investment into the area will benefit the surrounding properties and the valuation of the surrounding properties will increase.

8. ENGINEERING SERVICES

The application site is situated in a built-up area where infrastructure is available. The registered land owner will be prepared to pay bulk contributions toward the increase in capacity of the Municipality's infrastructure.



9. CONCLUSION

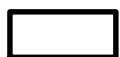
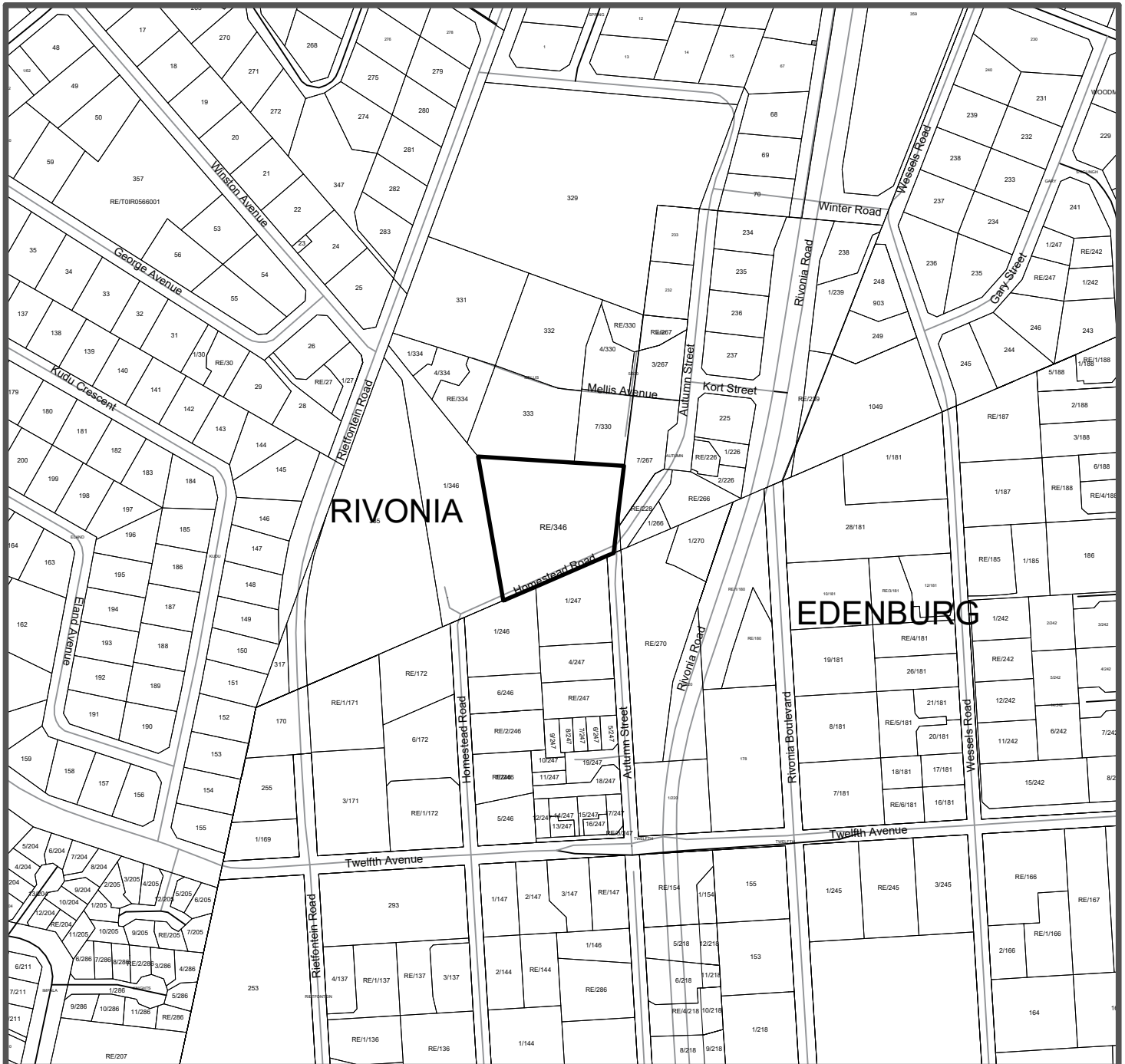
Application is made in terms of Section 21 of the City of Johannesburg Planning By-Law, 2016 (as Amended 2023) for the rezoning of the Remaining Extent of Erf 346, Rivonia Extension 21 from “Business 4” to “Residential 3” with a density of 198 dwelling units per hectare (a maximum of 219 dwelling units).

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.

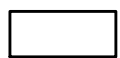
The Municipality’s approval of this application will be appreciated.

LOCALITY PLAN

REMAINDER OF ERF 346, RIVONIA



The Site



Township Boundary



Road



Railway



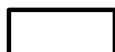
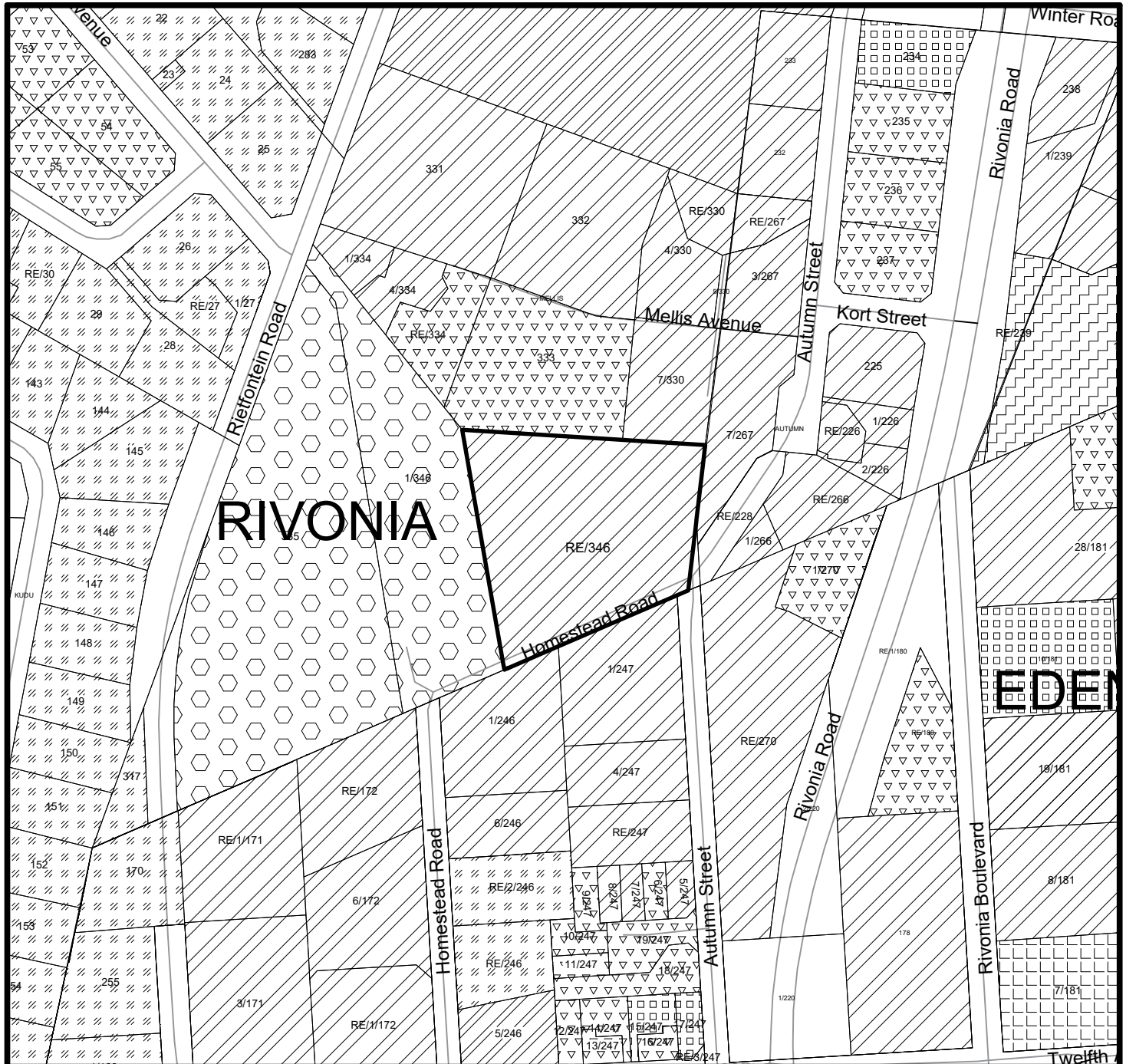
Railway Station



Scale 1:5000

ZONING PLAN

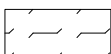
REMAINDER OF ERF 346, RIVONIA



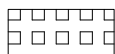
The Site



Business 1



Residential 1



Business 3



Residential 4



Business 4



Educational



Special

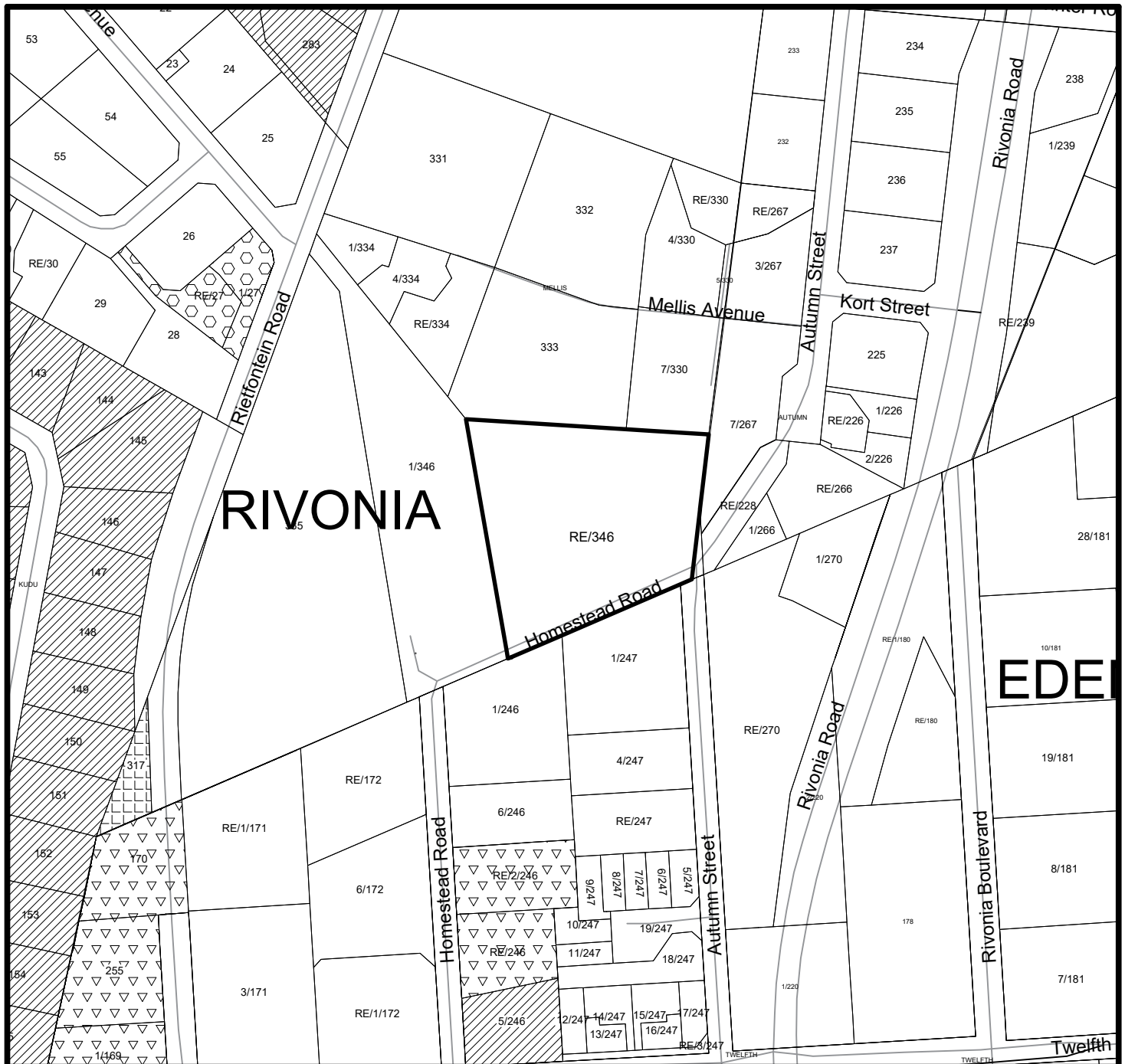


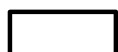
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THE TOWN PLANNING HUB CC
changing landscapes

Scale 1:3000

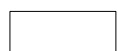
ZONING DENSITY PLAN

REMAINDER OF ERF 346, RIVONIA



 The Site

 2000m²

 Existing Public Road

 Erf

 700m²

 1000m²

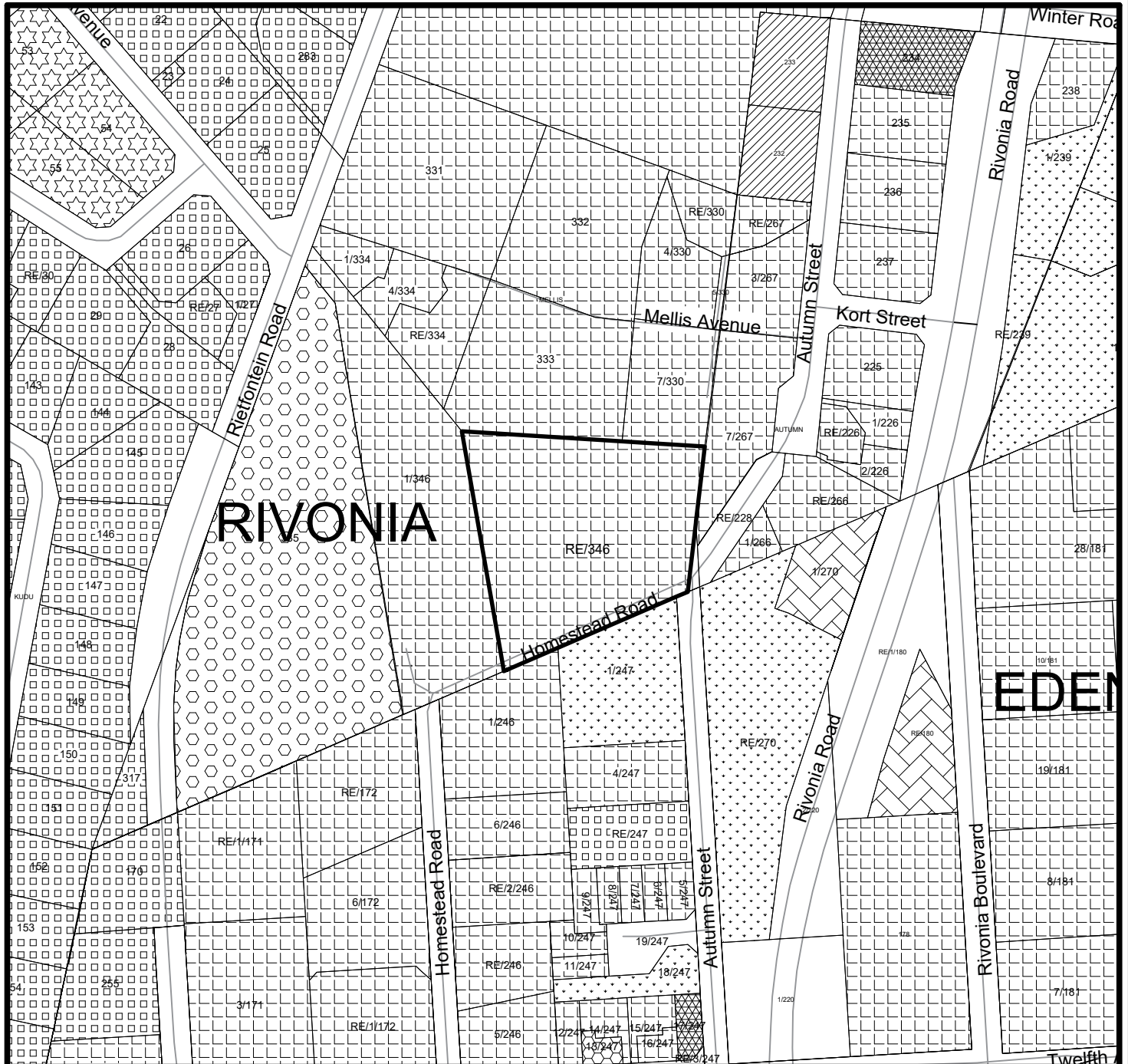


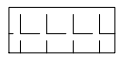
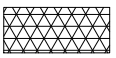
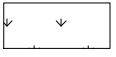
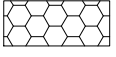
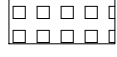
Scale 1:3000


THE TOWN PLANNING HUB CC
changing landscapes

LAND USE PLAN

REMAINDER OF ERF 346, RIVONIA

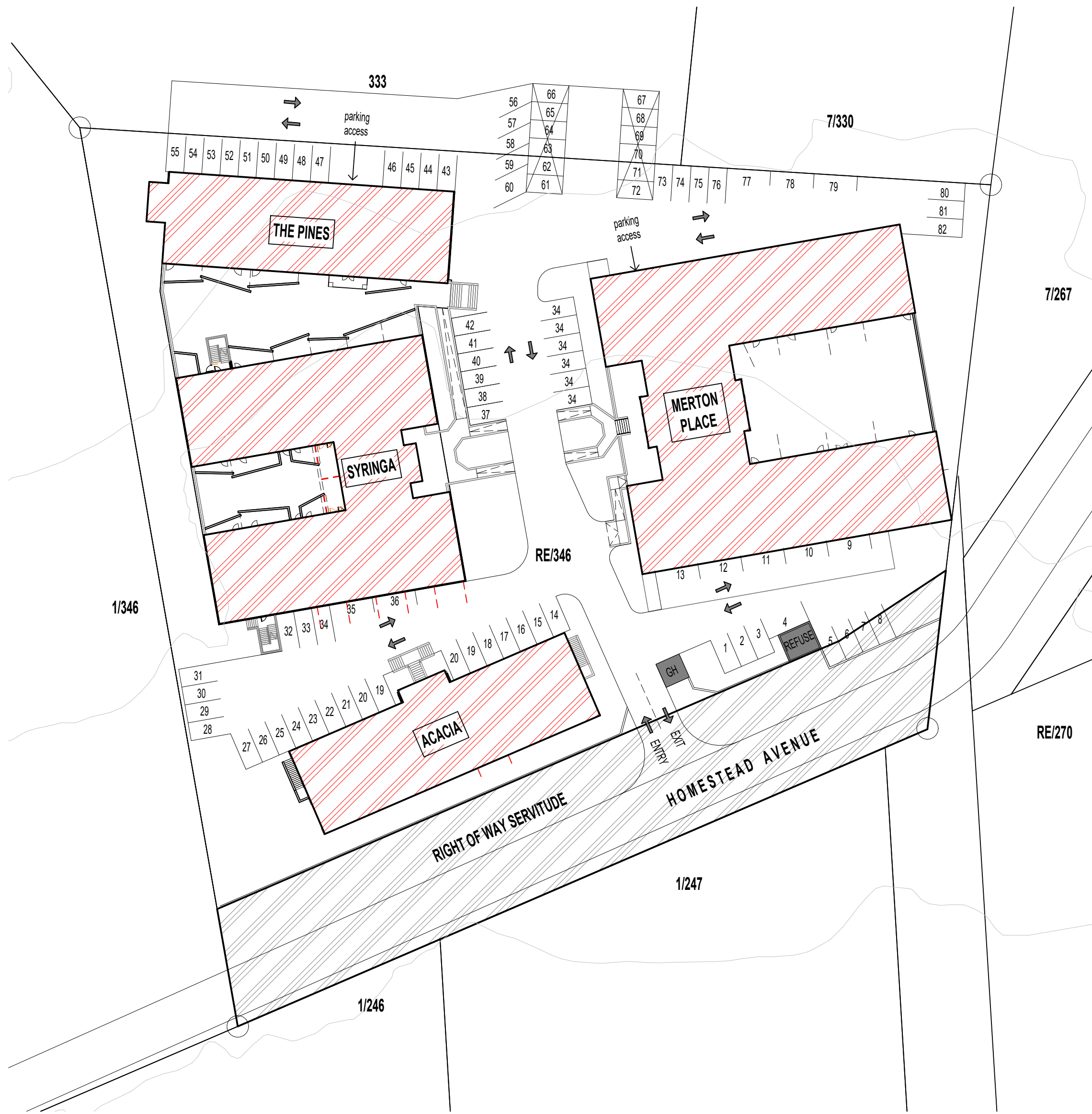


- | | |
|---|---|
|  The Site |  Heritage Site |
|  Office |  Retail |
|  Parking |  Vacant |
|  High School |  Guest House |
|  Dwelling House |  Filling Station |



THE TOWN PLANNING HUB CC
changing landscapes

Scale 1:3000



1 SITE PLAN
1 : 500

SCHEDULE OF RIGHTS			
PROPERTY DESCRIPTION			
ERF:	RE/346		
TOWNSHIP:	RIVONIA EXT. 21		
SITE AREA (m ²):	11099		
ZONING INFORMATION (PROPOSED CONTROLS)			
TOWN PLANNING SCHEME:	Johannesburg Town Planning Scheme, 2018		
HEIGHT:	4 Storeys		
COVERAGE:	50%		
FLOOR AREA RATIO:	1		
BUILDING LINES:	As per Scheme		
OCCUPANCY	H3		
UNIT MIX			
UNIT TYPE	No.	AREAS	
Type A - Studio	115	23 - 28m ²	53%
Type B - 1 Bed/1 Bath	104	32 - 36m ²	47%
Type B1 - 1 Bed/1 Bath	6	38m ²	3%
TOTAL	219		
COVERAGE (m ²)			
ACTUAL (Excl. Basement)	30%	3285,00	
FAR			
Merton Place	3772,1m ²		
Acacia	1513,8m ²		
Syringa	2011,5m ²		
The Pines	1555,35m ²		
Common Areas	381,77m ²		
ACTUAL (Excl. Basement)	9234,52m ²	0,80	
PARKING			
REQUIRED			
1 Parking space per dwelling unit for 3 habitable rooms			
0,3 Parking space per dwelling unit for visitors			
219 units x 1 bay per unit	219 parking bays		
219 units x 0,3 bay per unit for visitors	65 parking bays		
TOTAL REQUIRED	284 parking bays		
PROVIDED			
On Grade	85 parking bays		
Basement - Acacia	20 parking bays		
Basement - Syringa & The Pines	77 parking bays		
Basement - Merton Place	75 parking bays		
257 PARKING BAYS			
GREEN SPACES			
Merton Place	426,6m ²		
Syringa	189,5m ²		
Open Green Space	788,48m ²		
TOTAL	1404,58m ²		

NOTE:
contractor to check all dimensions on site and on drawings, any discrepancies must be reported to the architect, only figured dimensions are to be taken. This drawing is the property of E2 Architects + Urban Designers, copyright is reserved by them and the drawing is issued on the condition that it is not amended, copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of E2 Architects + Urban Designers.

All work to comply with NATIONAL BUILDING REGULATIONS ACT 103 OF 1977 and the latest edition of the SANS 10400 and any amendments thereto as well as the by-laws of the relevant local municipality

These drawings are to be read in conjunction with structural engineer's, civil engineer's, or plumbing consultant's drawings where specified

ROOFS: (in accordance with PART L of SANS 10400)
refer to sections and structural engineer's drawings where specified all roof fixings to be in accordance with PART K of SANS 10400

WALLS: (in accordance with PART K of SANS 10400)
refer to sections, provide brickwork every fifth course

CEILINGS & CILLS: refer to sections

D.P.C's: SABS approved throughout

D.P.M's: (in accordance with PART J of SANS 10400)
SABS approved throughout

STRUCTURAL WORK: refer to structural engineer's details and specifications

GLAZING: (in accordance with PART N of SANS 10400)
SANS 10137 and 1263-1

DRAINAGE: (in accordance with PART P of SANS 10400)
SABS materials used throughout. 75mm deep seal traps used with all waste fittings, all l.e.'s to be marked at the surface and sealed. W.C.'s to have "S" or "P" traps with side access cleaning eyes, all WHB's to have 32 dia. waste pipes and 40 dia. waste pipes to all their fittings

GENERAL NOTES:
all habitable rooms to have a minimum of 10% natural light and 5% natural ventilation to comply with the NATIONAL BUILDING REGULATIONS (SANS 10400) unless otherwise specified, refer to mechanical engineer's specification, all openings to have prestressed lintols over, brickwork to every course for 5 courses above lintol, brickwork to every fifth course of brickwork use figured dimensions only, do not scale off drawing

E	2026-05-26	schedule of rights updated	TC
D	2026-05-04	unit mix adjusted (top floor removed off all buildings)	ra
C	2026-04-15	issued for INFORMATION	ra
B	2026-02-14	issued for CLIENT COMMENT/APPROVAL	ra
A	2025-11-21	issued for CLIENT COMMENT/APPROVAL	ra
REV	DATE	DESCRIPTION	



PROJECT

NEW APARTMENTS
THE AVENUES
RIVONIA
for GNI REAL ESTATE

DRAWING TITLE

SITE PLAN

DATE
2026-001-26

DRAWN
ra

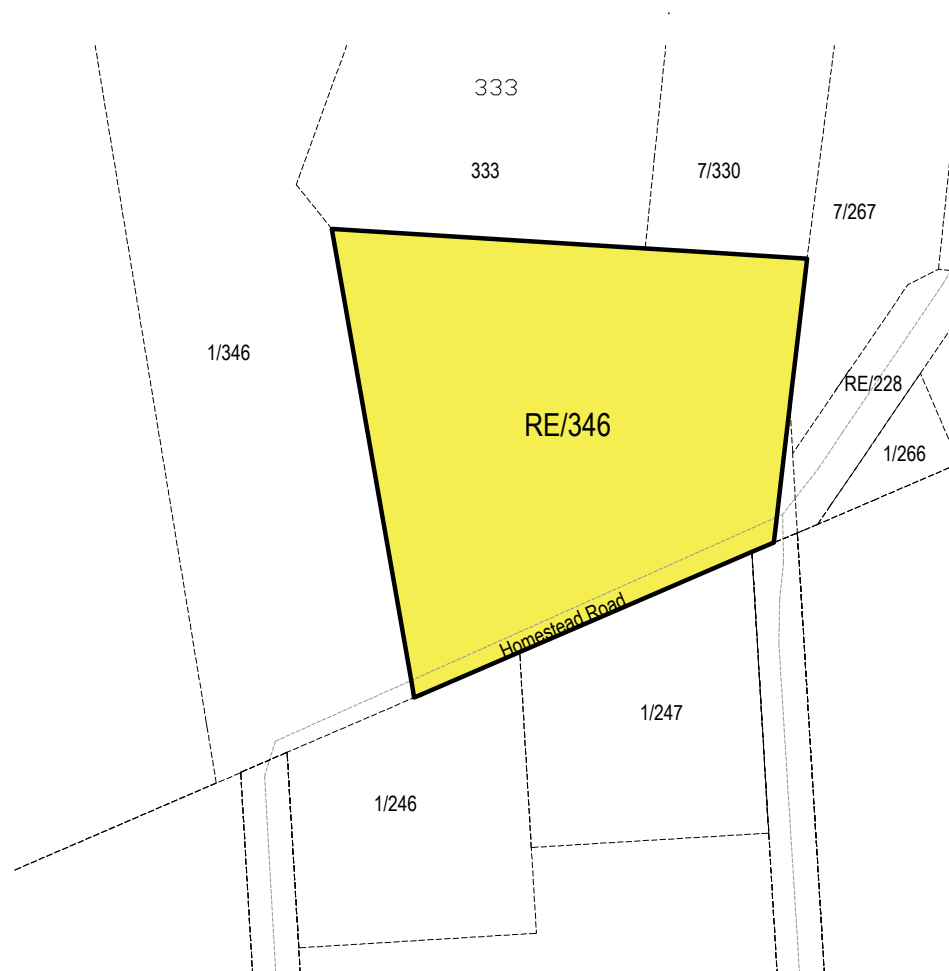
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1 : 500

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A1

JOB No:
2553

DRAWING No:
SKP01

REV.
E



REMAINING EXTENT ERF 346 RIVONIA

REFERENCE

Area boundary ———

USE ZONES

Residential 3



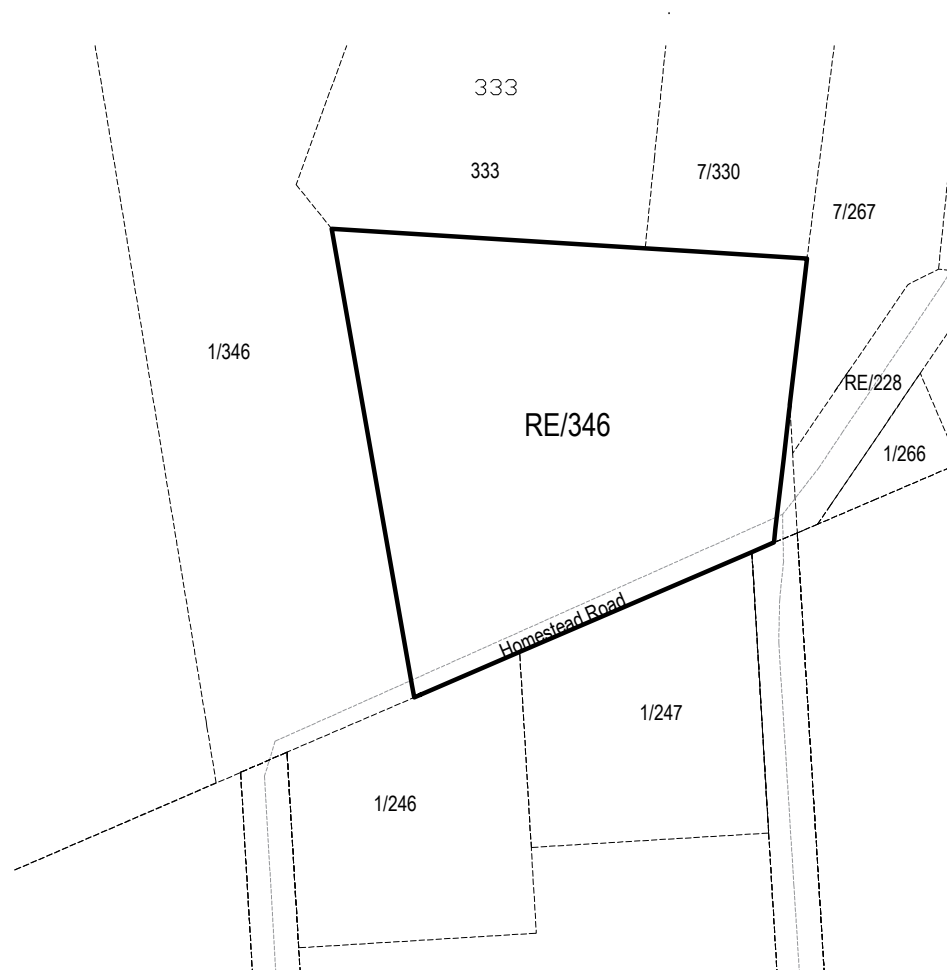
APPROVED

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE: ____ / ____ / ____



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REMAINING EXTENT ERF 346 RIVONIA

REFERENCE

Area boundary ———

HEIGHT ZONES

Height Zone A - 3 Storeys

DENSITY ZONES

APPROVED

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE: ____ / ____ / ____



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CITY of JOHANNESBURG LAND USE SCHEME, 2018, ANNEXURE

CITY OF JOHANNESBURG LAND USE SCHEME, 2018, APPROVED BY VIRTUE OF ADMINISTRATOR'S NOTICE, 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, Annexure

COLUMN 1	USE ZONE Residential 3
COLUMN 2	DESCRIPTION OF LAND Remaining Extent of Erf 346, Rivonia
COLUMN 3	PRIMARY RIGHTS: (LAND USE TABLE "2") Dwelling Units and Residential Buildings
COLUMN 4 *	USES WITH CONSENT: (LAND USE TABLE "2") As per Scheme
COLUMN 5 *	USES NOT PERMITTED: (LAND USE TABLE "2") As per Scheme
COLUMN 6 *	WIDTH OF SERVITUDE AREA / STREET: Not Applicable
COLUMN 7 *	STOREYS OR HEIGHT IN METRES: As per Scheme, 4 Storeys
COLUMN 8 *	COVERAGE: 60%

**REMAINING EXTENT
ERF 346
RIVONIA**

APPROVED

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE: ____ / ____ / ____



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COLUMN 9 **F.A.R. OR FLOOR AREA:**
1.0

COLUMN 10 **PARKING PROVISION:**
***** **As per Scheme**

COLUMN 11 **DENSITY:**
198 dwelling units per hectare (a maximum of 219 dwelling units)

COLUMN 12 **BUILDING LINES:**
As per Scheme

COLUMN 13 **SPECIFIC CONDITIONS:**

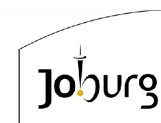
1. A Site Development Plan to the satisfaction of the Council shall be submitted for evaluation and approval prior to the approval of building plans and/or the development of the erf.
2. The erf shall be landscaped, by the planting of indigenous trees and shrubs only, and maintained to the satisfaction of the Council.
3. Ingress to and egress from the erf shall be located, paved constructed and maintained to the satisfaction of Council.
4. A screen wall fence, of which the height extent and material shall be to the satisfaction of the Council, shall be erected and maintained along the boundaries of the erf, if and when required.

REMAINING EXTENT
ERF 346
RIVONIA

APPROVED

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE: ____ / ____ / ____



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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: **REMAINDER OF ERF 346**

TOWNSHIP NAME / HOLDING NAME / FARM NAME: **RIVONIA EXT. 21**

STREET NAME AND NUMBER: **NO: 47 HOMESTEAD ROAD**

ZONING INFORMATION

USE ZONE: **BUSINESS 4**

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

FLOOR AREA RATIO: **0.5**

COVERAGE: **30%**

DENSITY: **1 Dwelling per - m²**

BUILDING LINE: **AS PER ATTACHED TABLE 7**

PARKING: **AS PER ATTACHED TABLE 8**

AMENDMENT SCHEME APPLICABLE: **2352**

SERVED BY:

DATE: **2026/03/19**

The Town Planning Scheme is open for inspection at the 8th 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.

CODE
KODE 116 • SANDTON

TOWN PLANNING SCHEME
DORPSBEPLANNINGSKEMA • 1980

ANNEXURE
BYLAE 1375

AMENDMENT SCHEME
WYSIGINGSKEMA 2352

Sheet of Sheets
Vel 2 van 3 Velle

USE ZONE 8: BUSINESS 4

In addition to the conditions as set out in the Scheme, the erven are subject to the following further conditions:

1. The erven and the buildings to be erected thereon may also be used for a restaurant.
2. Proposals to overcome detrimental soil conditions to the satisfaction of the local authority shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the local authority.
3. The floor area ratio shall not exceed 0,5.
4. The total coverage of buildings shall not exceed 30%.
5. The height of buildings shall not exceed 3 storeys.
6. A site development plan, drawn to a scale of 1:500 or to such other scale as may be approved by the local authority, shall be submitted to the local authority for approval prior to the submission of any building plans. No building shall be erected on the erf before such site development plan has been approved by the local authority, and the whole development on the erf shall be in accordance with the approved site development plan: Provided that the plan may from time to time be amended with the written consent of the local authority: Provided further that amendments or additions to buildings which in the opinion of the local authority will have no influence on the total development of the erf, shall be deemed to be in accordance with the development plan. Such site development plan shall indicate at least the following:

GEBRUIKSONE 4: BESIGHEID 4

Benewens die voorwaardes soos uiteengesit in die Skema, is die erwe onderworpe aan die volgende verdere voorwaardes:

1. Die erwe en die geboue wat daarop opgerig gaan word, mag ook vir 'n restaurant gebruik word.
2. Voorstelle om nadelige grondtoestande tot bevrediging van die plaaslike bestuur te oorkom moet in alle bouplanne wat vir goedkeuring voorgelê word, vervat word en alle geboue moet in ooreenstemming met die voorkomende maatreëls wat deur die plaaslike bestuur aanvaar is, opgerig word.
3. Die vloerruimteverhouding moet nie 0,5 oorskry nie.
4. Die totale dekking van geboue moet nie 30% oorskry nie.
5. Die hoogte van geboue moet nie 3 verdiepings oorskry nie.
6. 'n Terreinontwikkelingsplan, geteken op 'n skaal van 1:500 of sodanige ander skaal wat die plaaslike bestuur mag goedkeur, moet vir goedkeuring aan die plaaslike bestuur voorgelê word voor die indiening van enige bouplanne. Geen gebou mag op die erf opgerig word totdat sodanige ontwikkelingsplan deur die plaaslike bestuur goedgekeur is nie en die algehele ontwikkeling op die erf moet in ooreenstemming met die goedgekeurde terreinontwikkelingsplan wees: Met dien verstande dat die plan van tyd tot tyd met die skriftelike toestemming van die plaaslike bestuur gewysig mag word: Voorts met dien verstande dat wysigings of toevoegings tot geboue wat na die mening van die plaaslike bestuur geen invloed sal hê op die algehele ontwikkeling van die erf nie, geag word in ooreenstemming met die ontwikkelingsplan te wees. Sodanige terreinontwikkelingsplan moet ten minste die

ERVEN/ERWE 340 AND/EN 341

RIVONIA EXTENTION/UITBREIDING 21

TOWN COUNCIL OF SANDTON

DATE 04/03/03

DIRECTOR
(DEPARTMENT OF TOWN PLANNING)

APPROVED

GOEDGEKEUR

TOWN CLERK

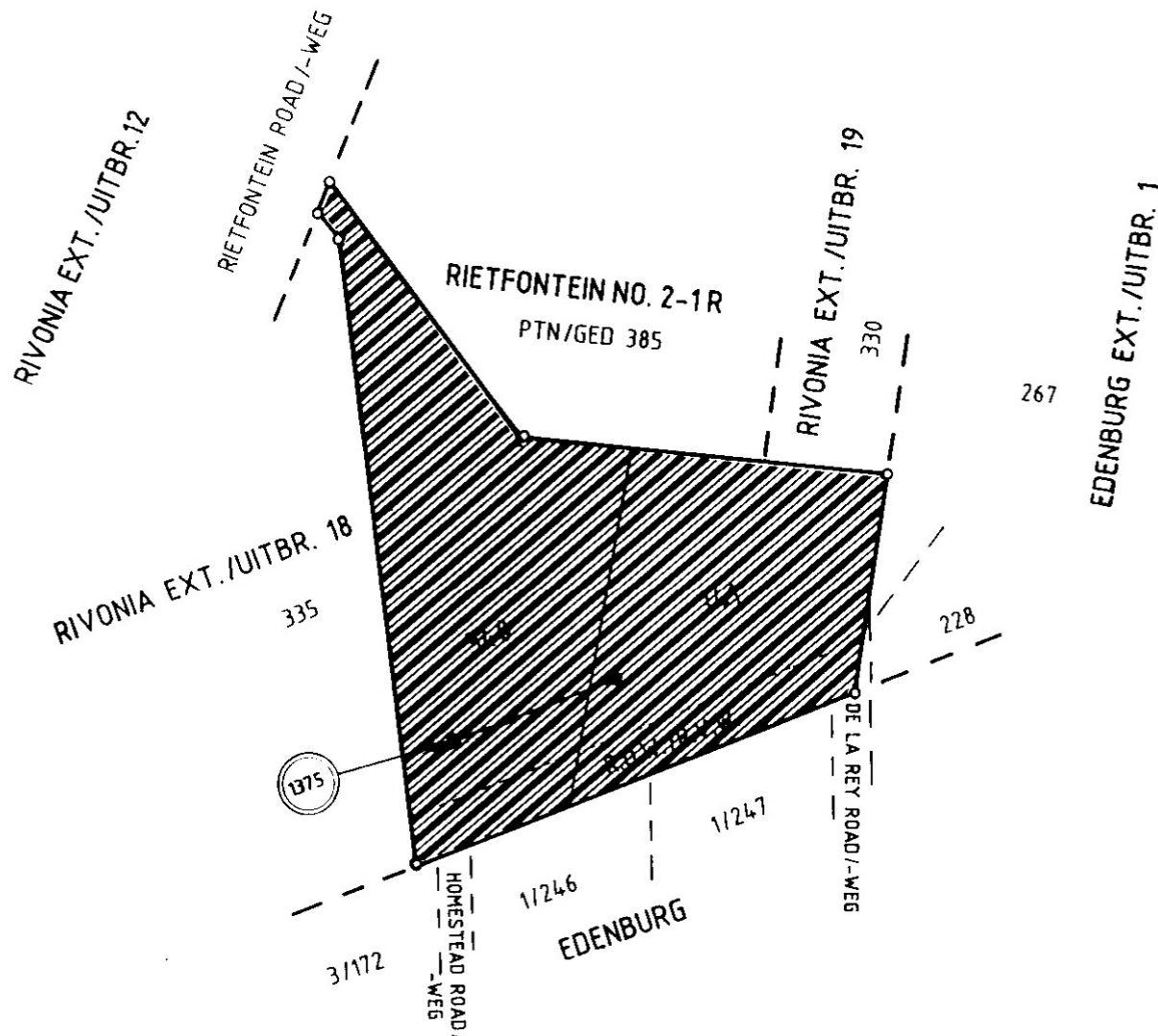
STADSKLERK

DATE

3.3.94

DATUM

SCALE / SKAAL 1 : 2 500



RIVONIA EXT./UITBR. 21

REFERENCE

ANNEXURE NUMBER
BYLAENOMMER

TOWNSHIP BOUNDARY
DORPSGREN

VERWYSING

1375

USE ZONES

BUSINESS 4
BESIGHEID 4

TOWN COUNCIL OF SANDTON

GEBRUIKSONES



DATE 3-3-94

DRAFTED

(DEP. OF TOWN PLANNING)

APPROVED

GOEDGEKEUR

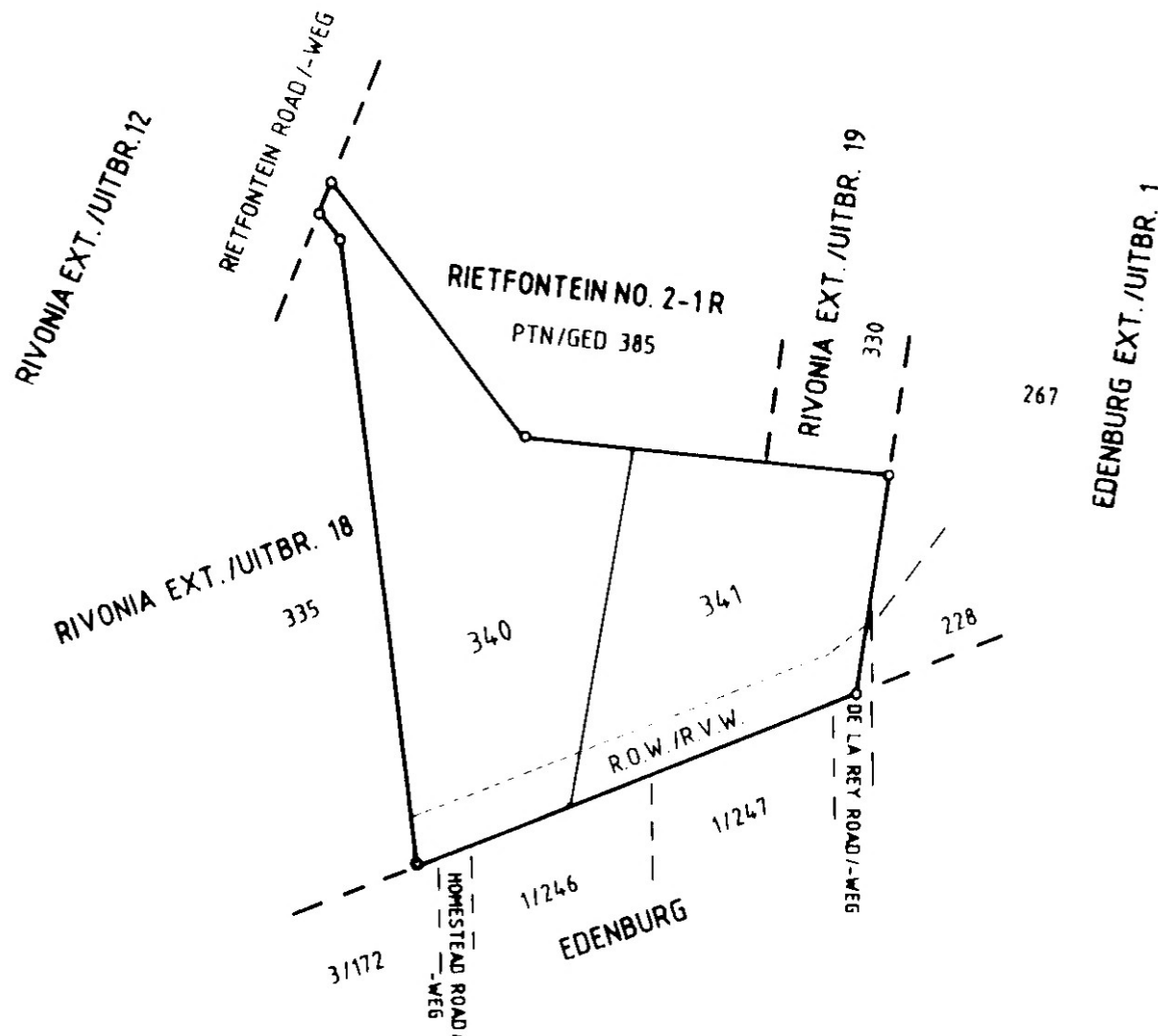
TOWN CLERK

STADSKLERK

Date 3-3-94 Datum

USE ZONES • GEBRUIKSONES

SCALE / SKAAL 1 : 2500



RIVONIA EXT./UITBR. 21

REFERENCE

VERWYSING

TOWN COUNCIL / BY - VERBYL

DATE 3.3.94

APPROVED

(S) DORPSBEPLANNINGSKEMA

APPROVED

GOEDGEKEUR

TOWN CLERK

STADSKLERK

Date 3.3.94

Datum

CODE
KODE 116

SANDTON

TOWN PLANNING SCHEME
DORPSBEPLANNINGSKEMA

1980

ANNEXURE
BYLAE

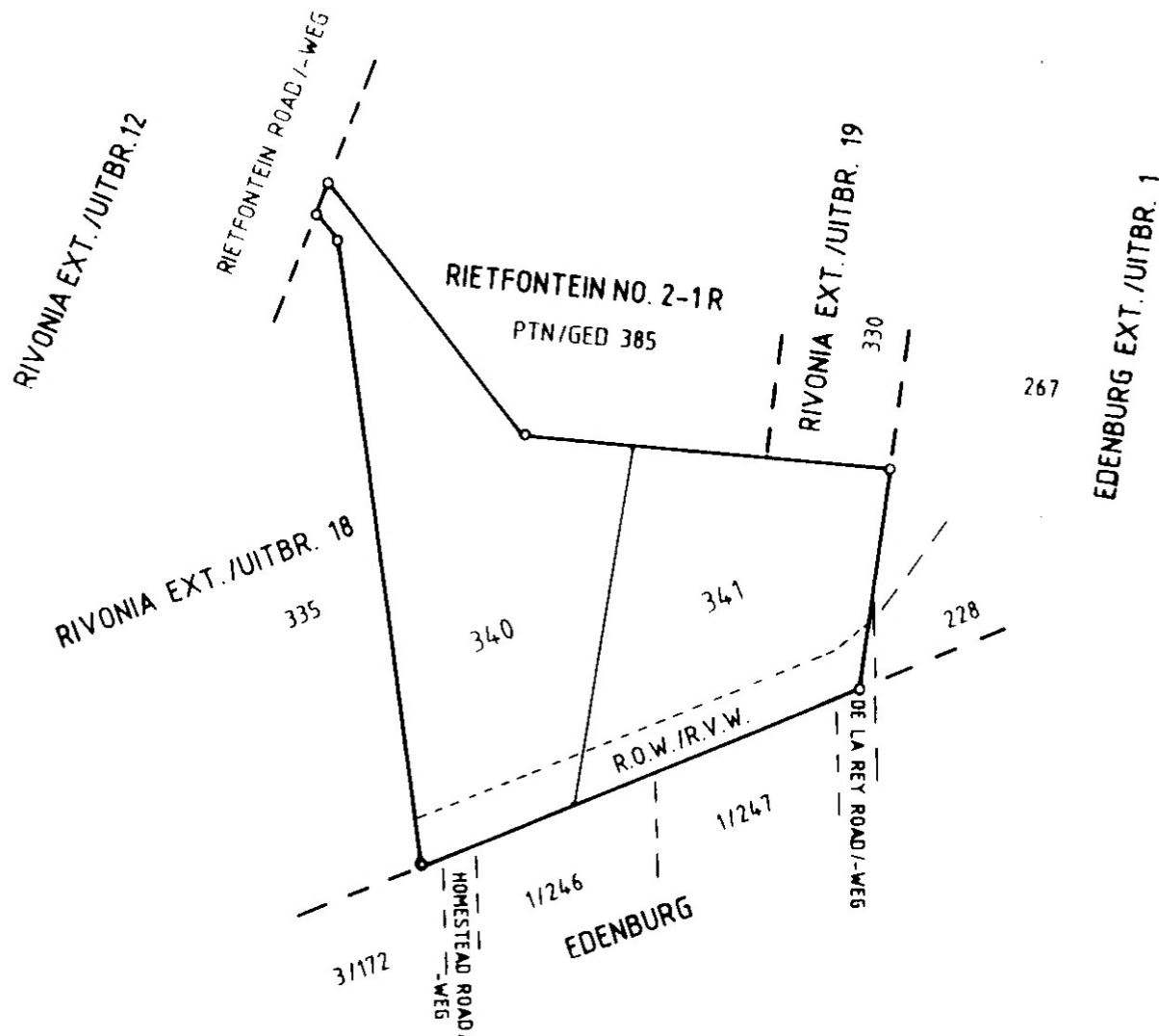
1375

AMENDMENT SCHEME
WYSIGINGSKEMA

2352

Sheet 1 of 3
Vel 1 van 3 Velle

SCALE / SKAAL 1 : 2500



ERVEN/ERWE 340 & 341

RIVONIA EXT./UITBR. 21

TOWN PLANNING SCHEME

DATE 3.3.94

DISEGNEER
EDENBURG

APPROVED

GOEDGEKEUR

OWN CLERK

STADSKLERK

Date 3.3.94 Datum

volgende aandui:

- (i) The siting, height and coverage of all buildings and structures, with particular attention being paid to the exact location of the restaurant.
- (ii) Open spaces and landscaping, with the retention of as many of the established trees as possible.
- (iii) Entrances to and exits from the erven.
- (iv) Access to buildings and parking areas.
- (v) Building restriction areas.
- (vi) Parking areas and vehicular traffic systems.
- (vii) The elevational and architectural treatment of all buildings and structures.
- (viii) The existing and future sources of noise and means of ameliorating the effects thereof as required in terms of Section 3(a) of the Noise Control Regulations, framed in terms of Sections 25 and 28 of the Environmental Conservation Act, 1989

- (i) Die plasing, hoogte en dekking van alle geboue en strukture, waar spesifieke aandag aan die presiese ligging van die restaurant geskenk moet word.
- (ii) Oopruimtes en belandskapping met behoud van soveel as moontlik van die gevestigde bome.
- (iii) Ingange tot en uitgange vanaf die erwe.
- (iv) Toegange tot geboue en parkeergebiede.
- (v) Boubeperkingsgebiede.
- (vi) Parkeergebiede en voertuigverkeerstelsels.
- (vii) Die aansig- en argitektoniese behandeling van alle geboue en strukture.
- (viii) Die bestaande en toekomstige bronne van geraas en wyses van die versagting van die effekte daarvan soos vereis in Artikel 3(a) van die Geraasbeheer Regulasies, opgestel in-gevolge Artikels 25 en 28 van die Wet op Omgewingsbewing, 1989.

ERVEN/ERWE 340 AND/EN 341

RIVONIA EXTENSION/UITBREIDING 21

DATE 04/03/03

04/03/03

[Signature]

APPROVED

GOEDGEKEUR

TOWN CLERK

STADSKLERK

DATE

3-3-94

DATUM