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## ZONING INFORMATION NOTE PAD

REQUESTED BY:

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

NAME OF APPLICANT:

ERF / HOLDING / FARM PORTION: **2/58 (4047 m<sup>2</sup>)**

TOWNSHIP NAME / HOLDING NAME / FARM NAME: **BRYANSTON**

STREET NAME AND NUMBER: **2938 WILLIAM NICOL DRIVE**

### ZONING INFORMATION

USE ZONE: **BUSINESS 3**

HEIGHT ZONE: **A (REFER TO AMENDMENT SCHEME)**

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

COVERAGE: **REFER TO AMENDMENT SCHEME**

DENSITY: **1 dwelling per - m<sup>2</sup>**

BUILDING LINE: **REFER TO AMENDMENT SCHEME**

PARKING: **AS PER SCHEME**

AMENDMENT SCHEME APPLICABLE: **13-16107**

SERVED BY: 

DATE: **2023/05/04**

The Town Planning Scheme is open for inspection at the 8<sup>th</sup> floor, 158 Civic Boulevard between 08:00 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.

**USE ZONE 7: "BUSINESS 3"**

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


- Primary Rights:** Shops, offices, places of refreshment, businesses and retail that is subservient and related to the businesses.
- Consent Rights:** As per Scheme
- No Rights:** As per Scheme
- Servitudes:** N/A
- Height:** As per Scheme - 8 storeys
- Coverage:** As per Scheme - 70%; Provided that no coverage restrictions shall apply to basements.
- Floor Area:** As per Scheme - The floor area of the buildings shall not exceed 8 000m<sup>2</sup>; Provided that the floor area of the shops and places of refreshment shall not exceed 1 500m<sup>2</sup>.
- Parking Provision:** As per Scheme
- Density:** As per Scheme
- Building Lines:** As per Scheme - Provided that building lines shall not apply to basements, security access structures and refuse structures.

**SPECIFIC CONDITIONS:**

1. Access to be off Bruton Road and shall be to the satisfaction of JRA and Council.
2. The intersection of Cross Place with William Nicol Drive and Main Road are to operate as left-in, left-out intersections only.
3. There is to be no form of access control on either sides of Cross Place.
4. The property shall not be developed for the proposed uses until suitable access is available, to the satisfaction of JRA and Council. Lines of no access, which may be relaxed by the Local Authority, shall apply along

REMAINDER OF PORTION 1,  
PORTION 2 AND REMAINDER  
OF ERF 58 BRYANSTON

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DATE: 07/05/19

William Nicol Drive and Main Road.

- 5. A 2.0m paved pedestrian sidewalk is to be provided on William Nicol Drive, Main Road, Bruton Road and Cross Place along the entire length of the proposed and existing development to the satisfaction of JRA.
- 6. If the right-of-way servitudes are to be registered over the existing development to provide access to the proposed development, they are to be registered by the developers to facilitate access onto Bruton Road, to the satisfaction of Council.
- 7. The proposed development must take electricity supply on an internal basis from the existing service connection to the erf. Such existing capacity shall be indicated (in kVa) for any future reference.
- 8. A Site Development Plan, compiled to a scale 1:500 or to any other scale as may be approved by the Local Authority, shall be submitted for approval to the Local Authority before the submission of any building plans. No building shall be erected on the Erf until such a Site Development Plan has been submitted and approved by Local Authority.
- 9. The applicant / owner shall comply with all the requirements of the Technical Services Departments to the satisfaction of the Local Authority.
- 10. A contribution towards the provision of engineering services and an endowment in lieu of parks and open spaces shall be payable in terms of Section 25.(1)(a) and (b) of the City of Johannesburg Municipal Planning By-Laws.

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