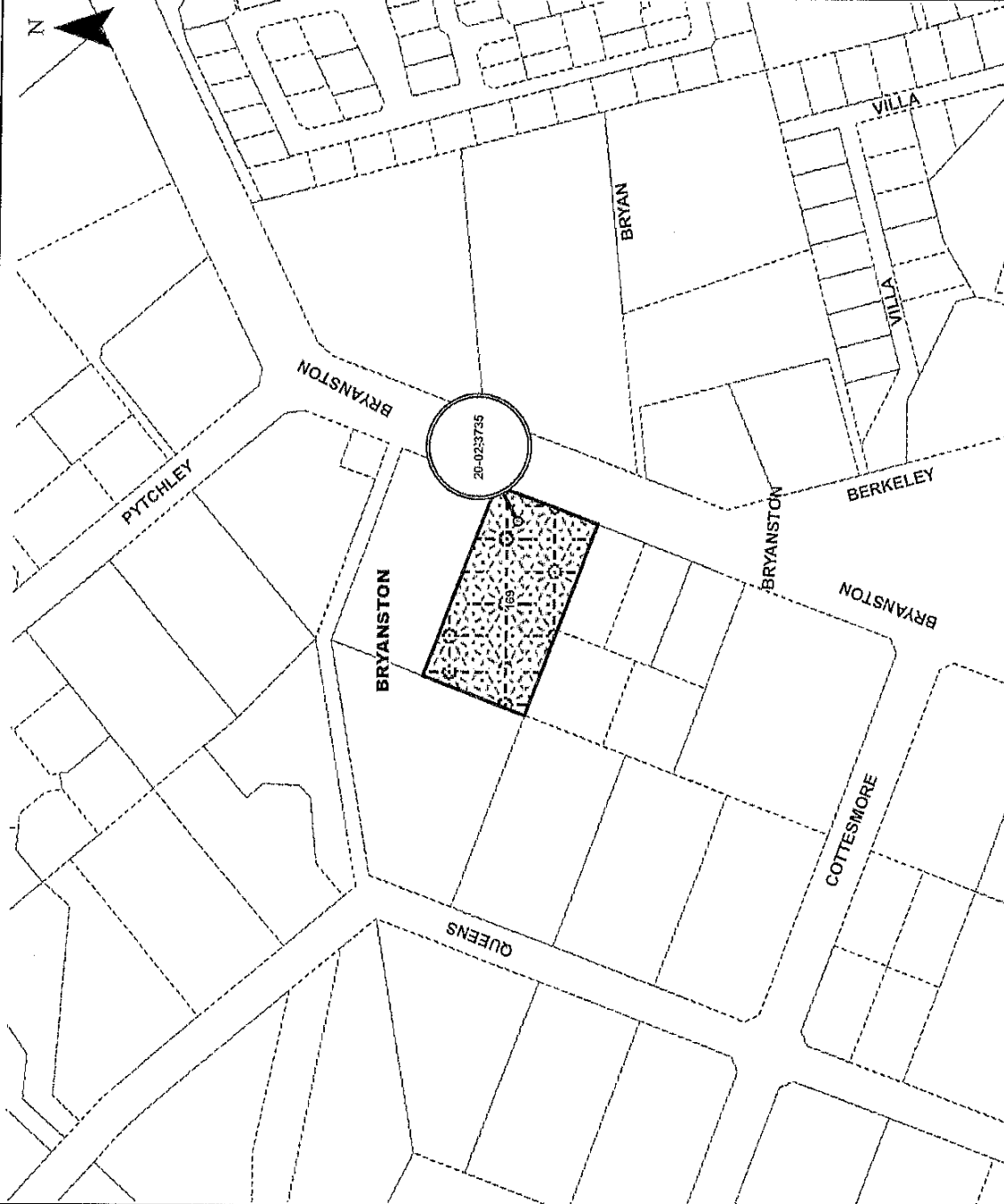




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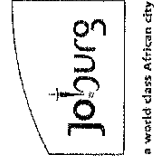
REFERENCE
Area Boundary
Annexure

USE ZONES
Residential 3

APPROVED

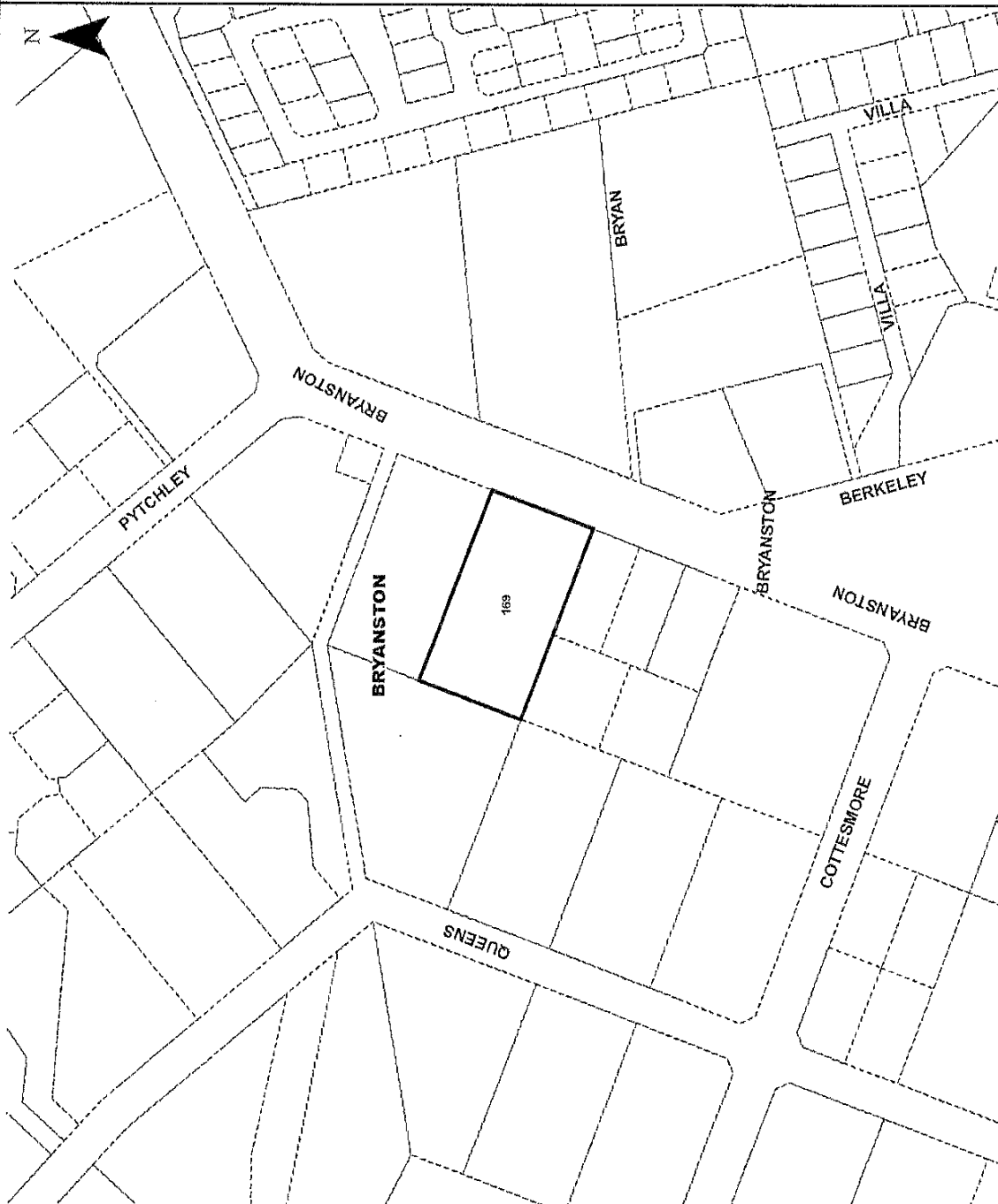
EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE: 29/06/2022



Scale 1:2500

USE ZONES



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REFERENCE

Area Boundary

HEIGHT ZONES

DENSITY ZONES

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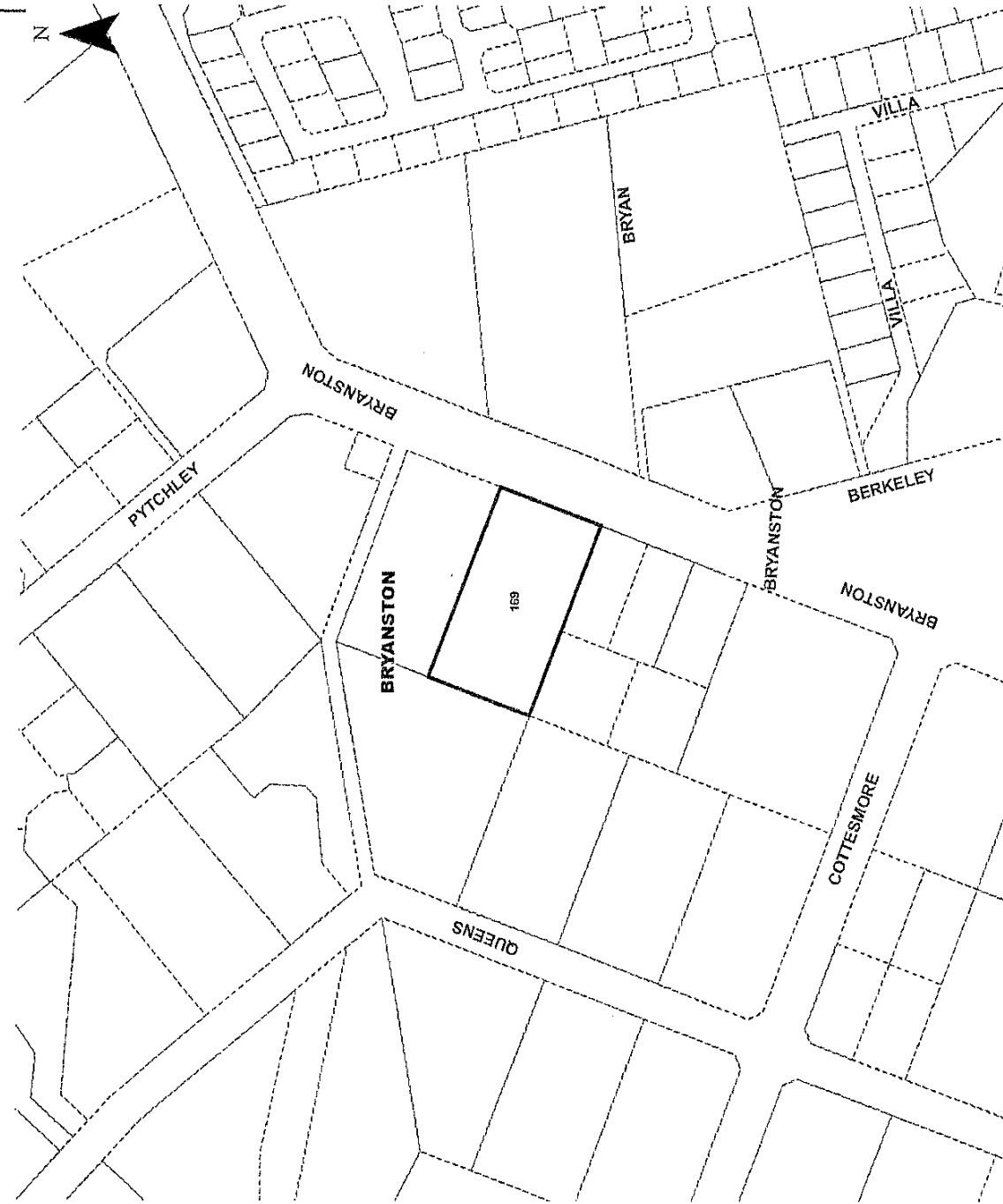
DATE: 29/06/2022



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USE ZONES

Scale 1:2500



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CITY OF JOHANNESBURG LAND USE SCHEME, 2018, APPROVED BY VIRTUE OF ADMINISTRATOR'S NOTICE 5, DATED 2 JANUARY 2019 IS HEREBY FURTHER AMENDED AND ALTERED IN THE FOLLOWING MANNER:

1. The Map, A and B Series, as shown on Map 3, Amendment Scheme 02-18330
2. By the addition of Annexure 02-18330 to the scheme

Use Zone : Residential 3.

Primary Rights : As Per Scheme.

Consent Rights : As Per Scheme.

No Rights : As Per Scheme- Hotel.

Servitude : N/A.

Height : As Per Scheme – Four (4 Storeys).

Coverage : As Per Scheme – 60%.

Floor Area : As Per Scheme – 1.3.

Parking Provision : As Per Scheme.

Density : As Per Scheme – A maximum of 47 dwelling units on site.

Building Lines : As Per Scheme.

Specific Conditions:

1. The applicant / owner shall comply with all the requirements of the Technical Services Departments.
2. A Site Development Plan must be drawn to the scale of 1:500 or to any other scale approved by the Local Authority and shall be submitted for approval by the Local Authority prior to the submission of any building plans.
3. 31 market units and 16 inclusionary housing units will be allowed.

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ANNEXURE

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BRYANSTON

4. Access to and from the site shall be to the satisfaction of the JRA and Council.
5. A 2.0m paved pedestrian sidewalk is to be provided on Bryanston Drive along the entire length of the property boundary.
6. Electricity supply in excess of 55 kVA (i.e. 80A per phase) to the proposed development will require the applicant to make provision for a medium voltage service connection which will be installed under the prevailing cost and conditions.
7. A Contribution towards the provision of engineering services and an endowment in lieu of parks and open spaces shall be payable in terms of the Section 25(1)(a)(b) of the Municipal Planning By-Law, 2016.

APPROVED



EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE: 25/06/2022



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