

APPLICATION FOR AMENDMENT OF LAND USE SCHEME (REZONING)

IN TERMS OF
ERF 547 GREENSIDE

DATE: 26 June 2024

SUBMITTED BY:

NODE TOWN PLANNING AND DESIGN

SAFFIYYA DAYA | ATIYYAH SALOOJEE

P.O. BOX 3930

VAN DER BIJLPARK

1911

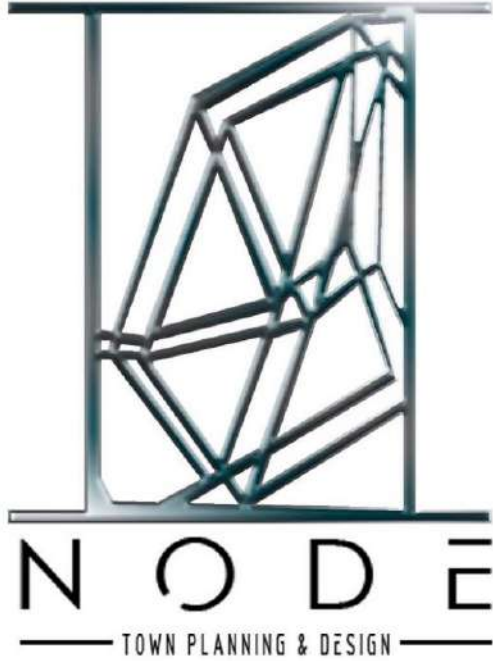
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N O D E
— TOWN PLANNING & DESIGN —

COVER LETTER



NODE TOWN PLANNING AND DESIGN

REG. NO. 2016/442291/07

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

21 June 2024

Dear Sir

**APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF
JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016, FOR THE
AMENDMENT OF LAND USE SCHEME (REZONING) IN TERMS OF**

ERF 547 GREENSIDE

REZONING FROM "SPECIAL" TO "BUSINESS 1"

Herewith is an application on behalf of the owner of ERF 547 GREENSIDE, for the Rezoning of the subject property from "SPECIAL" to "BUSINESS 1", for the purpose of "Shops", subject to certain conditions.

The proposed rezoning will allow the owner to develop “Shops”, as per the requirements in the City of Johannesburg Land Use Scheme, 2018. The motivating memorandum clarifies how the application is guided by and adheres to all relevant policy frameworks and plans and more specifically to the Johannesburg SDF 2040 and The Nodal Review Policy, 2020.

The need and desirability of the Rezoning application is included and also elucidates how it aligns with the land use trajectory of Lenasia, and how this is in line with the supporting uses for a “Sub Urban Zone” in the Nodal Review Policy, 2020.


Please find the following information and documentation attached herewith in support of the application:

- Application Form – Form A
- Power of Attorney
- Company Resolution
- Title Deeds
- Zoning Information
- Response to Enquiry
- Motivating Memorandum
- Locality Plan
- Land Use Map
- Zoning and Density Zoning Plan
- Proposed scheme clauses, schedules, maps, and annexures
- Table of Existing and Proposed Rights
- Proposed Site Development Plan

We trust that the above is in order, and we humbly request your consideration in the approval of the application.

Your benevolent consideration will be sincerely appreciated.

Yours Faithfully



(SAFFIYYA DAYA)

NODE Town Planning & Design (Authorized Agent)

RESPONSE TO QUERY

**Siphon Malatji**

2024/04/16

To: Saffiyya Daya >



RE: Query: Rezoning of ERF 547 Greenside

Hi Saffiyya,

The application finds itself with the General Urban Zone in terms of the Map Book Nodes of the Nodal Review Policy, 2020 and General Urban Zone is defined as medium intensity area with a good scattering of land use mix (local shops and businesses mixed throughout the area. Therefore, based on the General Urban Zone guidelines and intervention and taking into consideration of the character and development trend of the area the proposed development of shops (*tailor, supermarket, hairdresser, clothing etc*) within the existing strictures on the abovementioned site is supported from town planning point of view.

A rezoning application in terms of Section 21 of the Municipal Planning By-Law, 2016 shall be submitted to the satisfaction of the local authority for consideration.

APPLICATION FORM – FORM A

APPLICABLE SCHEME:

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

APPLICATION TYPE:

Amendment of Land Use Scheme (Rezoning)

APPLICATION PURPOSES:

Rezoning from "Residential 1" to "BUSINESS 1" for the purpose of
"SHOPS" subject to certain conditions

SITE DESCRIPTION:

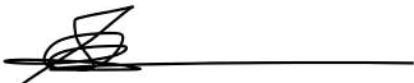
Erf/Erven (stand) No(s): 547
Township (Suburb) Name: Greenside
Street Address: 15 Gleneagles Road Code: 2115

OWNER:

Full name: S M I RAFT PROPERTY INVESTMENTS CC
Postal Address: 15 Gleneagles Road, Greenside Code:
Tel No (w): Fax No:
Cell: 0835082655
E-mail address: smiraft01@gmail.com

SIGNED:

Signature of owner/s



DATE: 20 JUNE 2024
AUTHORISED AGENT (IF APPLICABLE)

Form A – Application Information

AUTHORISED AGENT (IF APPLICABLE)

Full name: NODE TOWN PLANNING AND DESIGN (Saffiyya Daya / Atiyyah Saloojee)

Postal Address: P.O. BOX 3930 VANDERBIJLPARK Code: 1911


Residential Address: 1 WESTINGHOUSE BLVD, VANDERBIJLPARK

Tel No (w): 0829087386 / 0837752223 Fax No:

Cell: 0829087386 / 0837752223

E-mail address: info@nodetownplanning.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 of the Authorised Agent, acknowledges that 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 Owner's notice.

SIGNED: 
Signature of Agent

DATE: 20 JUNE 2024

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)

EXISTING ZONING INFORMATION



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: **547 (1012 m²)**

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

STREET NAME AND NUMBER: **15 GLENEAGLES ROAD**

ZONING INFORMATION

USE ZONE: **Special**

HEIGHT ZONE: **A:H0 (REFER TO TABLE 4 & ATTACHED AMENDMENT SCHEME)**

FLOOR AREA RATIO: **REFER TO ATTACHED AMENDMENT SCHEME**

COVERAGE: **REFER TO ATTACHED AMENDMENT SCHEME**

DENSITY: **1 dwelling per - m²**

BUILDING LINE: **REFER TO ATTACHED AMENDMENT SCHEME**

PARKING: **AS PER SCHEME**

AMENDMENT SCHEME APPLICABLE: **191N**

SERVED BY: **Sanelise**

DATE: **12/06/2024**

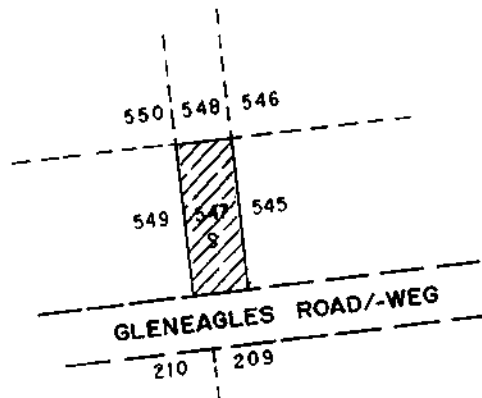
The Town Planning Scheme is open for inspection at the 8th floor, 158 Civic boulevards (previously 158 Loveday Street) between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the Town Planning Scheme. Whilst the utmost is done to ensure accuracy, the 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.



**GREENSIDE
ERF 547**

VERWYSING/REFERENCE

S SKEDULE
SCHEDULE

 SPESIAAL
SPECIAL

APPROVED

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

DATE

10/10/02

KODE
CODE

2-JOHANNESBURG

DORPSBEPLANNINGSKEMA
TOWN PLANNING SCHEME

1979

KAART
MAP

3 - B

REEKS
SERIES

WYSIGINGSKEMA
AMENDMENT SCHEME

191N

VEL
SHEET

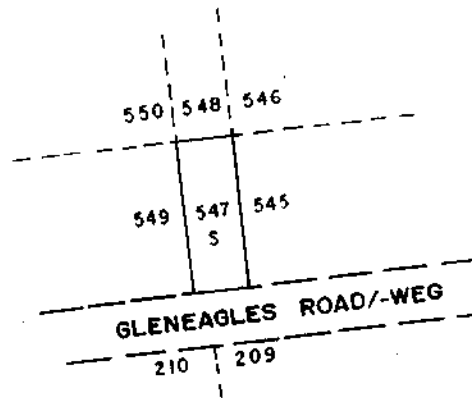
1

VAN
OF

1

VELLE
SHEETS

SKAAL : SCALE 1:2500



GREENSIDE ERF 547

VERWYSING/REFERENCE

S SKEDULE
SCHEDULE

Gebied nie
begrens HOOGTESONE 0
Area not
bordered HEIGHT ZONE 0

APPROVED

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

DATE 10/10/03

**JOHANNESBURG TOWN PLANNING SCHEME, 1979
AMENDMENT SCHEME 191N**

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, SHEET A252 AND B252 AS SHOWN ON MAP 3, AMENDMENT SCHEME 191N.
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 SPECIAL
COLUMN 2.	DESCRIPTION OF LAND GREENSIDE, ERF 547
COLUMN 3.	PRIMARY RIGHTS (LAND USE TABLE C) DWELLING HOUSES
COLUMN 4.	USES WITH CONSENT (LAND USE TABLE C) OFFICES AND SHOWROOM
COLUMN 5.	USES NOT PERMITTED (LAND USE TABLE C) BANKS, BUILDING SOCIETIES, MEDICAL CONSULTING ROOMS, RESTAURANT, CANTEENS, WAREHOUSE AND FACTORIES
COLUMN 6.	WIDTH OF SERVITUDE AREA - STREET
COLUMN 7.	STOREYS OR HEIGHT IN METRES * HEIGHT ZONE 0
COLUMN 8.	COVERAGE
COLUMN 9.	F.A.R. OR FLOOR AREA THE EXISTING HOUSE PLUS AN INCREASE WITH THE SUBMISSION AND APPROVAL OF A SITE DEVELOPMENT PLAN
COLUMN 10.	PARKING PROVISION 4 PARKING SPACES PER 100m ² GROSS LEASABLE OFFICE FLOOR AREA PLUS 1 PARKING SPACE PER 100m ² OF SHOWROOM FLOOR AREA
COLUMN 11.	DENSITY
COLUMN 12.	BUILDING LINE PROVISIONS
COLUMN 13.	GENERAL PROVISIONS NONE
COLUMN 14.	AMENDMENT SCHEME NUMBER 191N



EXECUTIVE DIRECTOR, DEVELOPMENT PLANNING,
TRANSPORTATION AND ENVIRONMENT

APPROVED

DATE 10/10/03

LOCAL AUTHORITY NOTICE
CITY OF JOHANNESBURG

REMOVAL OF RESTRICTIONS ACT, 1996
(Act No 3 of 1996)

NOTICE NO 772 OF 2003

It is hereby notified in terms of section 6 (8) of the Removal of Restrictions Act, 1996, that the City of Johannesburg has approved that :

- 1) conditions (f), (g), and (j) from Deed of Transfer T20699/1980, in respect of Erf 547 Greenside, be removed, and
- 2) Johannesburg Town Planning Scheme, 1979, be amended by the rezoning of Erf 547 Greenside from "Residential 1" to "Special " for dwelling houses which amendment scheme will be known as Johannesburg Amendment Scheme 191N as indicated on the approved application which are open for inspection at the office of the Executive Director :Development Planning, Transportation and Environment, 158 Loveday Street, Braamfontein, 8th floor, A block Civic Centre, and are open for inspection at all reasonable times.
- 3) Johannesburg Amendment Scheme 191N will come into operation 28 days from date of publication.

Executive Director : Development Planning, Transportation and Environment

Date: 29 October 2003

Notice no: 772/2003

PLAASLIKE BESTUURKENNIGSEWING

STAD VAN JOHANNESBURG

GAUTENG WET OP OPHEFFING VAN BEPERKING, 1996
(Wet Nr 3 van 1996)

KENNISGEWING 772 VAN 2003

Hierby word ingevolge van artikel 6(8) van die Gauteng Wet op Opheffing van Beperkings, 1996, bekendgemaak dat die Stad van Johannesburg goedgekeur het dat :

- 1) Voorwaardes (f), (g), en (j) van Akte van Transport T20699/1980 met betrekking tot Erf 547 Greenside opgehef word: en
- 2) Johannesburg Dorpsbeplanningskema, 1979 gewysig word die hersonering van Erf 547 Greenside vanaf "Residensieel 1" tot "Spesiaal " vir woonhuise , welke wysigingskema bekend sal staan as Johannesburg Wysigingskema 191N soos aangedui op die goedgekeurde aansoek wat ter insae lê in die kantoor van die Uitvoerende Direkteur : Ontwikkelingsbeplanning, Vervoer en Omgewing, Lovedaystraat 158, Braamfontein, 8ste vloer, A Blok, Burgersentrum.
- 3) Johannesburg Wysigingskema 191N sal in werking tree 28 dae na datum van publikasie.

Uitvoerende Direkteur : Ontwikkelingsbeplanning, Vervoer en Omgewing

Datum: 29 Oktober 2003

Kennisgewing Nr : 772/2003

MOTIVATIONAL MEMORANDUM

**MOTIVATING MEMORANDUM IN SUPPORT
OF THE APPLICATION FOR THE
AMENDMENT OF LAND USE SCHEME
(REZONING) OF
ERF 547 GREENSIDE FROM
“SPECIAL” TO “BUSINESS 1”**

PREPARED BY:

NODE TOWN PLANNING AND DESIGN

P.O. Box 3930

Vanderbijlpark

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Atiyyah Saloojee (BSc. URP) (Hons.) | Saffiyya Daya (BSc. URP) (Hons.)

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EXECUTIVE SUMMARY

This application is made to the City of Johannesburg Metropolitan Municipality (“the local authority”) in terms of the provisions of Section 21 of the City of Johannesburg’s Planning By-Laws, 2016, for the Amendment of Land Use Scheme (Rezoning) in terms of ERF 547 GREENSIDE (“the subject property”), subject to certain conditions, to rezone from “SPECIAL” to “BUSINESS 1”, subject to certain conditions, in order to enable the development of a business use, in the form of shops.

The subject property is currently developed as a single storey building, with shops. The subject property is located within Greenside, a growing mixed-use hub in Johannesburg, with adjacent access to the arterial route, Barry Hertzog Avenue. This route supports a variety of public and private transportation, in the form of minibus taxis, private transportation and Metro Bus.

The subject property finds itself within in the General Urban Zone of the Nodal Review Policy, 2019/2020. The development intent for this zone is medium-intensity development comprising 5-storey residential and mixed-use buildings. The minimum residential density allowance is 60 dwelling units per hectare

The local authority pursues a compact city and an inclusive city, through the implementation of various spatial policies, including the Johannesburg SDF 2040 and the Nodal Review Policy, guided by SPLUMA, 2013. This becomes attainable through the provision of job opportunities in close proximity to residential areas as well as through the intensification and diversification of land uses in previously primarily “Residential 1” zones. Convenient access to employment opportunities and amenities in residential areas allows for the efficient use of existing land and infrastructure resources.

We recommend that the approval of this Application, for the purpose of the development of “Shops”, as defined by the City of Johannesburg Land Use Scheme, 2018, will result in positive intensification of land uses, the creation of employment and the contribution towards the concept of a Compact City, where opportunities are created within residential areas.



INTRODUCTION

1.1. AIM OF THE APPLICATION

The aim of the application is to amend the City of Johannesburg Land Use Scheme, 2018, in terms of ERF 547 GREENSIDE, by submitting an Amendment of Land Use Scheme (Rezoning) application to the City of Johannesburg, to amend the zoning from **“SPECIAL”** to **“BUSINESS 1”** to enable the registered owners of the abovementioned properties to develop the said property for the purpose of “Shops”, as supported in the City of Johannesburg Nodal Review, 2020 for a General Urban Zone.

This Amendment of Land Use Scheme (Rezoning) Application in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 read together with the Spatial Planning and Land Use Management Act (Act 16 of 2013).

This Rezoning Application presents the current and proposed site attributes, the need and desirability of the proposed development description and how it is in alignment with the relevant policy frameworks implemented by the City of Johannesburg and its relevance to the context of Greenside, wherein the site is located.

SITE DETAILS

2.1. LOCATION

Erf 547 located at 15 Gleneagles Road, Greenside.





2.2. AERIAL VIEW OF SUBJECT PROPERTY



1:1000

2.3. ERF SIZE:

Erf 547 Greenside measures 1012m²

2.4. EXISTING DEVELOPMENT ON THE LAND

Erf 547 is currently developed with shops. The shops vary in size and typology and include a tailor (and clothing retailer), supermarket, electronic store and a beauty parlour.

2.5. SURROUNDING LAND USE PATTERN

The surrounding land use pattern is as follows:

- **North of site:** Erf 548: Single Dwelling Unit
- **East of site:** Erf 545: Business Use (Media Company)
- **South of site:** Erf 209: Business Use (Restaurants)
- **West of site:** Erf 549: Hairdresser

The surrounding land uses are indicated on the **Land Use Plan** attached in the Annexure.



2.6. EXISTING ZONING CONTROLS

In terms of the City of Johannesburg Land Use Scheme 2018, the following zoning controls are currently applicable to ERF 547 GREENSIDE:

ZONING CONTROL	DESCRIPTION
ERF	547
TOWNSHIP	GREENSIDE
USE ZONE	Special
PRIMARY RIGHTS	DWELLING HOUSES
SECONDARY RIGHTS WITH CONSENT	OFFICES AND SHOWROOM
USES NOT PERMITTED	BANKS, BUILDING SOCIETIES, MEDICAL CONSULTING ROOMS, RESTAURANT, CANTEENS, WAREHOUSE AND FACTORIES
FAR	Existing House plus an Increase
COVERAGE	unspecified
DENSITY	Unspecified
HEIGHT ZONE	0 – Maximum 3 storeys
BUILDING LINES	As per scheme
PARKING	As per scheme

A copy of the existing **Amendment Scheme 191N** with the existing zoning controls is attached in the **Annexure**.



2.7. SURROUNDING ZONING STRUCTURE

In terms of the City of Johannesburg Land Use Scheme 2018, the following zoning pattern surrounds Erf 547 Greenside:

NORTH OF SITE:	“RESIDENTIAL 1”
SOUTH OF SITE:	“BUSINESS 1”
EAST OF SITE:	“RESIDENTIAL”
WEST OF SITE:	“RESIDENTIAL”

The surrounding zoning patterns are indicated on the **Zoning Plan** attached.

LEGAL INFORMATION

3.1. DEED OF TRANSFER DOCUMENT

The title deed transfer number in relation to Erf 547 Greenside is T000010983/2023.

There are no restrictive conditions in the title deeds that limit or restrict the proposed development of Shops. Restrictive conditions have been removed in 2003.

The **Title Deed** is attached in the **Annexure**.

The **Promulgation Notice** for the Removal of Restrictive Conditions is attached in the **Annexure**.



3.2. OWNERSHIP

Erf 547 Greenside is registered in the name of S M I RAFT PROPERTY INVESTMENTS CC.

3.3. BONDHOLDER INFORMATION

There is no bond attached to the two erven.

ZONING AND DEVELOPMENT PROPOSALS

4.1. ZONING PROPOSALS

The goal of this rezoning application, in terms of the subject property, is to amend the City of Johannesburg Land Use Scheme 2018, by applying to amend the zoning from “SPECIAL” to “BUSINESS 1” for the Primary Land Use Rights of “Shops”

The City of Johannesburg Land Use Scheme, 2018, lists the following land use rights under a “Business 1” use zone:

<p>BUSINESS 1</p>		<p>Business purposes, shops, residential buildings, place of instruction, social halls, restaurant, car sales lot, motor showrooms, showrooms, offices, public or private parking area, institutions, religious purposes, dwelling units, warehouse</p>
-------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



4.1.1. PROPOSED ZONING AMENDMENT TABLE

PROPOSED ZONING AMENDMENT	
ZONING	BUSINESS 1
PRIMARY LAND USE RIGHTS	SHOPS
SECONDARY LAND USE RIGHTS	As Per Scheme
LAND USES SPECIFICALLY EXCLUDED	RESTAURANT, CANTEEN, WAREHOUSE
FLOOR AREA RATIO (FAR)	1,2
COVERAGE	60%
HEIGHT	Ho – up to 3 storeys
DENSITY	As per scheme
PARKING	6 bays per 100m ²
BUILDING LINES	As per scheme
ACCESS	Vehicular and Pedestrian entrance and exit from property will be on Gleneagles Road



TOWN PLANNING INFORMATION

4.1. ACCESSIBILITY

Erf 547 is accessible from Gleneagles Road, which is connected to Barry Hertzog Avenue, Greenside.

4.2. PROPOSED ACCESS TO THE ERF

The site will obtain access and have its entrance and exit from Gleneagles Road, Greenside.

4.3. LOCATION IN RELATION TO ITS SURROUNDS AND ASSOCIATED ACTIVITIES

The portion of Greenside wherein the subject property falls, displays the following characteristics:

- **Mixed Land Uses-** This portion of Greenside is largely of a residential and business nature. There is a diversity in dwelling types such as single dwelling units, apartments and townhouses as well as guest houses. There is a large business component with a strong social aspect in Greenside. There is a large predominance of restaurants, franchises, take-away cafes, coffee shops, boutiques, hairdressers, retail stores, professional services, and small businesses as well as offices and joint workspaces.
- The strong prevalence of the sale of specialty food and diverse cuisines in the area has made Greenside well-known space for social interaction. Pedestrian activity is flourishing, and this portion of Greenside is a hub of day and night activity. There is an accomplished flow between the street and building activity, making the streetscape rich and providing a successful street life.



- There are business uses located adjacent to and to the south of the proposed site, thus the proposed development is in alignment with the land use pattern that is surrounding the site.
- The arterial route, Barry Hertzog Avenue is connected to Gleneagles Road.

4.4. ACCESSIBILITY AND LINKAGE THROUGH VEHICLE MOBILITY AND PEDESTRIAN MOVEMENT

The subject property will obtain direct entrance and exit points from Gleneagles Road.

The site is located in a mixed-use area. The south of the site is marked largely by economic uses (restaurants, small business, offices, shops). Accessibility to the road network is well established, with direct access from Barry Hertzog Avenue. Mobility and linkage to surrounding uses from the proposed site via the road network is legible.

The site's easy access to the fundamental arterial road that is Barry Hertzog Avenue, is of much significance. This is also classified as a complementary BRT Route and it is along this road that residents and those employed in the area are able to access public transportation and utilise the BRT system to and from surrounding neighbourhoods or other amenities, as well as to surrounding areas and access to the Johannesburg CBD. Barry Hertzog Avenue links Victory Road at the north all the way to Empire Road in Auckland Park, far to the south of the site.

Accessibility, amenities and economic opportunities are key attributes of the surrounds of the site. The proposed rezoning also seeks to provide employment due to the nature of the land use proposed, hence contributing to the economic and socio-economic base of Greenside.

4.5. PARKING

Parking on the site will be provided as per the requirements and recommendations of the City of Johannesburg Land Use Scheme, 2018 for SHOPS/RETAIL.



The parking ratio adhered to is: 6,0 bays per 100m².

A total of 17 parking bays will be provided on-site.

PARKING REQUIREMENT		PROPOSED NUMBER OF BAYS PROVIDED ON-SITE
Shops	6,0 bays per 100m ²	17

The **Site Plan** attached illustrates 31 parking bays provided on-site.

MOTIVATION

5.1. NEED AND DESIRABILITY

The intention of the owners is to develop the said property into “Shops”

This proposed use is in keeping with the nature and trajectory of the surrounding area’s land uses and also aligns with the mixed-use social hub that Greenside is well known for.

One of the shops that currently exists on the subject property is a supermarket, which sells daily goods to serve local needs. It is always a necessity to have a local supermarket within a residential area in order to serve the local community with their daily bread and milk. Retail and economic activity boosts overall socio-economic activity in the area, provides employment, assists in keeping activity streets alive, promotes economic investment and this increases the property values of the suburb of Greenside as a whole.

Greenside is a growing mixed-use area that includes a large residential element, amenities for residents and facilities that are conducive for convenience, community-based lifestyle, a strong business component and an emergent economic development factor that is attracting investment



5.2. COMPLIANCE WITH RELEVANT POLICIES

5.2.1. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA) 2013

Section 7 of SPLUMA outlines the development principles that apply to spatial planning, land development and land-use management. The following table illustrates how the proposed site and the development of a residential accommodation will align with these principles and will comply with SPLUMA 2013 in the following manner:

SPLUMA Referral under Section 7:	HOW WILL THE SUBJECT PROPERTY COMPLY?
<p>7(a) <i>Spatial Justice</i></p>	<p>The proposed development intends to derive revenue from the retail, shops and office space on site. Increased economic activity is beneficial to an area as it attracts investment, creates employment and encourages community-based lifestyles where residents can benefit from the development in terms of access and economic value.</p>
<p>7(b) <i>Spatial Sustainability</i></p>	<p>The development of ERF 547 Greenside is relevant to the surrounding character of Greenside. There is a growing socio-economic element in the area and the proposed site promotes a viable and sustainable use in relation to its surrounding land uses. The development of Business Use in close proximity to other surrounding uses of the same nature displays a growing socio-economic trend that is symbolic of economic growth, convenience and activating streets.</p>
<p>7(c) <i>Efficiency</i></p>	<p>The development of the site will utilise existing infrastructure and follow the land-use management processes in place by the City of Johannesburg. This will ensure that all relevant authorities and departments are in agreement with the said development, allowing the proposed site to develop in an efficient manner, placing no additional strain on any infrastructure.</p>



<p>7(d) Spatial Resilience</p>	<p>The proposed development complies with the objectives and guidelines declared in the City of Johannesburg Nodal Review 2019/2020. The development contributes to the local economy and due to the presence of many business uses in the area, it promotes the street life and street activity of Greenside, making it conducive to economic activity and serving local needs</p>
<p>7(e) Good Administration</p>	<p>The Rezoning Application process for ERF 547 Greenside is guided by the requirements of the City of Johannesburg and will follow all regulations and processes as set out by the Local Authority.</p>

5.2.2. THE SPATIAL DEVELOPMENT FRAMEWORK (SDF) 2040 (2016)

As per the SDF 2040 (2016), Erf 547 Greenside are located within the Consolidation Zone. While the SDF 2040 outlines that this zone includes the established suburban built up areas for lower to medium density suburban areas, this site is within good reach of diverse activities, amenities and transportation routes. The three high order roads that surround the site act as a buffer to the neighbouring lower intense residential homes.

5.2.3. THE CITY OF JOHANNESBURG NODAL REVIEW POLICY 2020

Erf 547 Greenside are located within the General Urban Zone as per the Nodal Review policy 2020 (now an annexure to the SDF), see page 48 of 98 Map books contained in the annexure. The Nodal Review 2020 promotes more robust, mixed use, walkable developments within this zone. The proposed business use is compatible with this.

The Nodal Review 2020 prescribes a minimum density with an uncapped density, light commercial, residential, offices, retail, public open space, recreation, community services, childcare, health care, and small scale non-polluting (including noise) urban manufacturing to support the residential density. The proposed uses fall under “light



commercial” and there is no intention to develop uses that are polluting or contradictory to the uses listed under the Nodal Review 2020.

The current nature of the context of Greenside is an activity strip that is characterised by small businesses and restaurants that service the immediate neighbourhood and acts as a connector to the neighbouring communities. The proposed uses such as the hair salon and hardware store provide services and items that are beneficial to the daily requirements of community members and those in surrounding neighbourhoods. Small businesses also assist the local economy by creating jobs and contributing to the rates base of the suburb.

Page 48 of 98 Map Books of the Nodal Review Policy 2020 is contained in the annexure.

5.3. COMPATIBILITY

The proposed development does not deter from its surrounding land-use pattern nor does it demonstrate a land-use that may negatively impact the existing physical environment or contiguous erven.

The proposed development is in direct correlation to all above-mentioned policy frameworks is therefore compatible with the land-use pattern, policy, and region objectives.

5.4. SERVICES

The proposed site does not require additional bulk infrastructure provision that will put a strain on the existing water, electricity, and sewage service network. Should the proposed development require additional bulk services, this will be guided by the City of Johannesburg and the relevant External departments, and will follow the process as required by the local authority to obtain these services.



5.5. TRAFFIC GENERATION

The proposed site will generate minimal traffic that will contribute to vehicle mobility to and from the site. This is a minimal amount and will not produce any further traffic congestion. All parking bays will be provided on the property and on-street parking will not be required or utilised.

CONCLUSION AND RECOMMENDATION

This Amendment of Land Use Scheme (Rezoning) submitted in terms of ERF 547 Greenside, applies for the amendment of the City of Johannesburg Land Use Scheme 2018, by altering the zoning from “Special” to “Business 1” to allow for “Shops”

The Rezoning is steered by the developmental policies and frameworks of the City of Johannesburg and is further in adherence to the development guidelines, principles and objectives of SPLUMA 2013, SDF 2040 and Nodal Review 2020. The need and desirability of the proposed rezoning has been addressed along with the explanation of the value that the proposed site will add to the existing local environment and community as well as contributing to the economic growth of the area.

It is therefore recommended that the above Rezoning Application be approved.

ANNEXURE

COMPANY RESOLUTION

COMPANY RESOLUTION

RESOLUTION BY OWNERS/MEMBERS OF:

S M I RAFT PROP INV CC

RESOLVED THAT:

At a meeting held at Johannesburg on this 16 day of April 2024

1. An application be submitted to the City of Johannesburg Municipality, by
NODE TOWN PLANNING AND DESIGN
for the

AMENDMENT OF LAND USE SCHEME (REZONING)

2. Muktiar Sidoo be and hereby authorised to sign all necessary documentation and papers to enable the above application to be proceeded with.

Chairperson of the meeting

SIGNED: _____

AS WITNESSES:

1. _____

2. _____

**POWER OF
ATTORNEY -
FORM B**

SPECIAL POWER OF ATTORNEY

I/WE, the undersigned Muktar Srdoo
being the registered owner/s of **ERF 547 GREENSIDE** held under deed of
transfer/certificate of consolidation title number/s T 0000 10983 / 2023
do hereby nominate, constitute and appoint:

NODE TOWN PLANNING AND DESIGN

(SAFFIYYA DAYA / ATIYYAH SALOOJEE)

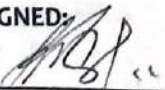
With power of substitution to be my lawful representative in my name, place and stead
to make application for:

AMENDMENT OF LAND USE SCHEME (REZONING)

In addition to applying for the Municipality's approval of and to make any other necessary
applications including any post decision processes with regard to contributions, payment
of park contributions and inclusionary housing requests and further to represent me at any
inquiry in relation to the abovementioned matters and generally do whatever may be
necessary or desirable to procure the consent of the Council, and generally for effecting
the purpose aforementioned, 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 confirming and promising and agreeing to
ratify, allow and confirm all and whatsoever my representative shall lawfully do or cause
to be done, by virtue of these present and whatever my said representative has to date
done herein.

SIGNED AT JOHANNESBURG ON THIS 16 THE DAY OF April 2024 in the
presence of the undersigned witnesses.

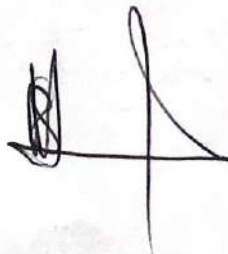
SIGNED:

1.  _____

AS WITNESSES:

1. 

2.



TITLE DEED

CAROL JONES INC.
Professional Attorney
659
TEL: 817-457-2488

DEED OF TRANSFER

in favor of

S W I RAFT PROPERTY INVESTMENTS CC

over

637 547 GREENSIDE TOWNSHIP

CAROL JONES INC.
101 BERRY AVE SUITE 200
GREENWOOD
ATLANTA GA 30309
TEL: 817-457-2488

659

CHIBA-JIVAN INC
190 Barry Hertzog Avenue
Greenside
Johannesburg
2193

Transferee	R. 2014-00
Exempted	Cat.
Original	Kat.

Prepared by me

CONVEYANCER
SANJAY DAYA JIVAN (16970)

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT:

T 000010983 / 2023

SANJAY DAYA JIVAN (16970)

appeared before me, REGISTRAR OF DEEDS at JOHANNESBURG, he the said
Apparar being duly authorised thereto by a Power of Attorney signed at
JOHANNESBURG on 23rd March 2023 and granted to him by

DOTY PROPERTIES CC
Registration number 1998/022208/23

And the Appraiser declared that his said principal had truly and legally sold on 21 February 1928 for the said Appraiser, in his capacity aforesaid, did, by these powers, acts and transfers, and on behalf of

THE NATIONAL TRUST COMPANY

BY _____

THE NATIONAL TRUST COMPANY

BY _____

BY _____

BY _____

BY _____

BY _____

BY _____

(b) Outbuildings shall be built simultaneously with the dwelling house. The location of the buildings on the lot shall be subject to the approval of the Community.

(c) No buildings shall be erected within a distance of 100 feet from the street boundary of the lot, except with the permission of the Community. Minimum setbacks of 25 feet shall be required from the boundary of the lot.

(d) The height of any building shall not exceed a maximum of 30 feet above the ground level. The height of any building shall be measured from the lowest finished ground level. The height of any building shall not exceed the height of the adjacent buildings on either side of the lot.

(e) The lot shall be used for residential purposes only. No other uses shall be permitted on the lot.

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

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

2003-11-18

AERIAL VIEW OF LOCALITY



Map

PREPARED BY: CGIS GeoLIS

DATE: 25/06/2024

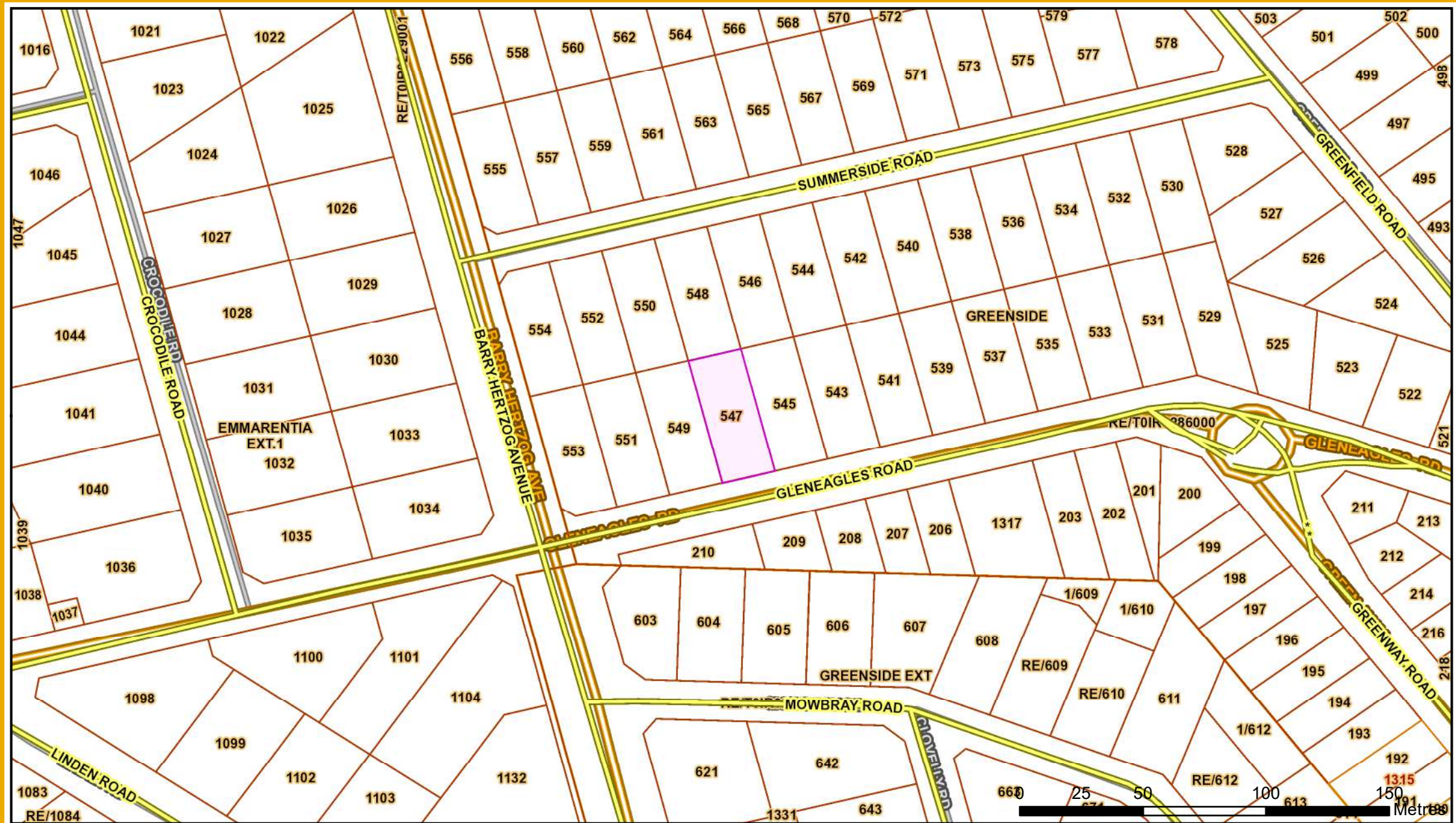
City of Johannesburg

CORPORATE GEO-INFORMATICS



1:2 500

LOCALITY MAP



Map

PREPARED BY: CGIS GeoLIS

DATE: 25/06/2024

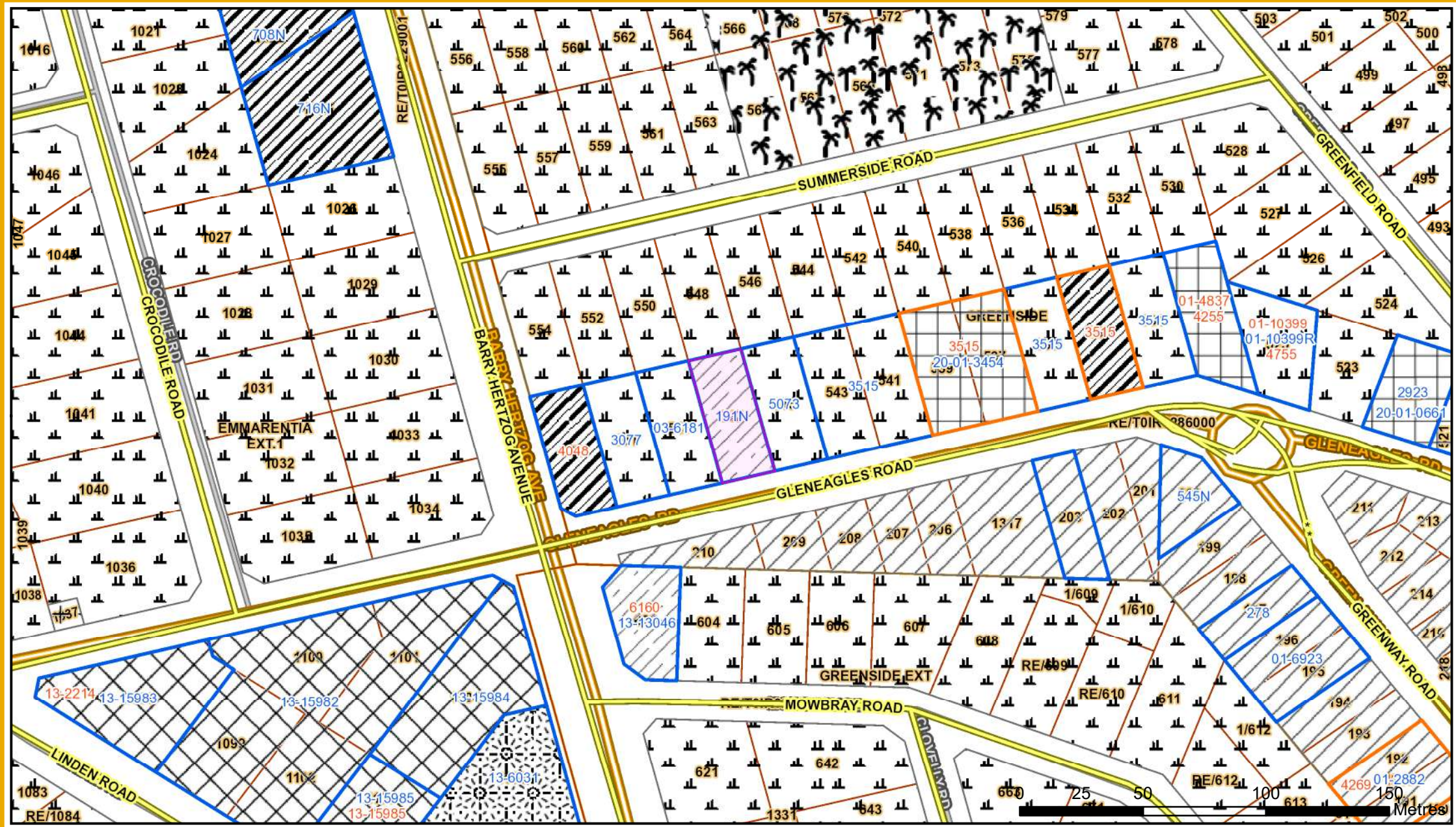
City of Johannesburg

CORPORATE GEO-INFORMATICS

1:2 000



ZONING MAP



Map

PREPARED BY: CGIS GeoLIS

DATE: 25/06/2024

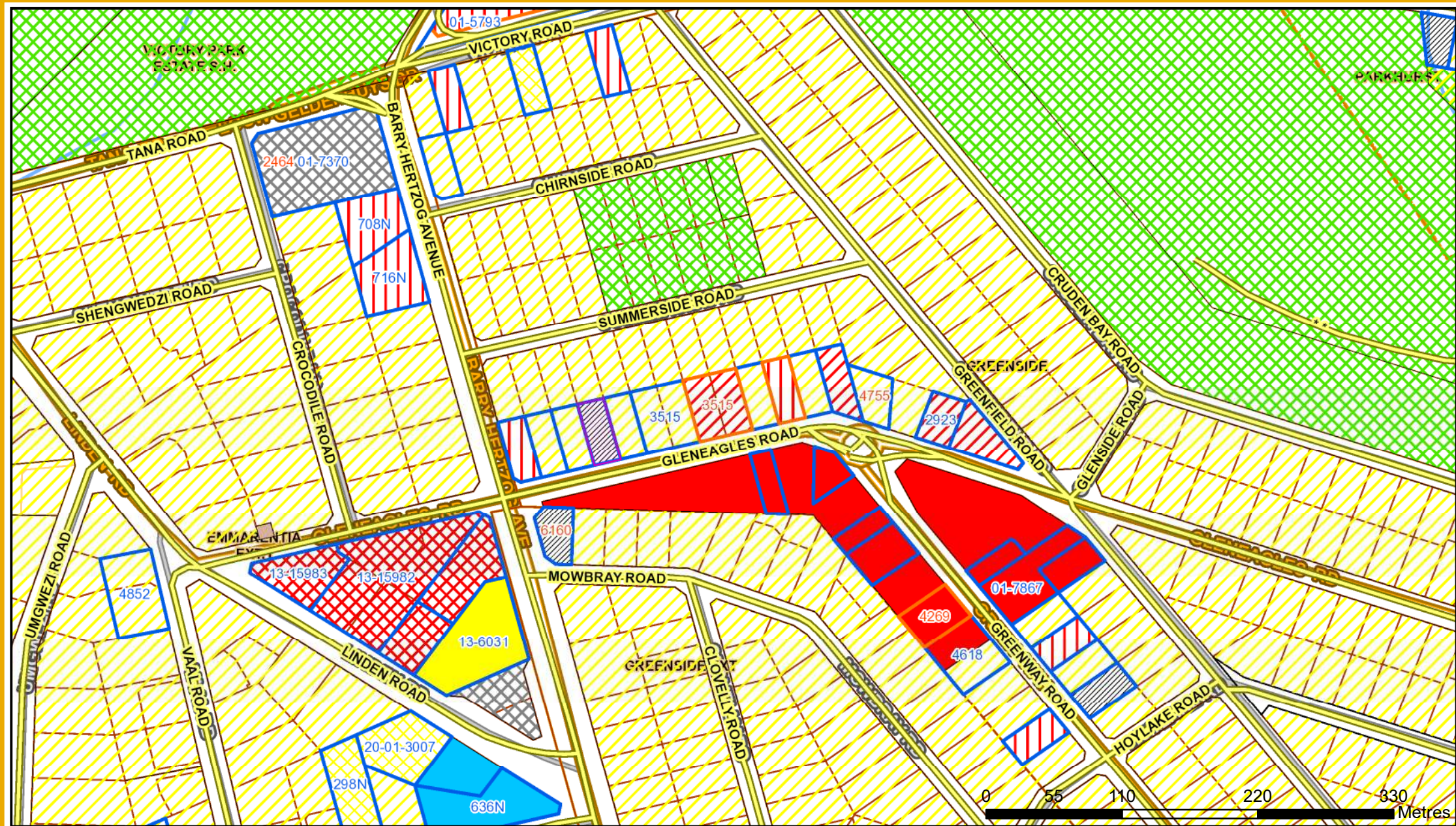
City of Johannesburg

CORPORATE GEO-INFORMATICS

1:2 000



LAND USE MAP



Map



PREPARED BY: CGIS GeoLIS

DATE: 25/06/2024



City of Johannesburg

CORPORATE GEO-INFORMATICS

Legend

-  GIS Road Centreline
-  Urban Development Zone

Amendment Scheme

-  CURRENT
-  HISTORY



1:4 000



A WORLD CLASS AFRICAN CITY

PROPOSED SITE PLAN

COPYRIGHT AND RIGHT OF REPRODUCTION OF THIS DRAWING OR ANY PORTION THEREOF IS RESERVED BY THE ARCHITECTS.

GENERAL NOTES :

Quality of all materials and workmanship to comply with the relevant S.A.S. and B.S.S. specifications and shall conform to the minimum standards specified in the Standard Preambles in the Bill of Materials or in the absence of a Bill of Materials, available for perusal at the offices of the Architects.

Contractor is responsible for correct setting out of the buildings, all external and internal walls with particular reference to boundaries, building lines, etc.

Contractor's to verify all levels, heights and dimensions on Site and to check same against the drawings before putting any work in hand.

All contractor's to check the details shown on this drawing for compliance with standards of good building practise with particular reference to special requirements not necessitated by local and / or on site conditions and to report any comment to the Architect's.

Contractor's are to ensure that all the details shown on this drawing are in compliance with Local Authority by-laws and regulations. Contractor's are to locate and identify existing services on Site and to protect these from damage throughout the duration of the works.

Any errors, discrepancies or omissions to be reported to the Architect.

Contractor is to build in approved D.P.C.'s whether or not these are shown on drawings, to all external walls at each floor, beam or parapet level and to all windows, doors, grilles or other openings in external walls. Cavity walls to have stepped D.P.C.'s.

Any queries arising from the above must be reported to the Architect's for clarification before any work is put in hand.

This drawing is not to be scaled. Figured dimensions to be used at all times.

Burnt clay bricks only shall be used unless specific approval is obtained from the Architect for the use of an alternative type of brick.

DRAINAGE NOTES :

All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.

GROUND LEVEL

Provide I.E.'s to all bends and junctions with suitable markers at

Minimum fall to all drain pipes to be 1:40.

Provide A.E. to foot of all soil stacks.

I.E.'s to waste pipes to be fully accessible at all times.

All soil pipes passing under buildings or footings to be encased in concrete of minimum 100mm thickness all round pipe.

NOTES:

- 110 soil pipe laid to min. 1:60 fall & cast in concrt channel where located under structural loading
- 50 waste pipe laid to min. 1:60 fall & cast in concrt channel where located under structural loading
- 110 pvc vent pipe

REVISIONS:

DATE	NO.	COMMENTS:
14/JUN/24	A1	



278 BARRY HERTZOG
GREENSIDE
2193

P.O. BOX 84207
GREENSIDE
2034

TEL: (011) 646 2508
FAX: (086) 665 0777
CELL 1: 072 384 9285
CELL 2: 071 381 3763
admin@avgarchitects.co.za

PROJECT TITLE:

EXISTING STRUCTURES ON
ERF 547 GREENSIDE

DRAWING STAGE:

AS-BUILT RECORDS

DRAWING TITLE:

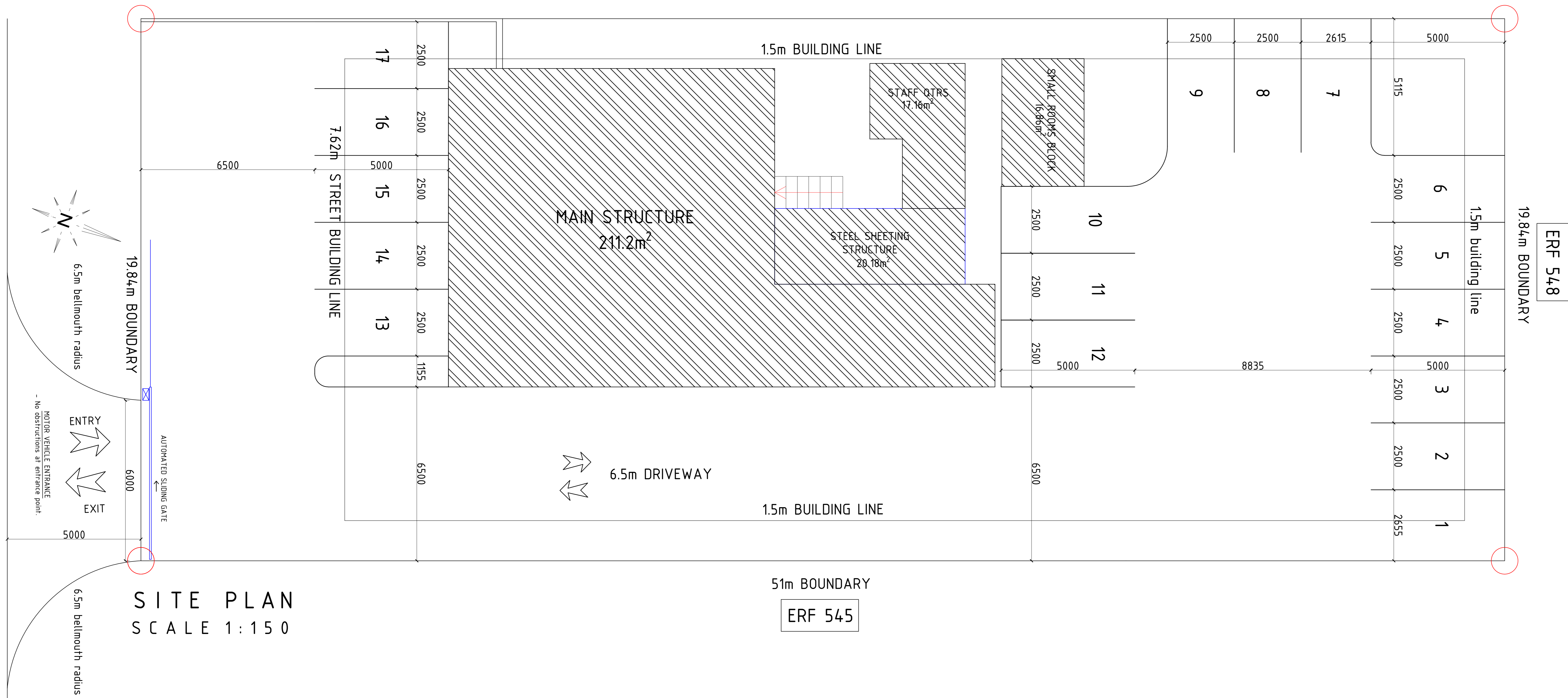
SITE PLAN + SCHEDULE OF RIGHTS

SCALE	DRAWN BY	CHECKED BY
AS SHOWN	P.MURAKATA	A.SATAR
PROJECT No.	DRAWING No.	REVISION

ERF 549

51m BOUNDARY

GLENEAGLES ROAD



SITE PLAN
SCALE 1:150

15 GLENEAGLES ROAD, GREENSIDE

SCHEDULE OF RIGHTS

	APPLY FOR	ACTUAL
ZONING	BUSINESS 1	SPECIAL
SITE AREA	1012m ²	1012m ²
BUILDING LINE	7.62m ON STREET BOUNDARY 1.5m ON ALL OTHER BOUNDARIES	7.62m ON STREET BOUNDARY 1.5m ON ALL OTHER BOUNDARIES
COVERAGE	60%	265.4m ² /1012m ² X 100 = 26.22%
F.A.R	1.2	265.4m ² /1012m ² = 0.26
HEIGHT ZONE	3 STOREY	1 STOREY
PARKING	6 BAYS/100M ² = 6 X 2.654 =16 BAYS RQRD	17 BAYS PROVIDED 1 BAY SURPLUS

COVERAGE

STEEL SHEETING STRUCTURE	20.18m ²
STAFF QTRS	17.16m ²
SMALL ROOMS BLOCK	16.86m ²
MAIN STRUCTURE	211.2m ²
TOTAL EXISTING COVERAGE	265.4m ²

F.A.R

STEEL SHEETING STRUCTURE	20.18m ²
STAFF QTRS	17.16m ²
SMALL ROOMS BLOCK	16.86m ²
MAIN STRUCTURE	211.2m ²
TOTAL EXISTING F.A.R	265.4m ²

**PROPOSED
SCHEME
CLAUSES,
SCHEDULES,
MAPS AND
ANNEXURES**



NODE Town Planning & Design
 info@nodetownplanning.co.za
 (082) 908 7386- Saffiyya Daya
 (083) 775 2223- Atiyyah Saloojee

Approved

.....

EXECUTIVE DIRECTOR:
 DEVELOPMENT PLANNING
 AND URBAN MANAGEMENT
 (CITY OF JOHANNESBURG)



HEIGHT ZONE: A
 USE ZONE: BUSINESS 1

Project Address
 ERF 547
 GREENSIDE

Date: 24-06-2024

City of Johannesburg land use
 scheme 2018 Map 2 B Series
 Amendment Scheme

DENSITY AND HEIGHT ZONES

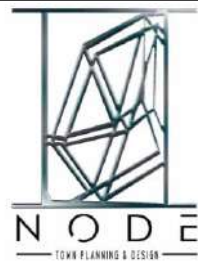
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ERF 547
 15 GLENEAGLES ROAD
 GREENSIDE





ERF 547
15 GLENEAGLES ROAD
GREENSIDE



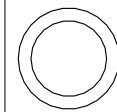
NODE Town Planning & Design
info@nodetownplanning.co.za
(082) 908 7386- Saffiyya Daya
(083) 775 2223- Atiyyah Saloojee

Approved

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
AND URBAN MANAGEMENT
(CITY OF JOHANNESBURG)



ERF BOUNDARY



ANNEXURE

HEIGHT ZONE: A
USE ZONE: BUSINESS 1

Project Address

ERF 547
GREENSIDE

Date: 24-06-2024

City of Johannesburg land use
scheme 2018 Map 2 B Series
Amendment Scheme

USE ZONES

Scale @ A4



M007

USE ZONE: BUSINESS 1
PRIMARY RIGHTS: SHOPS
SECONDARY RIGHTS: ASPER SCHEME
USES SPECIFICALLY EXCLUDED: RESTURANT, CANTEEN, WAREHOUSE

SERVITUDE: - N/A
HEIGHT: A - MAXIMUM 3 STOREYS
COVERAGE: 60%

FLOOR AREA RATIO: 1.2
PARKING: 6.0 BAYS PER 100sqm
DENSITY: AS PER SCHEME
BUILDING LINES: AS PER SCHEME

ERF 547
15 GLENEAGLES ROAD
GREENSIDE



NODE Town Planning & Design
info@nodetownplanning.co.za
(082) 908 7386- Saffiyya Daya
(083) 775 2223- Atiyah Saloojee

Approved

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
AND URBAN MANAGEMENT
(CITY OF JOHANNESBURG)

HEIGHT ZONE: A
USE ZONE: BUSINESS 1

Project Address

ERF 547
GREENSIDE

Date: 24-06-2024

City of Johannesburg land use
scheme 2018 Map 2 B Series
Amendment Scheme

DENSITY AND HEIGHT ZONES

Scale @ A4

**TABLE OF
EXISTING AND
PROPOSED
RIGHTS –
FORM D**

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

PROPERTY DESCRIPTION : <small>(Information as per Title Deed)</small>	Erf / Erven / Portion / Holding No. : <u>547</u>
	Township / Farm / Holding : <u>Greenside</u>
EXTENT OF SITE :	<u>1 012</u> m ² <i>As per Scheme must be described in detail.</i>

City of Johannesburg TOWN PLANNING SCHEME, 19_____ LAND USE SCHEME, 2018	EXISTING RIGHTS		PROPOSED RIGHTS	ADDITIONAL COMMENTS DEEMED RELEVANT & APPLICABLE
	IN TERMS OF ZONING	BY WAY OF SPECIAL CONSENT <small>(if applicable)</small>		
ZONING	SPECIAL	OFFICES, SHOWROOM	"BUSINESS 1"	
A/S NO. / ANNEXURE NO. / REF NO. <small>(if applicable)</small>	<small>(Copy of approved MAP 3 and Schedule / Annexure to be attached if applicable)</small>	191N <small>(Copy of approval letter to be attached if applicable)</small>	Ref No. : ____ - ____	
PERMISSIBLE LAND USES <small>(Please list all)</small>	DWELLING HOUSES	OFFICES, SHOWROOM	SHOPS	
LAND USES SPECIFICALLY EXCLUDED <small>(Please list all if applicable)</small>	RESTAURANT CANTEEN WAREHOUSE		RESTAURANT CANTEEN WAREHOUSE	
HEIGHT OF BUILDINGS				
STOREYS	HA - MAX 3 STOREYS		HA - MAX 3 STOREYS	
HEIGHT IN METRES <small>(if applicable)</small>				

COVERAGE			
%	50%		60%
ACTUAL EXTENT IN m ²			607,2sqm
FLOOR AREA RATIO			
RATIO	existing house		1,2
ACTUAL EXTENT IN m ² <small>(Indicate any limitations / restrictions applicable to specific land use/s, e.g. shops restricted to 250m²)</small>			
DENSITY			
UNITS/ha			AS PER SCHEME
MAXIMUM No. of UNITS			
SPECIFY ANY OTHER LIMITATIONS / REQUIREMENTS <small>(e.g. Line of No Access / Building Lines along Prov or National Roads, Maximum number of children / scholars for crèche / school, etc.)</small>			

VERIFIED BY : SAFFIYYA DAYA
(PLEASE PRINT)

IN MY CAPACITY AS TOWN PLANNER

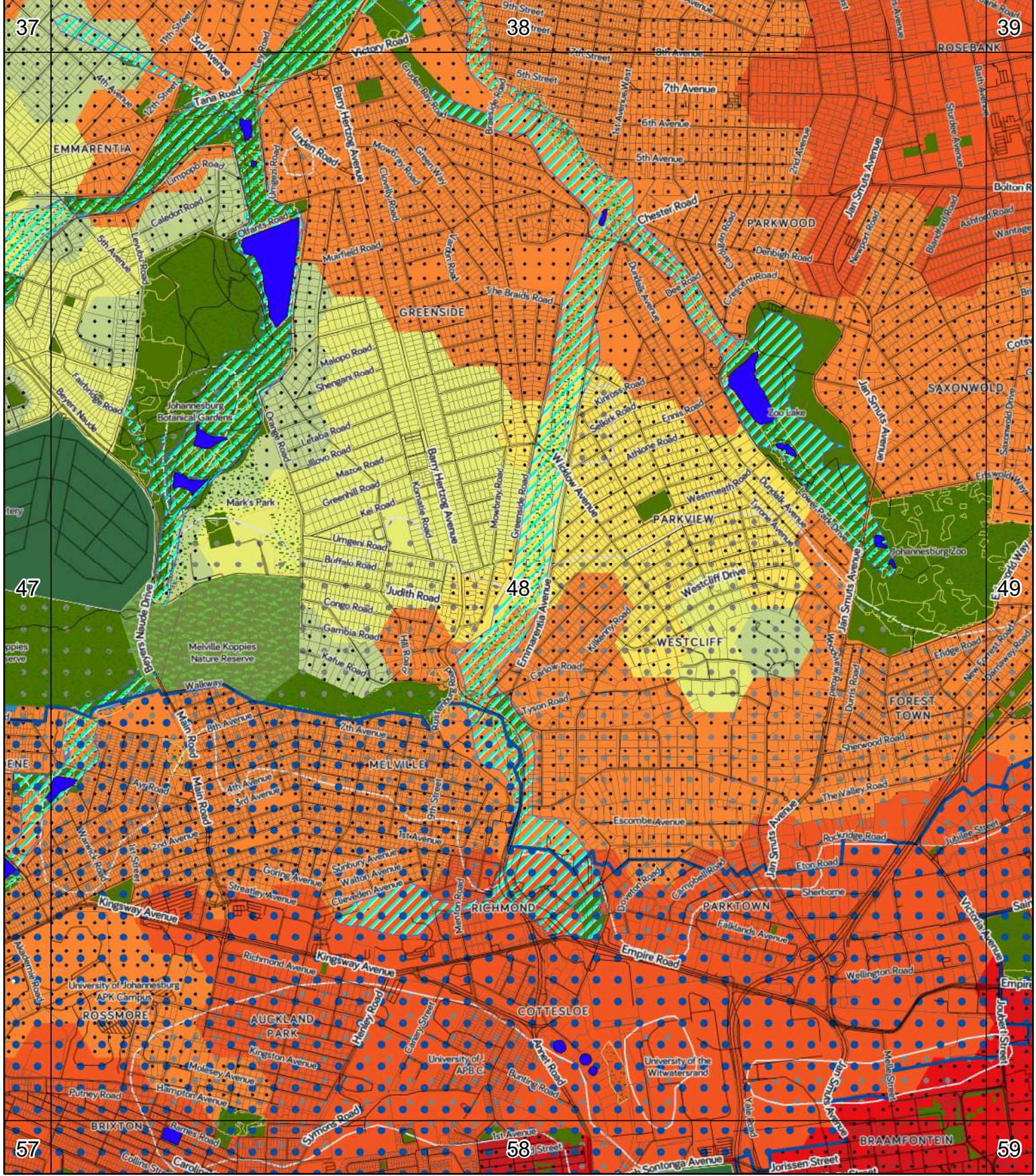
SIGNATURE : 

DATE : 20 / 06 / 20 24

MAP 48

NODAL REVIEW

POLICY 2020



Density (DU/ha)

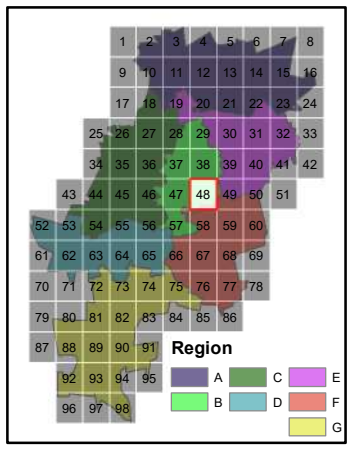
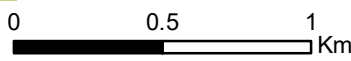
15 April 2019

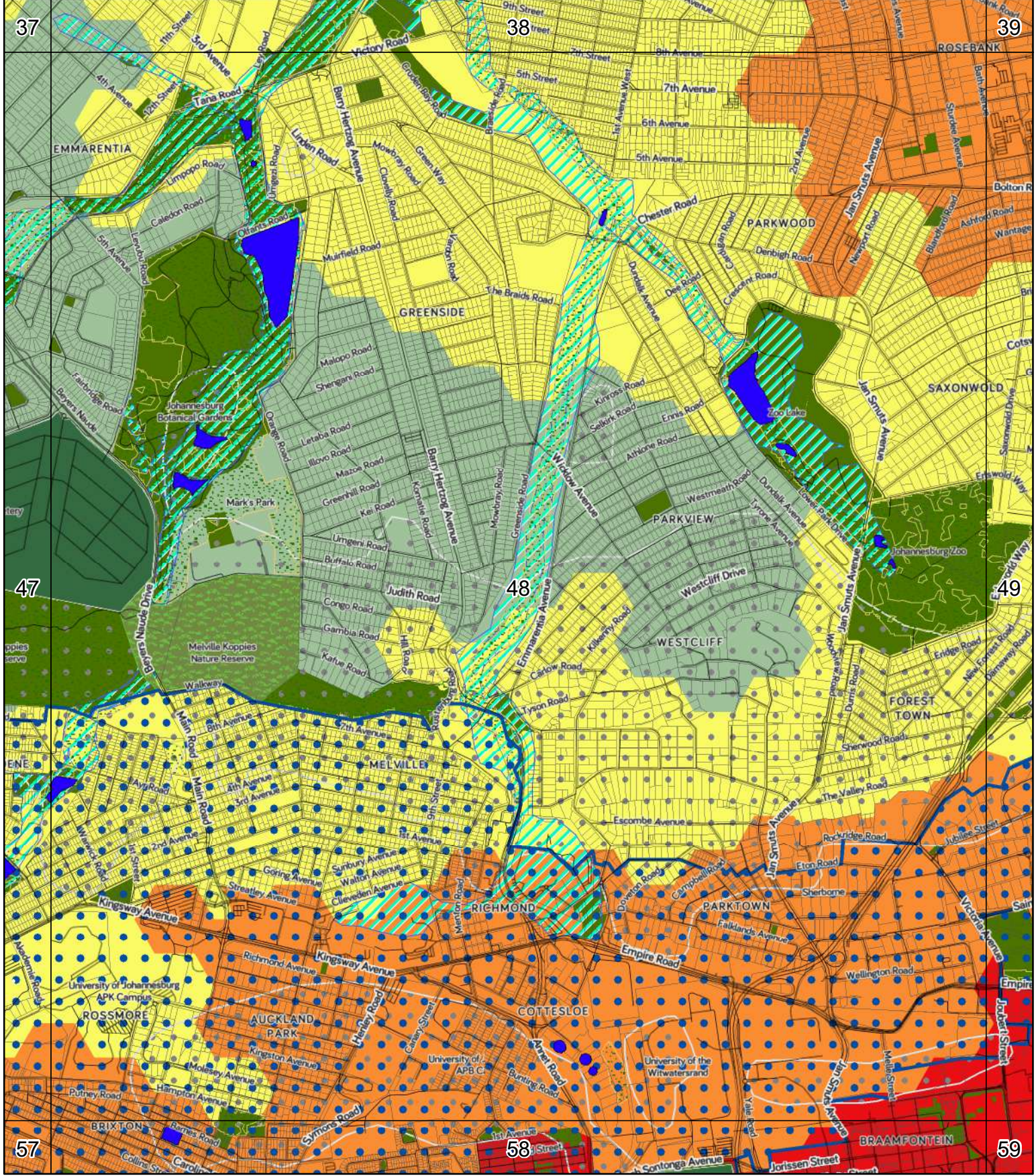
Legend

- Erven
- See SDF or Relevant SAF**
- Empire Perth SAF
- Louis Botha SAF
- Mining Belt SAF's
- Randburg-OR Thambo Corridor
- Turffontein SAF

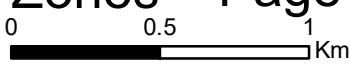
- Protected Areas
- Critical Biod. Area 1
- Critical Biod. Area 2
- Environ Sens. Area 1
- Environ Sens. Area 2
- Wetlands
- Ridges
- City Parks/Open Space

- Industrial
- DU/ha**
- N/A (UDB)
- 5 to 10
- 10 to 15
- 15 to 20
- 20 to 30
- 30 to 40
- 40 to 50
- 50 to 60
- Min 80
- Min 100





Nodes and Development Zones Page 48 of 98



15 April 2019

Legend

Erven	Protected Areas	Industrial	General Urban Zone
See SDF or Relevant SAF	Critical Biod. Area 1	Node/Devt. Zone	LED Zone
Empire Perth SAF	Critical Biod. Area 2	Inner City Node	Sub-Urban Zone
Louis Botha SAF	Environ Sens. Area 1	Metropolitan Node	Peri-Urban Zone
Mining Belt SAF's	Environ Sens. Area 2	Regional Node	Beyond UDB
Randburg-OR Thambo Corridor	Wetlands		
Turffontein SAF	Ridges		
	City Parks/Open Space		

1	2	3	4	5	6	7	8
9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32
33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48
49	50	51	52	53	54	55	56
57	58	59	60	61	62	63	64
65	66	67	68	69	70	71	72
73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88
89	90	91	92	93	94	95	96
97	98	99					

Region

A	C	E
B	D	F
G		



UNDERTAKING TO ADVERTISE - FORM E7

- (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: 17 July 2024

OWNER / AUTHORISED AGENT

Full name: NODE TOWN PLANNING AND DESIGN (Saffiyya Daya / Atiyyah Saloojee)

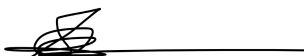
Postal Address: P.O. BOX 3930 VANDERBIJLPARK **Code:** 1911

Residential Address: 1 WESTINGHOUSE BLVD, VANDERBIJLPARK

Tel No (w): 0829087386 / 0837752223 **Fax No:**

Cell: 0829087386 / 0837752223

E-mail address: info@nodetownplanning.co.za

SIGNED: 
Signature of owner/s

DATE: 20 JUNE 2024