



BREDA LOMBARD TOWN PLANNERS EST 1993

REF: BL/4635/2023/APREZ

26 June 2024

City of Johannesburg
Department of Development Planning
P O Box 30733
BRAAMFONTEIN
2017

ONLINE SUBMISSION

**REZONING
APPLICATION**

Gentlemen

ERVEN 845 AND 846 GREENSIDE EXTENSION: REZONING APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2023 READ IN CONJUNCTION WITH THE SPATIAL PLANNING AND LAND-USE MANAGEMENT ACT (ACT 16 OF 2013) FOR THE AMENDMENT OF THE CITY OF JOHANNESBURG LAND-USE SCHEME, (2018), FROM RESIDENTIAL 1 TO SPECIAL (OFFICES, MEDICAL SUITES, SHOWROOMS AND BUSINESS PURPOSES INCLUDING HAIR AND BEAUTY SALONS - SUBJECT TO CONDITIONS).

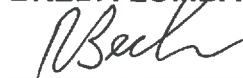
Herewith enclosed please find one copy of:

1.	Application form.	5.	Map 2 documents.
2.	Title deed.	6.	A and B series maps.
3.	Power of attorney and company resolution.	7.	Zoning, land-use, and locality maps.
4.	Motivating memorandum.	8.	Surrounding owners.
		9.	Zoning information.
		10.	Annexures A - C

The prescribed application fee of **R7 528.00** will be paid via EFT.

Should you require additional information in this regard, please do not hesitate to contact us.

Yours faithfully
BREDA LOMBARD TOWN PLANNERS


ROMEL BECHOO
TOWN PLANNER (REG NO: B/8391/2017)

38 Bompas Road Dunkeld • P O Box 413710 Craighall 2024 • Tel 011 327 3310
E-mail breda@bredalombard.co.za • S VAN B LOMBARD PROF PLANNER (REG. NO. A/700/1992)
R BECHOO TOWN PLANNER (REG. NO. B/8391/2017), R. MURTAGH CONSULTANT PLANNER (REG NO. C/8322/2018)

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 MUNICIPAL PLANNING BY-LAW, 2023.

APPLICATION PURPOSES:

THE PURPOSE OF THE APPLICATION IS TO REZONE THE SITE FROM RESIDENTIAL 1 TO SPECIAL (OFFICES, MEDICAL SUITES, SHOWROOMS AND BUSINESS PURPOSES INCLUDING HAIR AND BEAUTY SALONS - SUBJECT TO CONDITIONS).

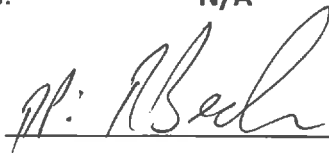
SITE DESCRIPTION:

Erf/Erven (stand)-No(s): 845 AND 846.
Township (suburb) Name: GREENSIDE EXTENSION
Street Address: 208 AND 206 BARRY HERTZOG AVENUE
Code: 2193

OWNER:

Full Names: BLUE VISTA HOLDINGS (PTY) LTD
Postal Address: 208 AND 206 BARRY HERTZOG AVENUE Code: 2193
Tel No: (w) (011) 838 5208
Cell: N/A
E-mail address: N/A

SIGNED:



Signature of Owner/s

DATE: 26 JUNE 2024

Form A – Application Information

AUTHORISED AGENT (IF APPLICABLE)

Full Name: **Breda Lombard Town Planners**

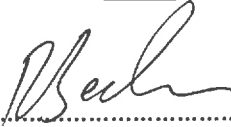
Postal Address: **P O Box 413710, Craighall** Code: **2024**

Residential Address: **38 Bompas Road, Dunkeld**

Tel No (w): **011 327 3310**

Cell: **084 619 3147**

E-mail address: **romel@bredalombard.co.za**

SIGNED: 

Signature of Agent

DATE: 26 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).

LIMITED SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS WHOM IT MAY CONCERN

THAT I, the undersigned,

JAY BHULA, full name Jaiprakash Shantilal Bhula

(ON BEHALF OF BLUE VISTA HOLDINGS (PTY) LTD)

do hereby nominate, constitute, and appoint:

SERVAAS VAN BREDA LOMBARD / ROMEL BECHOO / RORY MURTAGH

of

BREDA LOMBARD TOWN PLANNERS ("Agents")

with power of substitution, to be our true and lawful agent in our name, place and stead, to represent me in respect of all matters relating to our immovable properties known as

ERVEN 845 AND 846 GREENSIDE EXTENSION ("the Properties")


and to exercise all our powers as aforesaid as fully and effectually as we might or could do if personally present and acting in person. And without derogating from the foregoing generality or in any way limiting or restricting the foregoing power and authority, we hereby specifically authorise our said agent to do in particular all or any of the following acts:

1. Act as our town planner and/or represent us in proceedings and generally in any matters relating to the properties and do whatever may be necessary to rezone the properties from Residential 1 to Special (permitting offices, medical suites, showroom excluding motor showrooms, business purposes including hair and beauty salons – subject to conditions) in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-law (2023).
2. Institute proceedings to submit a rezoning application to rezone the properties from Residential 1 to Special (permitting offices, medical suites, showrooms excluding motor showrooms, business purposes including hair and beauty salons – subject to conditions) in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-law (2023).

AND GENERALLY, to do, execute and suffer any such act, deed, matter or thing whatsoever, as the said Agent may deem necessary or expedient in regard to aforesaid and to the extent that the Agent has already taken any actions and steps thereunder, his actions be and are hereby ratified.


SIGNED AT JOHANNESBURG

ON THIS 21st DAY OF JUNE 2024.

SIGNED :  _____

In the presence of the undersigned witnesses

AS WITNESSES 1.  _____

2.  _____

**RESOLUTION PASSED BY THE DIRECTOR(S) OF BLUE VISTA HOLDINGS
(PTY) LTD (the “Company”) ON THE _____ DAY OF JUNE 2024.**

PRESENT: JAY BHULA full name Jaiprakash Shantilal Bhula

WHEREAS: The company intends to apply to the municipality having jurisdiction for the rezoning of the company property known as:-

**ERVEN 845 AND 846 GREENSIDE
EXTENSION (the “Properties”).**

The Company further intends appointing **SERVAAS VAN BREDA LOMBARD / ROMEL BECHOO / RORY MURTAGH** to do all things necessary in regard to the aforesaid, including but not limited to sign and depose to any and all documentation and/or affidavits required for the purpose aforesaid, to make application for the rezoning of the properties from Residential 1 to Special (permitting offices, medical suites, showrooms excluding motor showrooms, business purposes including hair and beauty salons - subject to conditions) in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-law (2023).

RESOLVED BY THE COMPANY THAT:

1. That JAY BHULA in his capacity as director of the Company is hereby authorised on behalf of the company to appoint the aforesaid Servaas van Breda Lombard / Romel Bechoo / Rory Murtagh (of Breda Lombard Town Planners) in terms of a limited special power of attorney as the agent of the company (with power of substitution) to be the true and lawful agent of the company and in the name, place, and stead of the company for purposes of the agent of the company submitting to the municipality having jurisdiction a rezoning application for the rezoning of the properties from Residential 1 to Special (permitting offices, medical suites, showrooms excluding motor showrooms, business purposes including hair and beauty salons - subject to conditions) .
2. The aforesaid power of attorney shall include but not be limited to the power to prepare all necessary documents on behalf of the company, advertise, submit the application, correspond with all relevant municipal officials, and meet with all relevant municipal officials for purposes of processing the application for the rezoning of the properties from Residential 1 to Special (permitting offices, medical suites, showrooms excluding motor showrooms, business purposes including hair and beauty salons - subject to conditions).

DATE: 21st JUNE 2024.

A handwritten signature in black ink, appearing to be 'S. B. ...', is written above a horizontal line.

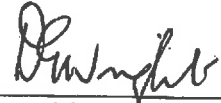
**CERTIFIED A TRUE EXTRACT OF THE MINUTES OF THE MEETING OF
THE COMPANY.**

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Schindlers Attorneys
Second Floor, 3 Melrose Boulevard
Melrose Arch
2076
P O Box 10909
Johannesburg 2000

Fees/Foole	R.....(69).....00
Exempted	Cat.....
Vrygestel	Kat.....

Prepared by me



CONVEYANCER
DONALD GERARD WRIGHT (01840)

T000008045 / 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT:

DONALD GERARD WRIGHT (01840)

appeared before me, REGISTRAR OF DEEDS at JOHANNESBURG, he/she the said Appearer being duly authorised thereto by a Power of Attorney signed at JOHANNESBURG on 19 JANUARY 2021 and granted to him/her by

BRAMVIEW CC
Registration Number 2005/103782/23

And the Appearer declared that his/her said principal had truly and legally sold on 3 December 2020 and that he/she, the said Appearer, in his/her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

BLUE VISTA HOLDINGS PROPRIETARY LIMITED
Registration Number 2019/149870/07

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

ERF 845 GREENSIDE EXTENSION TOWNSHIP;
REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 1086 (ONE THOUSAND AND EIGHTY SIX) Square metres
HELD BY DEED OF TRANSFER T41834/2011

SUBJECT to the following conditions:-

1. In these conditions the term "applicant" shall mean the TRANSVAAL CONSOLIDATED LAND EXPLORATION LIMITED and its successors in township title.
2. Should the applicant cease to be a "township owner" or should it notify the local authority that it is no longer prepared to exercise the powers conferred upon it by any conditions or title, or should it at any time neglect or omit to enforce the same when required so to do, the local authority shall have the right to exercise all such powers instead.
3. No conditions of title other than those specified herein may be imposed except with the approval of the Administrator, provided that the Administrator shall not approve any condition which conflicts with any conditions under which permission for the establishment of the township was granted or with any approved town planning scheme.
4. The erf may be subdivided only in exceptional circumstances and then subject to the consent in writing of the Administrator, who in granting such consent may impose whatever condition he may deem fit, having regard to the character of the township, provided that no subdivision shall be less than one-quarter of an acre. This provision shall not apply to land set aside for public or municipal purposes. No subdivision of

Erven Nos. 976, 994, 1080/87 and 1099/1109 shall be less than one-half of an acre.

5. The owner shall not have the right to make or cause to be made upon the erf whatsoever any bricks, tiles or earthenware pipes or other articles of such nature, nor shall he have the right (save and except to prepare the erf for building purposes) to quarry or excavate any stone, lime, clay or other material without the written consent of the applicant.
6. No canteen, restaurant, shop, factory, industry or any place of business whatsoever shall be opened or conducted on the erf.
7. No more than one private dwelling house with the necessary outbuildings shall be erected on the erf.

The buildings and necessary outbuildings to be erected on the erf shall cost not less than R2 000.00. The house to be erected 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 applicant shall be provided to each roadway.

Outbuildings shall be built simultaneously with the dwelling house, which shall be a complete house and not one partly built intended for completion at a later date.

8. Plans and specifications of all buildings and of additions or alterations to be erected in the erf shall be submitted to and approved by the applicant 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 applicant.
9. Buildings on the erf shall be located not less than 7,62 meters from the street boundary. The location of the outbuildings shall be in the discretion of the applicant.
10. 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 galvanized iron,

canvas or other fabric or reeds, grass, softwood or inflammable material. The fence shall be kept in proper repair by the said owner.

11. The roofs of all buildings to be erected on this erf, shall except with the permission in writing of the applicant be covered with slates, thatch, tiles, or shingles to be approved by the applicant.
12. The applicant shall have the right to disposed of not more than 30 erven for religious, educational, recreational or public purposes, subject to the above conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and such further conditions as the applicant may impose. Should any such erf at any time, with the consent of the applicant, be used for residential purposes, then the township conditions applicable to residential purposes, then the township conditions applicable to residential erven shall apply to such erf.

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

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

BRAMVIEW CC
Registration Number 2005/103782/23


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

BLUE VISTA HOLDINGS PROPRIETARY LIMITED
Registration Number 2019/149870/07

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 R2 400 000,00 (TWO MILLION FOUR 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 02 MAR 2021



q.q.

In my presence



For Information Only

For Info



Schindlers Attorneys Prokureur/Attorney
12
TEL: (011) 448 9600

DEED OF TRANSFER

in favour of

BLUE VISTA HOLDING PROPRIETARY LIMITED

over

ERF 846 GREENSIDE EXT TOWNSHIP

SCHINDLERS ATTORNEYS
SECOND FLOOR, 3 MELROSE BOULEVARD
MELROSE ARCH
2076
Tel: (011) 448 9600

12

Second Floor, 3 Melrose Boulevard
Melrose Arch
2076
P O Box 10909
Johannesburg 2000

Rees: Foole	R. 158800
empted	Cat. ✓
Vrygestel	Kat.

Prepared by me

CONVEYANCER
CELESTE KEARTLAND-MCLEAN

T 000014467 / 2019

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~DONALD GERARD WRIGHT~~

Romana Blignaut

appeared before me, REGISTRAR OF DEEDS at JOHANNESBURG, he/she the said Appearer being duly authorised thereto by a Power of Attorney signed at JOHANNESBURG on 8TH APRIL 2019 and granted to him/her by

BRAMVIEW CC
Registration number 2005/103782/23

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And the Appearer declared that his/her said principal had truly and legally sold on 18 March 2019 and that he/she, the said Appearer, in his/her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

BLUE VISTA HOLDINGS PROPRIETARY LIMITED
Registration Number 2019/149870/07

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

ERF 846 GREENSIDE EXTENSION TOWNSHIP REGISTRATION
DIVISION IR, PROVINCE OF GAUTENG

MEASURING 1086 (ONE THOUSAND AND EIGHTY SIX) Square metres

HELD BY Deed of Transfer Number T17338/2013

SUBJECT to the following conditions:-

- (a) In these conditions the term "applicant" shall mean the TRANSVAAL CONSOLIDATED LAND AND EXPLORATION LIMITED and its successors in township title.
- (b) Should the applicant cease to be a "township owner" or should it notify the local authority that it is no longer prepared to exercise the powers conferred upon it by any conditions of title, or should it at any time neglect or omit to enforce the same when required to do so, the local authority shall have the right to exercise all such powers in its stead.
- (c) No conditions of title other than those specified herein may be imposed except with the approval of the Administrator, provided that the Administrator shall not approve any condition which conflicts with any conditions under which permission for the establishment of the township was granted or with any approved town planning scheme.
- (d) 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 condition he may deem fit, having regard to the character of the township, provided that no sub-division shall be less than one-quarter of an acre. This provision shall not apply to land set aside for public or municipal purposes.

- (e) The owner shall not have the right to make or cause to be made upon the erf for any purpose whatsoever any bricks, tiles or earthenware pipes or other articles of such nature, nor shall he have the right (save and except to prepare the erf for building purposes) to quarry or excavate any stone, lime, clay or other material without the written consent of the applicant.
- (f) No canteen, restaurant, shop, factory, industry or any place of business whatsoever shall be opened or conducted on the erf.
- (g) Not more than one private dwelling house with the necessary outbuildings shall be erected on the erf.

The buildings and necessary outbuildings to be erected on the erf shall cost not less than R2 000.00. The house to be erected 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 applicant shall be provided to each roadway.

Outbuildings shall be built simultaneously with the dwelling house, which shall be a complete house and not one partly built and intended for completion at a later date.

- (h) 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 applicant 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 applicant.
- (i) Buildings erected on the erf shall be located not less than 7,62 metres from the street boundary without the consent of the applicant first had and obtained.

No outbuildings may be erected on any street boundary. The location of the outbuildings shall be in the discretion of the applicant.

- (j) 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 galvanized iron, canvas or other fabric or reeds, grass, softwood or inflammable material. The fence shall be kept in proper repair by the said owner.

- (k) The roofs of all buildings to be erected on this erf, shall except with the permission in writing of the applicant be covered with slates, thatch, tiles or shingles to be approved by the applicant.
- (l) The erf is subject to a servitude or right of way 1,57 metres wide in favour of the City of Council of Johannesburg for sewerage purposes, and the said Council shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by the Council during the course of construction, maintenance and removal of such sewerage mains as the Council 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 constructing, maintaining and removing such sewerage mains being made good by the Council.
- (m) The Applicant shall have the right to dispose of not more than 30 erven for religious, educational, recreational or public purposes, subject to the above conditions (a), (b), (d), (e), (f), (h), (i), (j), (k) and to such further conditions as the applicant may impose. Should any such erf at any time, with the consent of the applicant, be used for residential purposes, then the township conditions applicable to residential erven shall apply to such erf.

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

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

BRAMVIEW CC
Registration number 2005/103782/23

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

BLUE VISTA HOLDINGS PROPRIETARY LIMITED
Registration Number 2019/149870/07

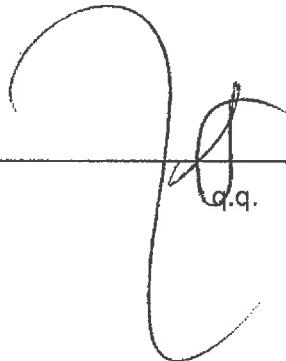
its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally

acknowledging the purchase price to be the sum of R2 250 000,00 (TWO MILLION TWO HUNDRED AND FIFTY 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.

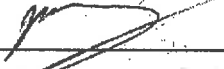
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at JOHANNESBURG on

2019 -05- 13



q.q.

In my presence



REGISTRAR OF DEEDS





BREDA LOMBARD TOWN PLANNERS FST
1993

MOTIVATING MEMORANDUM

REZONING APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW (2016) READ IN CONJUNCTION WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT 2013 (ACT 16 OF 2013), FOR THE AMENDMENT OF THE CITY OF JOHANNESBURG LAND-USE SCHEME (2018)

ERVEN 845 AND 846 GREENSIDE EXTENSION

FROM RESIDENTIAL 1 TO SPECIAL (OFFICES, MEDICAL SUITES, SHOWROOMS AND BUSINESS PURPOSES INCLUDING HAIR AND BEAUTY SALONS - SUBJECT TO CONDITIONS)

BREDA LOMBARD TOWN PLANNERS

P O BOX 413710
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24 JUNE 2024
BL/4703/APREZ

38 Bompas Road Dunkeld • P O Box 413710 Craighall 2024 • Tel 011 327 3310
E-mail breda@bredalombard.co.za • S VAN B LOMBARD PROF PLANNER (REG. NO. A/700/1992)
R BECHOO TOWN PLANNER (REG. NO. B/8391/2017), R. MURTAGH CONSULTANT PLANNER (REG NO. C/8322/2018)

No. 38 Bompas Property Consultants CC trading as Breda Lombard Town Planners •
CK 2001/061594/23

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1.	APPLICATION
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- 1.1 The application is submitted in terms of Section 21 of the City of Johannesburg Municipal Planning By-law, 2023 to read with the provisions of SPLUMA for the rezoning Erven 845 and 846 Greenside Extension (**the site**) from “Residential 1” to “Special” (offices, medical suites, showrooms and business purposes including hair and beauty salon - subject to conditions).
- 1.2 The purpose of the proposed rezoning application is to allow a variety of mixed land-use rights in order to create a small-scale neighbourhood retail site.
- 1.3 Erven 845 and 846 Greenside Extension will be consolidated post rezoning approval.

2.	SITE INFORMATION
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2.1	LOCALITY / STREET ADDRESSES
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- Erf 845 Greenside Extension : 208 Barry Hertzog, Greenside Extension.
- Erf 846 Greenside Extension : 206 Barry Hertzog, Greenside Extension.

2.2	TOTAL AREA
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- Erf 845 Greenside Extension measures approximately 1086m².
- Erf 846 Greenside Extension measures approximately 1086m².
- **The total site area measures approximately 2 172m².**

2.3	EXISTING ZONINGS
-----	-------------------------

- Erf 845 Greenside Extension is zoned “Residential 1” in terms of the City of Johannesburg Land Use Scheme, 2018.
- Erf 846 Greenside Extension is zoned “Residential 1” in terms of the City of Johannesburg Land Use Scheme, 2018.

2.4	EXISTING IMPROVEMENTS
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- Dwelling houses with associated outbuildings (**existing structures to be retained**).

2.5	ACCESS
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- Barry Hertzog Avenue, Greenside Extension.

2.6	OWNERSHIP
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- The site is registered in the name of **Blue Vista Holdings (Pty) Ltd.**

2.7	TITLE DEEDS, POWERS OF ATTORNEY AND COMPANY RESOLUTIONS
-----	--

- Attached.

2.8	SURROUNDING ZONINGS AND LAND-USES
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PROPERTY	ZONING	LAND USES
Erf 844 Greenside Extension	Residential 1	Residential
Erf 857 Greenside Extension	Residential 1	Residential
Erf 858 Greenside Extension	Residential 1	Residential
Erf 859 Greenside Extension	Residential 1	Residential

Erf 847 Greenside Extension	Residential 1	Residential
Erf 669 Greenside Extension	Residential 1	Residential
Erf 670 Greenside Extension	Residential 1	Business
Erf 673 Greenside Extension	Residential 1	Business
Erf 842 Greenside Extension	Residential 1	Business
Erf 839 Greenside Extension	Residential 1	Business
Erf 837 Greenside Extension	Residential 3	Business
Erf 835 Greenside Extension	Residential 1	Business
Erf 799 Greenside Extension	Residential 1	Business
Erf 798 Greenside Extension	Residential 1	Business
Erf 797 Greenside Extension	Residential 1	Business
Erf 787 Greenside Extension	Residential 1	Veterinary / Animal Hospital

(Refer to the attached Barry Hertzog Corridor Land Use Plan highlighting the mixed land uses - Annexure A)

2.9	CONSENT FROM BONDHOLDER
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- Not bonded.

2.10	RESTRICTIVE CONDITIONS
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- Separate applications have been submitted to the Local Authority to remove restrictive conditions of title prohibiting non-residential land uses concerning Erven 845 and 846 Greenside Extension. Reference numbers (20/13/4432/2022) and (20/13/4433/2022) respectively.

3.	PURPOSE OF THE APPLICATION
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- 3.1 The purpose of the rezoning application is to amend the existing zoning from Residential 1 to “Special” permitting offices, medical suites, showrooms and business purposes including hair and beauty salon - subject to conditions).
- 3.2 The proposed rezoning application is to allow a variety of land use rights to create a small-scale neighbourhood mixed land uses on the site.
- 3.3 **The proposed land uses will be restricted to the existing structures on the site.**
- 3.4 Erven 845 and 846 Greenside Extension will be consolidated post rezoning approval.
- 3.5 Parking can be provided to the satisfaction of the Local Authority. **(Refer to attached parking layout – Annexure B)**

4.	MOTIVATION OF THE APPLICATION
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4.1	LOCALITY
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- 4.1.1 Erven 845 and 846 Greenside Extension (the site) is located at 208 and 206 Barry Hertzog Avenue, Greenside Extension respectively.
- 4.1.2 Barry Hertzog Avenue is a dual carriageway which is identified as a mobility road.
- 4.1.3 There are precedents of high-intensity mixed land uses as mentioned in paragraph 2.8.
- 4.1.4 The high volumes of traffic and noise pollution have created a negative impact on the “Residential 1” zoned properties along this arterial.

4.2	APPLICABLE LOCAL AUTHORITY POLICIES
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- The Spatial Development Framework (2040) and the Nodal Review (2020) are applicable.

4.2.1	SPATIAL DEVELOPMENT FRAMEWORK (2040)
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- 4.2.1.1 The SDF (2040) focuses on creating a compact polycentric city with specific reference to satellite “cores” with high employment potential and social infrastructure.
- 4.2.1.2 The main aim is therefore to limit urban sprawl and optimise public transport.
- 4.2.1.3 The existing development pattern in Johannesburg displays an inverted polycentric model (which is as a result of past planning policies).
- 4.2.1.4 **The SDF 2040 endorses the following concepts to facilitate spatial transformation:**
- Compact city
 - Inclusive city
 - Connected city
 - Resilient and a generative city.
- 4.2.1.5 **Limited diversity and inefficient land-use patterns:**
- 4.2.1.5.1 The pattern of land use in the city is dominated by residential development, accounting for almost 30% of the total settlement area. Economic activity, or land use that generates jobs, accounts for only 10% of the developed area. This includes land developed for business, commercial industrial and demarcated mining land.

4.2.1.5.2 The separation of land uses contributes to increasing average distances travelled.
Hence, the separation of land uses and zoning impact on:

- (1) Climate and energy intensity, by increasing energy needs for transportation,
- (2) Social inclusion, by making jobs and social infrastructure less accessible to low-income households, and
- (3) Economic productivity, by separating economic activities from labour and limited agglomeration economies. High levels of land use diversity are paramount, especially around transit stations.

4.2.1.6 **Established suburban built-up areas (e.g. Greenside Extension and surrounding areas):**

4.2.1.6.1 Development in the established Suburban Zone should be focused on improving liveability and local urban efficiencies. The overall SDF transformation themes of compaction, inclusivity, connectedness, resilience and generative urban structures are still appropriate to inform the city's developmental approach to these suburban areas, albeit within a localised scale and context. Most of the established suburban built-up areas are characterised by low levels of inclusivity and structural improvements are required to improve local connectivity, resilience and vibrancy.

4.2.1.6.2 Structural efficiencies can be addressed by:

- Improving access;
- Diversification of residential typologies;

- Diversification of economic activities – small-scale business activities supported by residential accommodation on the same site can form part of this approach.
- Clustering of social facilities will create accessible social amenities and provide opportunities for linking through non-motorised transport networks.
- **Suburban Zone areas should be well serviced by the full range of social amenities and services, including facilities such as childcare, medical, community and educational services.**
These types of local amenities should be located along key movement networks and within or in close proximity to nodes and medium to higher-density residential typologies.

4.2.2	NODAL REVIEW (2020)
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4.2.2.1 The site is located in the **Sub-Urban Zone - Nodal Review (2020)**.

4.2.2.2 The following land uses are supported in terms of the Suburban Zone Development Guidelines:

- **Home offices,**
- **Small-scale neighbourhood retail;**
- residential,
- **home enterprises,**
- public open space,
- **salons,**
- estate agencies,

→ community services and recreation,

→ childcare,

(Refer to the attached Regional Node Development Guidelines – Refer to attached Annexure C).

5. NEED AND DESIRABILITY

- 5.1 The high volumes of traffic and noise pollution have created a negative impact on the “Residential 1” zoned properties along Barry Hertzog Avenue, Greenside Extension.
- 5.2 The existing dwelling houses with associated outbuildings abutting Barry Hertzog Avenue are no longer viable for a family residence. The conversion of “Residential 1” zoned properties (subject to conditions) will create a variety of land uses that will be more attractive to potential tenants and businesses.
- 5.3 The area is characterized predominantly by mixed land uses as mentioned in paragraph 2.8. **(Refer to the attached Barry Hertzog Corridor Land Use Plan – Annexure A)**
- 5.4 The purpose of the proposed rezoning application is to amend the existing zoning from “Residential 1” to “Special” permitting offices, medical suites, showrooms and business purposes including hair and beauty salons - subject to conditions).
- 5.5 **The proposed land uses will be limited to the existing structures. Therefore the residential character will be retained.**
- 5.6 The change in land uses will not affect the amenity of the area due to the precedents of non-residential land uses along Barry Hertzog Avenue, Greenside Extension.

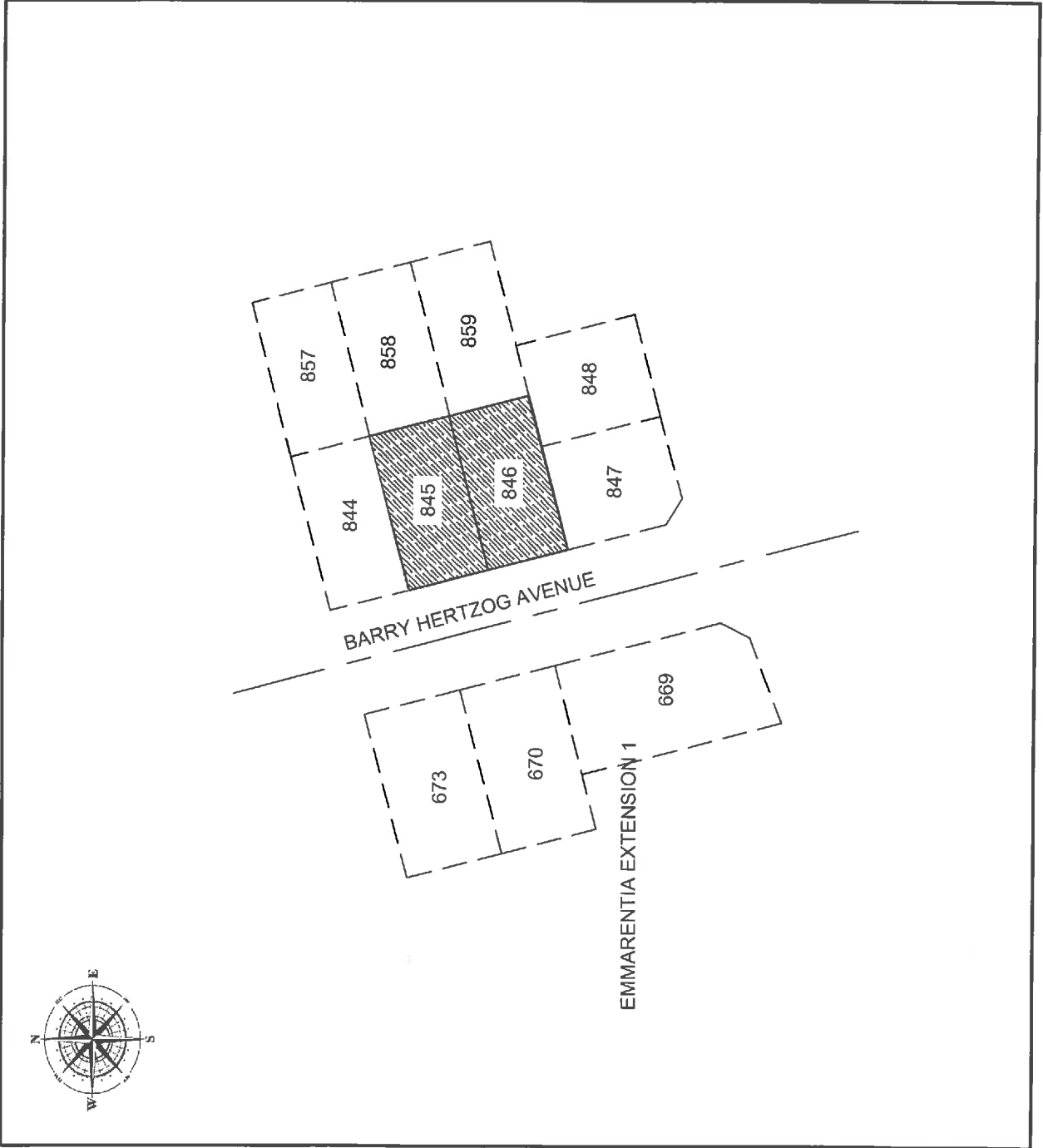
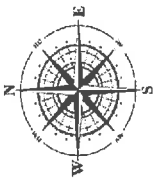
- 5.7 The site can provide parking to the satisfaction of the Local Authority.
(Refer to the attached Annexure B)

6.	CONCLUSION
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- 6.1 The proposal is in line with approved Local Authority policies. **(Refer to the attached Annexure C)**
- 6.2 The application site is well located to support the proposal and should therefore find favourable support.


BREDA LOMBARD TOWN PLANNERS

SCALE 1:2500



ERVEN 845 AND 846 GREENSIDE EXTENSION


REFERENCE

USE ZONE  SPECIAL

APPROVED

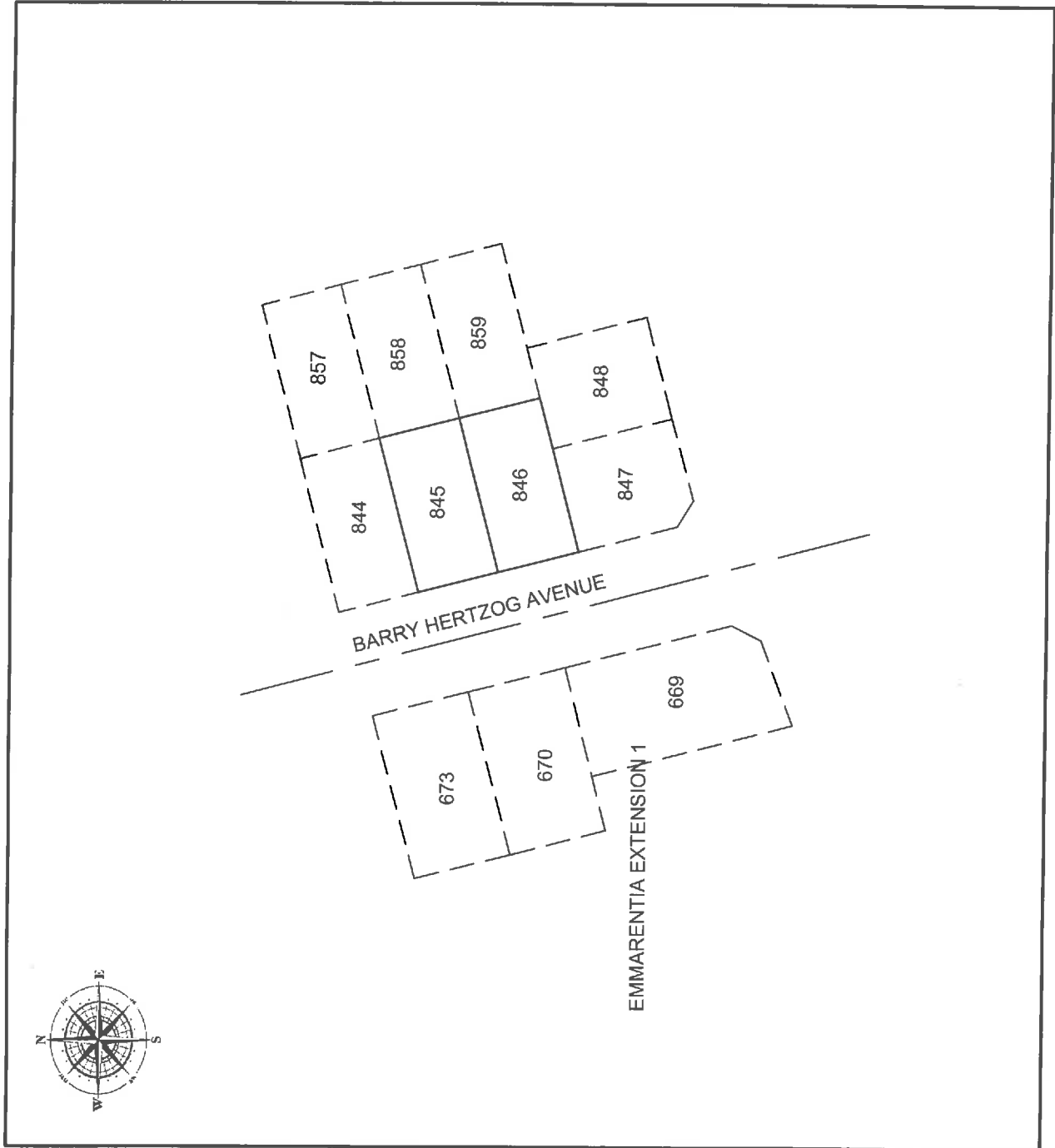
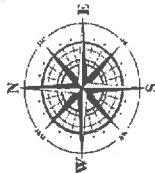
**EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG**

DATE: _____



USE ZONE

SCALE 1:2500



ERVEN 845 AND 846 GREENSIDE
EXTENSION


REFERENCE

USE ZONE

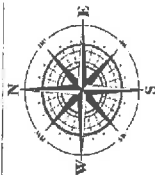
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EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

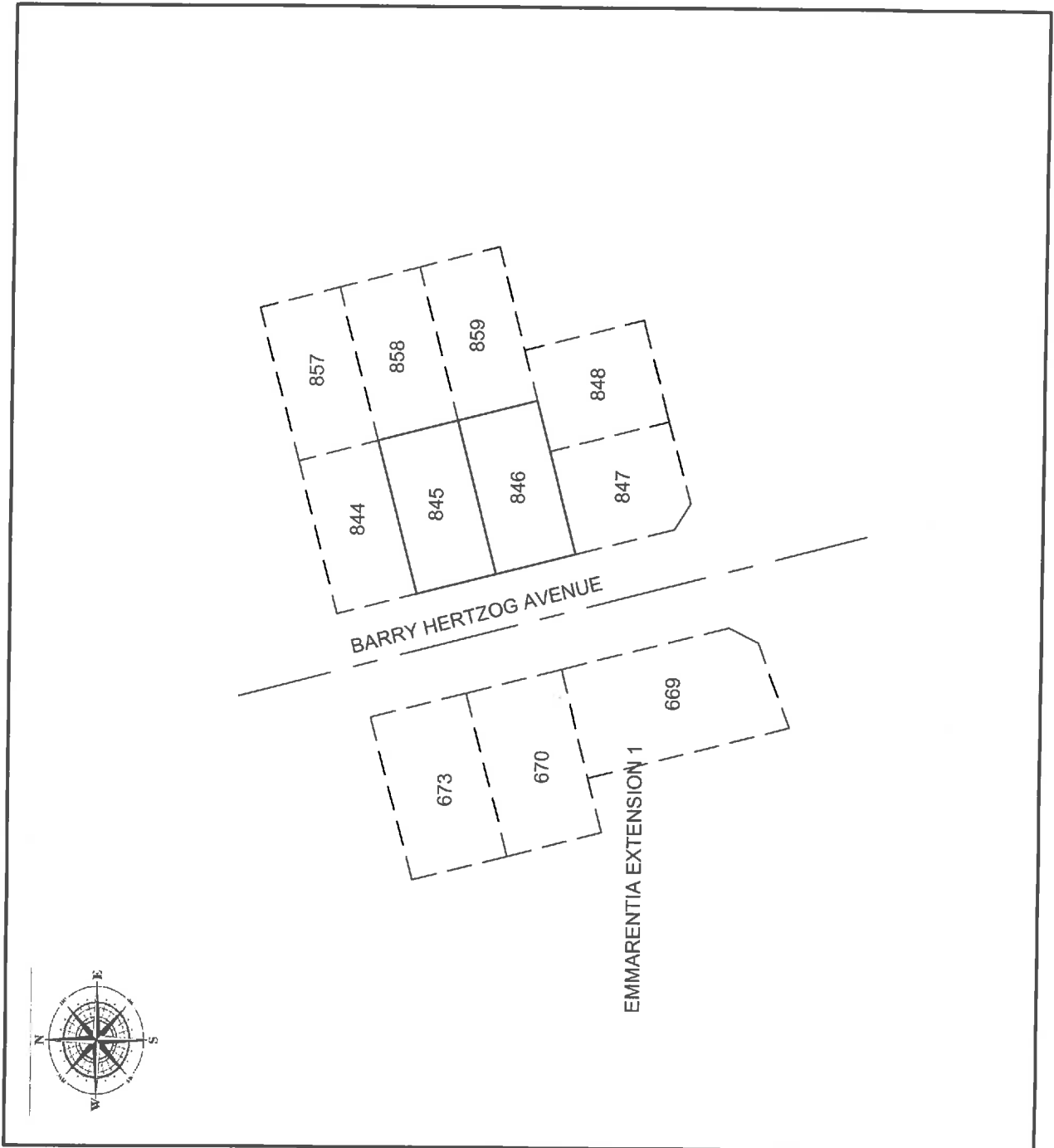
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HEIGHT AND DENSITY ZONE



SCALE 1:2500



ERVEN 845 AND 846 GREENSIDE
EXTENSION

REFERENCE

USE ZONE

APPROVED

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE: _____

Use zone : Special

Description of Land : Erven 845 and 846 Greenside Extension

Primary Rights : Offices, medical suites, showrooms (excluding motor showrooms) and business purposes including hairdresser and beauty salons and related ancillary retail.

Consent Rights : As per scheme

No Rights : As per scheme

Servitude : None

Height : Ground floor only.

Coverage : As per scheme – 30%

Floor Area Ratio : As per scheme – 0,3

Parking Provision : As per scheme

Density : As per scheme

Building Lines : As per scheme

**ERVEN 845 AND 846
GREENSIDE
EXTENSION**

APPROVED

**EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG**

DATE: _____



Joburg world class African city

Specific Conditions :

1. The existing structures may not be demolished.
2. Access is to be to the satisfaction of the Johannesburg Roads Agency and Council.
3. The applicant/owner shall comply with all the requirements of the Technical Services Department.
4. A contribution towards to the provision of engineering services and an endowment of parks and open spaces shall be payable in terms of Section 25 (1) (a)(b) of the Municipal Planning By-law, 2016.

**ERVEN 845 AND 846
GREENSIDE
EXTENSION**

APPROVED

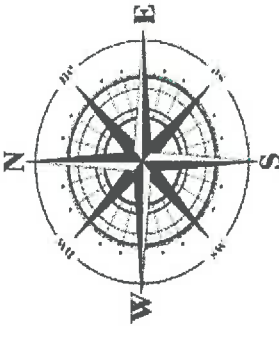
**EXECUTIVE DIRECTOR:
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CITY OF JOHANNESBURG**

DATE: _____



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AERIAL PLAN

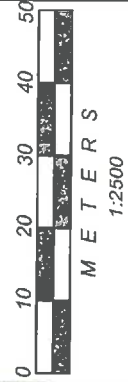


PROPERTY DESCRIPTION:

ERF 845 AND 846
GREENSIDE
EXTENSION

LEGEND:

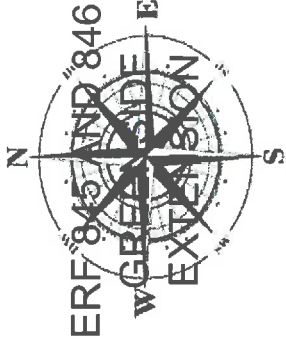
 THE SITE



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LOCALITY PLAN



PROPERTY DESCRIPTION:

ERF 845 AND 846
GREENSIDE
EXTENSION

LEGEND:



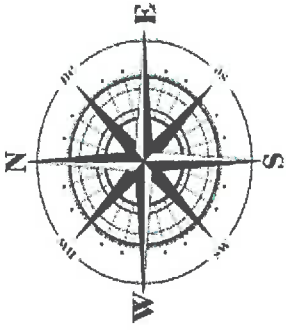
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ZONING PLAN

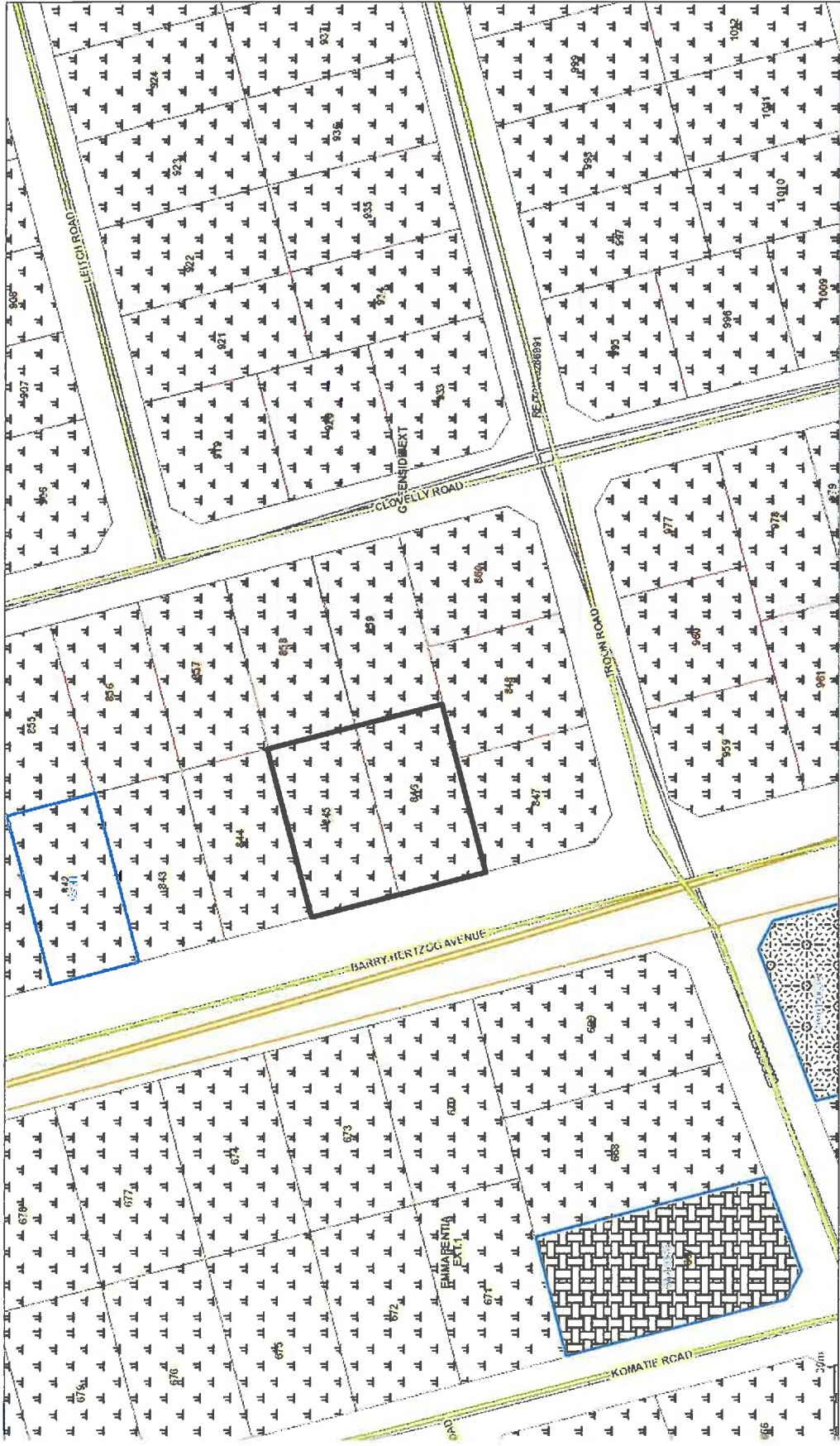
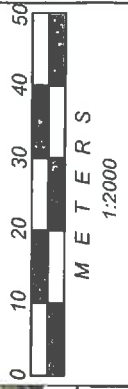


PROPERTY DESCRIPTION:

ERF 845 AND 846 GREENSIDE EXTENSION

LEGEND:

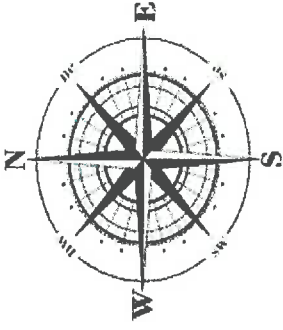
-  THE SITE
-  RESIDENTIAL 1
-  RESIDENTIAL 2
-  RESIDENTIAL 3



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LAND USE PLAN

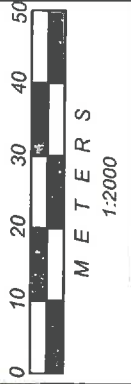


PROPERTY DESCRIPTION:

**ERF 845 AND 846
GREENSIDE
EXTENSION**

LEGEND:

-  THE SITE
-  DWELLING HOUSES / OFFICES
-  CLUSTER
-  CLUSTER



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BL4703

**SURROUNDING OWNERS
ERVEN 845 AND 846 GREENSIDE EXTENSION**

ERF 844 GREENSIDE EXTENSION

ABOBAKAR SHAMILA
210 BARRY HERTZOG AVENUE
GREENSIDE EXTENSION
2193

ERF 857 GREENSIDE EXTENSION

AMOD AMMAARAH
89 CLOVELLY ROAD
GREENSIDE EXTENSION
2193

ERF 858 GREENSIDE EXTENSION

HARSHAL INV PTY LTD
87 CLOVELLY ROAD
GREENSIDE EXTENSION
2193

ERF 859 GREENSIDE EXTENSION

PATEL DIMPLE DALPAT
85 CLOVELLY ROAD
GREENSIDE EXTENSION
2193

ERF 848 GREENSIDE EXTENSION

AZEEZ FAZILA
43 TROON ROAD
GREENSIDE EXTENSION
2193

ERF 847 GREENSIDE EXTENSION

SALIM HASSIM FAMILY TRUST
204 BARRY HERTZOG AVENUE
GREENSIDE EXTENSION
2193

ERF 669 EMMARENTIA EXTENSION 1

KATZ ARNOLD HILTON
39 TROON ROAD
EMMARENTIA EXT 1
2195

ERF 670 EMMARENTIA EXTENSION 1

LIFELINE SOUTH AFRICA
175 BARRY HERTZOG AVENUE
EMMARENTIA EXT 1
2195

ERF 673 EMMARENTIA EXTENSION 1

EMMARENTIA 673 FAMILY TRUST
177 BARRY HERTZOG AVENUE
EMMARENTIA EXT 1
2195