

Enquires: Siphiwe Mkwazi

22/02/2023

**Our Ref: HS-0010/2023**

The Executive Director  
Department of Development Planning  
City of Johannesburg Metropolitan Municipality  
PO Box 30733  
Braamfontein  
2017

Dear Sir/Madam

**APPLICATION FOR CONSENT USE ON ERF 206 GREENSIDE TOWNSHIP**

Application was submitted in **terms of Section 19 of the City of Johannesburg Municipal Planning By-Law, 2016, read with Clause 40 of the City of Johannesburg Land Use Scheme, 2018**, for consent use for a Place of Amusement to permit 5 limited payout machines on Erf 206 Greenside Township.

Herewith the below documents for consideration:

- Application Form.
- Copies of motivation memorandum and supporting documents.

I trust that the above mentioned is in order. Please do not hesitate to contact Grand Gaming Hot Slots offices or the below contact details should you require any further information.

Yours Faithfully,



**Ms. Siphwe Mkwazi**  
**Business Licensing Officer**  
**Cell: 083 639 2340**  
**Tel: (011) 372-4100**  
**Email: siphwe@hotslots.biz**

The Executive Director  
Department of Development Planning  
City of Johannesburg Metropolitan Municipality  
PO Box 30733  
Braamfontein  
2017

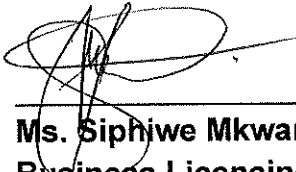
A. We, the undersigned **GRAND GAMING HOT SLOTS** being the authorised agent of the land described hereunder, hereby apply in terms of **Section 19 of the City of Johannesburg Municipal Planning By-Law, 2016, read together with Clause 40 of the City of Johannesburg Land Use Scheme, 2018**, for consent use to permit a maximum of 5 limited payout machines.

B. I furnish the following particulars:

- |   |  |
|---|--|
| 1. Title Deed description of land   | <b>ERF 206 GREENSIDE TOWNSHIP</b>  |
| 2. Number of Title Deed   | <b>T013990/2007</b>  |
| 3. Full name of owner   | <b>GREENSIDE QUARTER (PTY) LTD<br/>Registration no: 1998/020703/07</b>                                       |
| 4. Postal address of agent  | <b>21 FRIESLAND DRIVE,<br/>LONGMEADOW BUSINESS ESTATE<br/>(SOUTH), WESTFIELD,<br/>MODDERFONTEIN<br/>1609</b> |
| 5. Residential address of owner   | <b>18 GLENEAGLES ROAD, GREENSIDE<br/>TOWNSHIP</b>  |
| 6. Telephone number of agent  | <b>(011) 372 – 4100</b>  |
| 7. Is the land subject to a mortgage bond(s)?                             | <b>NO</b>  |
| If so, state the number of the bond(s) and the name of the bondholder(s). | <b>N/A<br/>N/A</b>   |
| The existing zoning of the land in terms of the Town Planning Scheme is   | <b>BUSINESS 1</b>  |
| 8. The existing development of the land is                                | <b>RESTAURANT</b>  |
| 9. The proposed use is  | <b>TO PERMIT A MAXIMUM OF 5 LIMITED<br/>PAYOUT MACHINES</b>  |

C. I enclose the following:

1. Copy of the motivation report
2. Copy of the locality, zoning and land use plans
3. Copy of the proposed site floor plan
4. Copy of the Deed of Transfer **T013990/2007**
5. Copy of the Company Resolution
6. Copy of the Special Power of Attorney
7. Copy of the Zoning certificate



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**Ms. Siphwe Mkwazi**  
**Business Licencing Officer**  
**Cell: 083 639 2340**  
**Tel: (011) 372-4100**  
**Email: [siphiwe@hotslots.biz](mailto:siphiwe@hotslots.biz)**

21 Friesland Drive,  
Longmeadow Business  
Estate (South), Westfield,  
Modderfontein, Edenvale, 1609

Postnet Box 236  
Private Bag X 1  
Edenglen, 1613

Tel: +27 11 372 4100  
Fax: +27 86 750 3304

Email: [info@hotslots.biz](mailto:info@hotslots.biz)  
Website: [www.hotslots.biz](http://www.hotslots.biz)

*Hot Slots*

**MOTIVATION MEMORANDUM FOR A CONSENT USE FOR A  
PLACE OF AMUSEMENT TO PERMIT A MAXIMUM OF 5  
LIMITED PAYOUT MACHINES (LPMs)**

**ON**

**ERF 206 GREENSIDE TOWNSHIP**

HS-0011/2023

Enquiries: Siphwe Mkwanzzi  
Date: February 2023

**GRAND GAMING HOT SLOTS (RF) (PTY) LTD**

Registration Number: 2003/015499/07 Directors: A Abercrombie\*; F Mthembu; C Priem\*; W Clucas\*; T Mosololi\* (\*non-executive)

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## 1. OBJECTIVE

Application is hereby made in terms of **Section 19 of the City of Johannesburg Municipal Planning By-Law, 2016, read together with Clause 40 of the City of Johannesburg Land Use Scheme, 2018**, for a consent use for a Place of Amusement to permit a maximum 5 Limited Payout Machines (LPM's) in a Restaurant known as: **Scrooge Mama's (Greenside Quarter)**, located on **Erf 206 Greenside Township**.

## 2. BACKGROUND INFORMATION

### 2.1 Property details

In terms of the Deed of Transfer **T013990/2007** the subject property is known as:

**Erf 206 Greenside Township.**

*Refer to the attached Deed of Transfer Appendix - 7.1*

### 2.2 Location

Erf 206 Greenside Township is located at:

**18 Gleneagles Road, Greenside Township**

*Refer to the attached locality plan - Plans 6.1*

### 2.3 Area

In terms of the Deed of Transfer **T013990/2007**, the area of the erf is **596m<sup>2</sup>** in extent.

*Refer to the attached Deed of Transfer Appendix - 7.1*

### 2.4 Existing land use

The erf is currently being used for a Restaurant called **Scrooge Mama's**.

### 2.5 Existing Zoning

In terms of the City of Johannesburg Land Use Scheme, 2018, the erf is currently zoned "**Business 1**".

*Refer to the attached Zoning Certificate - Appendix 7.3*

## 3. LEGAL INFORMATION

### 3.1 Deed of Transfer

In terms of Deed of Transfer **T013990/2007**, there are no restrictive conditions of title prohibiting the proposed use.

*Refer to the attached Deed of Transfer Appendix - 7.1*

### 3.2 Ownership

In terms of the relevant Deed of Transfer **T013990/2007** the registered owners are,

**GREENSIDE QUARTER (PROPRIETARY) LIMITED**  
**No. 1998/020703/07**

*Refer to Appendix 7.1 for the Deed of Transfer, Appendix 7.2 for the Company Resolution and Appendix 7.3 for the Special Power of Attorney.*

### 3.3 Bondholder

There is currently no bond registered against the subject property.

## 4. MOTIVATION REPORT

### 4.1 Proposed use

It is the owner of **Scrooge Mama's** intention to utilize the property as a Place of Amusement to permit a maximum of five (5) limited payout gambling machines.

Hot Slots has been awarded a gaming route license by the Gauteng Gambling Board to place 1000 limited payout machines in and around Gauteng Province. The above-mentioned site has been identified by Hot Slots as a suitable site to place limited payout machines in terms and rules and regulations that are prescribed by the Gauteng Gambling Board. In complying with the requirements of the Gauteng Gambling Board we are requested the City of Johannesburg Metropolitan Municipality: Department of Development Planning, and Urban Management to approve the above identified site as suitable to be used as a business site to have limited payout machines in a specific area as prescribed by the rules and regulations of the Gauteng Gambling Board. The Gauteng Gambling Board requires the municipality to expressly agree to the number of limited payout machines that can be put on site.

It should be noted that as per rules of the Gauteng Gambling Board the above-mentioned property will still primarily be operating its usual business, the limited payout machines will only be an ancillary activity to the main business and will only need approximately **15m<sup>2</sup>**.

### 4.2 Need and Desirability

The proposed consent use is subservient to the existing use of the property, being a Restaurant known as **Scrooge Mama's** and provide a form of entertainment and relaxation to the residents and workers in the area. It also provides an extra source of income for the owner.

The development will not affect the current zoning of the property as it is only a consent use but will help maximize the use of the erf.

Dwelling units have been established in the area. Therefore, there are more people in the vicinity who have a need for recreation and amusement.

No traffic or parking problems are anticipated the subject property has sufficient parking bays on site to accommodate punters. The property is situated closely and accessible public transport system in the area.

The proposed use is compatible with the area which is clearly orientated towards business and commercial purposes. It will also bring people residing area in contact with recreational opportunities and therefore fulfil the existing need for entertainment and economic stimulation.

The proposed development will not have a negative impact on the area.

#### **4.3 Public Interest**

The interest of the public at large has been taken into consideration when applying for this land use. The relevant legislation makes provision for this application to be advertised in a local newspaper and for the surrounding landowners to be notified by means of registered mail, to enable the public to comment and/ or object to the proposed special consent use.

The proposed development is in the public interest as it will not inconvenience the public in any way.

The proposed development will be advertised according to the relevant specifications and surrounding property owners and general public will also be able to have an input in the proposed development.

#### **4.4 Merit.**

The application is in line with the principles of the Spatial Planning and Land Use Management Act, 16 of 2013.

The proposed use is in line with the City of Johannesburg Metropolitan Municipality Spatial Development Framework 2040.

##### **4.4.1 Spatial Planning and Land Use Management Act, 16 of 2013**

The subject Act came into effect on **01 July 2015**, the principals in terms of **Section 7**, should apply to Spatial Planning, Land Development and Land Use Management aspects, namely;

###### **The Principal of Spatial Justice:**

- Past spatial and other development imbalances must be redressed through improved access to and use of land.
- Spatial Planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.

###### **Principal of Spatial Sustainability:**

- Promote land development that is within the fiscal, institutional and administrative means.
- Uphold consistency of land use measures.
- Promote and stimulate the effective and equitable functioning of land markets.
- Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.
- Promote land development in locations that are sustainable and limit urban sprawl.



**Principal of Efficiency:**

- Land development optimizes the use of existing resources and infrastructure.
- Decision making procedures are designed to minimize negative financial, social, economic or environmental impacts.
- Develop application procedures are efficient and streamlined and timeframes are adhered to by all parties.

**Principal of Spatial Resilience:**

- The principal 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.

**Principal of good Administration:**

- 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 System as embodied in the Act.

**5. ENVIRONMENTAL ANALYSIS****5.1 Status in terms of NEMA**

According to the regulations (No. R386) published in terms of Section 24D of the National Environmental Management Act (Act No. 107 of 1998) the proposed change in land use is not a listed activity.

Authorisation from the Gauteng Department of Agriculture, Conservation and Environment is therefore legally not required.

**5.2 Pollution**

The environment will not be influenced negatively. No noise pollution, air pollution or any form of pollution will take place due to the proposed land use.

**6. FINAL CONCLUSION**

**From the abovementioned aspects it is clear that the proposed change in land use is desirable, has merit, and that it will serve an existing need.**

**It is our submission that the application for consent use be approved as proposed.**

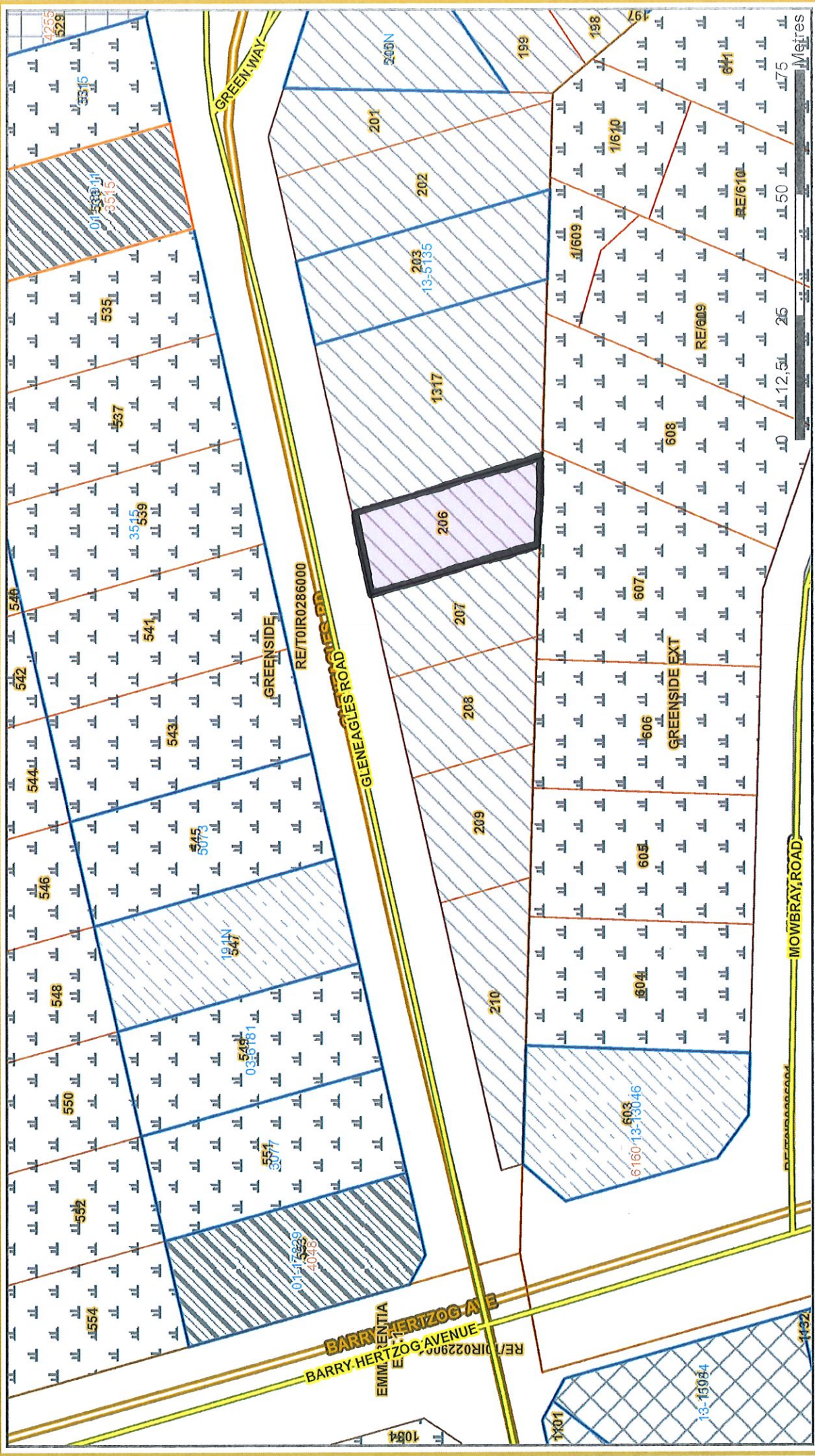












# Zoning Map

PREPARED BY: CGIS GeOLIS

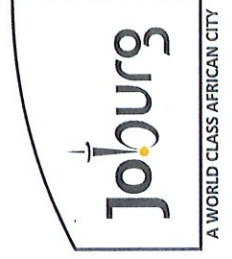
DATE: 24/02/2023

City of Johannesburg

CORPORATE GEO-INFORMATICS



1:1 000







SALEY LAHER & ASSOCIATES Prokureur/Attorney
<b>1183</b>
TEL: (+2711) 880 4395/74

## DEED OF TRANSFER

In favour of

**GREENSIDE QUARTER (PROPRIETARY) LIMITED**

over

**ERVEN 541 & 206 GREENSIDE**

SALEY LAHER & ASSOCIATES  
4TH FLOOR ROSEBANK CORNER  
191 JAN SMUTS AVENUE  
C/O 7TH AVENUE  
ROSEBANK  
Tel: (+2711) 880 4395/74

02/08 2007 10:41 FAX 0117708073

SB-PROPERTIES

**1183**  
SALEY LAHER & ASSOCIATES  
4th Floor Rosebank Corner  
181 Jan Smuts Avenue  
c/o 7th Avenue  
Rosebank

Stamp duty	R.....
Seibing	R.1000
Post/Fee	00
Exempted	000
.....	Kat.....

Prepared by me

CONVEYANCER  
Hoosen Z R

# DEED OF TRANSFER

T 013990/07/20

BE IT HEREBY MADE KNOWN THAT

**ZEEENAT RASHID HOUSEN**

appeared before me, REGISTRAR OF DEEDS at JOHANNESBURG, she the  
said Appearer being duly authorised thereto by a Power of Attorney signed at  
Rosebank on 18<sup>th</sup> January 2007 and granted to her by

The Trustees for the time being of HAWAMA ESSACK TRUST  
No. 11486/99



And the Appearer declared that her said principal had truly and legally sold on 15 November 2006 and that she, the said Appearer, in her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

**GREENSIDE QUARTER (PROPRIETARY) LIMITED**  
No. 1998/020703/07

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

1. ERF 541 GREENSIDE TOWNSHIP  
REGISTRATION DIVISION I.R.  
THE PROVINCE OF GAUTENG;  
  
MEASURING 1012 (ONE THOUSAND AND TWELVE) SQUARE  
METRES  
  
HELD BY Deed of Transfer No. T14832/2004

SUBJECT TO THE FOLLOWING CONDITIONS

- (a) IN these conditions the term "the Company" shall mean the TRANSVAAL CONSOLIDATED LAND AND EXPLORATION COMPANY, LIMITED, and its successors in title.
- (b) THE erf may be sub-divided only in exceptional circumstances and then subject to the consent in writing of the Administrator, who in granting such consent may impose whatever conditions he may deem fit, having regard to the character of the township, provided that no sub-division shall be less than 1012 square metres.
- (c) THE erf shall be neatly fenced and the owner shall use hardwood or iron palings or good wire fencing or properly built stone, brick or cement walls, but shall not erect an unsightly fence or one of galvanised iron, canvas or other fabric or reeds, grass, softwood or inflammable material. The fence shall be kept in proper repair by the said owner.
- (d) ALL iron roofs must be painted. The maximum period allowed for such painting shall be twelve months after completion of the buildings.



- (e) PLANS and specifications of all buildings and of additions or alterations to be erected on the erf shall be submitted to and approved by the Company before the commencement of building operations and such buildings and any additions or alterations shall be constructed of stone, brick or other similar material approved by the Company.
- (f) NO canteen, restaurant, shop, factory, industry or any place of business whatsoever shall be opened or conducted on the erf.
- (g) ONLY one private dwelling house with the necessary outbuildings shall be erected on the erf.
- (h) OUTBUILDINGS shall be built simultaneously with the erection of the dwelling house. The location of the buildings on the erf shall be subject to the approval of the Company.
- (i) NO building shall be erected within a distance of 7,62 metres from the street boundary of the erf or, except with the permission of the Company, within a distance of 1,52 metres from any boundary of the erf.
- (j) THE house shall be a complete house, not a portion of a house to be completed at a later date. It shall have its main frontage on the road or street on which the erf is situated. Should the erf be situated on more than one roadway, elevations approved by the Company shall be provided to each roadway.
- (k) SHOULD the Company cease to exist or should it notify the City Council of Johannesburg that it is no longer, prepared to exercise the powers conferred upon it under these conditions, or should it at any time neglect to enforce them when required, the said Council shall have the right to do so.



2. ERF 206 GREENSIDE TOWNSHIP  
REGISTRATION DIVISION I.R.  
THE PROVINCE OF GAUTENG;

MEASURING 598 (FIVE HUNDRED AND NINETY SIX) SQUARE  
METRES

FIRST TRANSFERRED by Deed of Transfer No. F25/35 and General  
Plan relating thereto and held by Deed of Transfer No. T14831/2004

SUBJECT TO THE FOLLOWING CONDITIONS

- (a) In these conditions the term "the Company" shall mean the Transvaal Consolidated Land and Exploration Company, Limited, and its successors in title.
- (b) The erf may be sub-divided only in exceptional circumstances and then subject to the consent in writing of the Administrator who in granting such consent may impose whatever conditions he may deem fit, having regard to the character of the township, provided that no sub-division shall be less than 485 (FOUR HUNDRED AND NINETY FIVE) Square metres;
- (c) The erf shall be neatly fenced except on any street frontage, and the owner shall use hardwood or iron palings or good wire fencing or properly built stone, brick or cement walls, but shall not erect an unsightly fence or one of galvanised iron, canvas or other fabric or reeds, grass, softwood or inflammable material. The fence shall be kept in proper repair by the said owner.
- (d) All iron roofs must be painted. The maximum period allowed for such painting shall be twelve months after completion of the building.
- (e) Plans and specifications of all buildings and of additions or alteration to be erected on the erf shall be submitted to and approved by the Company before the commencement of building operations, and such buildings and any additions or alterations shall be constructed of stone, brick or other similar material approved by the company.
- (f) No tenement houses and only one shop together with necessary dwelling and outbuilding accommodation for the occupier and his servants.

- (g) Outbuildings shall be built simultaneously with the erection of the main building. The location of the buildings on the erf shall be subject to the approval of the company, and no building shall be erected within a distance of 3,66 (THREE COMMA SIX SIX) metres from the street boundary of the erf.
- (h) Notwithstanding anything to the contrary, the erf may be used exclusively for residential purposes, provided always that any owner wishing so to use it may do so only in the event of his being registered as owner of an adjoining erf, which together shall be considered as forming one residential erf on which only one house with the necessary outbuildings may be erected. In the event of a business erf being used solely for residential purposes as aforesaid, it shall be subject to all the conditions imposed upon residential erven hereinbefore described.
- (i) Should the Company ceased to exist or should it notify the City Council of Johannesburg that it is no longer prepared to exercise the powers conferred upon it under these conditions, or should it at any time neglect to enforce them when required, the said council shall have the right to do so.

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

The Trustees for the time being of HAWAMA ESSACK TRUST  
No. 11486/99

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


GREENSIDE QUARTER (PROPRIETARY) LIMITED  
No. 1998/020703/07



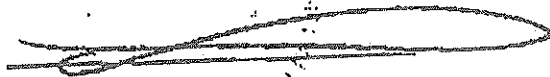
Its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R8 100 000,00 (EIGHT MILLION ONE HUNDRED THOUSAND RAND).


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 Johannesburg on 23 MAR 2007

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

In my presence \_\_\_\_\_

  
REGISTRAR OF DEEDS



# SPECIAL POWER OF ATTORNEY

I, THE UNDERSIGNED

FULL NAME: Johann van der Westhuizen

ID: 4905255072080

In my capacity as the authorized representative of **GREENSIDE QUARTER (PROPRIETARY) LIMITED, REGISTRATION NO: 1998/020703/07**, constitute and appoint

**SIPHIWE THANDIWE MKWANAZI**  
(GRAND GAMING HOT SLOTS)

with power of substitution to be my lawful Attorney and Agent in my name, place and stead to make application in term of Section 19 of the City of Johannesburg Municipal Planning By-Law, 2016, for a Consent Use for Place of Amusement to permit 5 Limited Payout Machines, in respect of,

**ERF 206 GREENSIDE TOWNSHIP**

and generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purpose, as I might or could do if personally present and acting herein- hereby ratifying, allowing and confirm all and whatsoever our said Attorney and Agent shall lawfully do or cause to be done, by virtue of these present.

SIGNED AT Greenside ON THIS 22<sup>nd</sup> DAY OF FEBRUARY 2023 IN THE PRESENCE OF THE UNDERSIGNED WITNESSES

AS WITNESSES:

AUTHORISED MEMBER:

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

(Signature)

  
AUTHORISED MEMBER

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

(Print name)

J. van der Westhuizen  
AUTHORISED MEMBER

**COMPANY RESOLUTION BY MEMBERS OF  
GREENSIDE QUARTER (PROPRIETARY) LIMITED,  
Registration No. 1998/020703/07**

PASSED AT Greenside ON THE 22<sup>ND</sup> DAY OF FEBRUARY 2023

IT WAS RESOLVED THAT:

1. The COMPANY make application in terms of:

Section 19 of the City of Johannesburg Municipal Planning By-Law, 2016, for a Consent Use for Place of Amusement to permit 5 Limited Payout Machines, in respect of:

**ERF 206 GREENSIDE TOWNSHIP**

2. That Johann van der Westhuizen, I.D. No: 4905265072080 be appointed to act on behalf of the Company and sign all such documents to give effect to above-mentioned point 1.
3. **SIPHIWE THANDIWE MKWANAZI** be appointed to attend the above-mentioned application.
4. **SIPHIWE THANDIWE MKWANAZI** is hereby authorized and empowered to sign all such documents as may be necessary to give effect to above-mentioned point 1.

**CERTIFIED A TRUE COPY**

(Signature)   
**AUTHORISED MEMBER**

(Print name) J. van der Westhuizen  
**AUTHORISED MEMBER**



a world class African city

## ZONING INFORMATION NOTE PAD

REQUESTED BY:

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

NAME OF APPLICANT:

ERF / HOLDING / FARM PORTION: 206 (596m<sup>2</sup>)

TOWNSHIP NAME / HOLDING NAME / FARM NAME: **GREENSIDE**

STREET NAME AND NUMBER: **18 GLENEAGLES ROAD**

### ZONING INFORMATION

USE ZONE: Business 1

HEIGHT ZONE: A (REFER TO ATTACHED TABLE 4)

FLOOR AREA RATIO: REFER TO ATTACHED TABLE 5

COVERAGE: REFER TO ATTACHED TABLE 6

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

BUILDING LINE: REFER TO ATTACHED TABLE 7

PARKING: **AS PER SCHEME**

AMENDMENT SCHEME APPLICABLE: **N/A**

SERVED BY:

DATE: **24/02/2023**

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

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

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

**PLEASE NOTE:**

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

**TABLE 4: HEIGHT DEVELOPMENT REQUIREMENTS**

(1) Height Zone	(2) Number of storeys	(3)								
		Johannesburg	Sandton	Pretoria	Pretoria	Lynnwood	Midrand	Midrand	Edenburg	Pretoria Hollywood Park Annexure F Lekkerfontein Westonrand Southern Johannesburg
<b>A</b>	<b>3</b>	0	0	0	0	0	0	0	3	0
		6	2	4	3	1	1	1	4	
		7	3	5		2	2	2	5	
		8	4	6		3	3	3	6	
			5	7		4	4	4	7	
			6	8		5	5	5	8	
			7	9		6	6	6	9	
			8	10		7	7	7	10	
			9	11		8	8	8	11	
			10	12		9	9	9		
			11			10				
<b>B</b>	<b>5</b>	5	1	3	2					
<b>C</b>	As per Clause 30	1		1	1				0	
		2		2					1	
		3							2	
		4								



**TABLE 5: COVERAGE DEVELOPMENT REQUIREMENTS**

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

**TABLE 6: FLOOR AREA DEVELOPMENT REQUIREMENTS**

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

**TABLE 7: BUILDING LINE RESTRICTION AREAS**

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

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

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