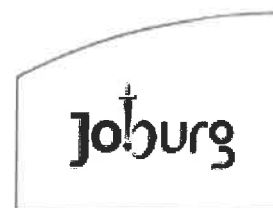


**ZONING INFORMATION
CERTIFICATE PAD
FOR APPLICATION SUBMISSIONS**



a world class African city

Date: 2020/01/06

Requested by:	Lloyd Nkuna
Town Planning Scheme:	City of Johannesburg Land Use Scheme 2018
Name of Applicant:	VARTRUST REAL ESTATE
Erf/Holding Name/Farm Portion:	Portion 2 of erf 598 (Previously erven 510 and 511)
Township/Holding Name/Farm Name:	Halfway House ext. 59
Street Name and No:	
ZONING INFORMATION	
Use Zone:	Commercial
Height Zone:	As per attached annexure
Floor Area Ratio:	0.8
Coverage:	40%
Density:	No Density
Building Line:	10m along the street boundaries & 5m all other boundaries
Parking:	AS PER ATTACHED ANNEXURE
AMENDMENT SCHEME APPLICABLE:	630
Served By:	Lloyd Nkuna

Terms and Conditions:

The Town Planning Scheme is open for inspection on the 8th Floor 158 loveday Street Braamfontein between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the 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.

KODE
CODE 149

HALFWAY HOUSE
& CLAYVILLE

DORPSBEPLANNINGSKEMA
TOWN PLANNING SCHEME 1976 KAART
MAP 3

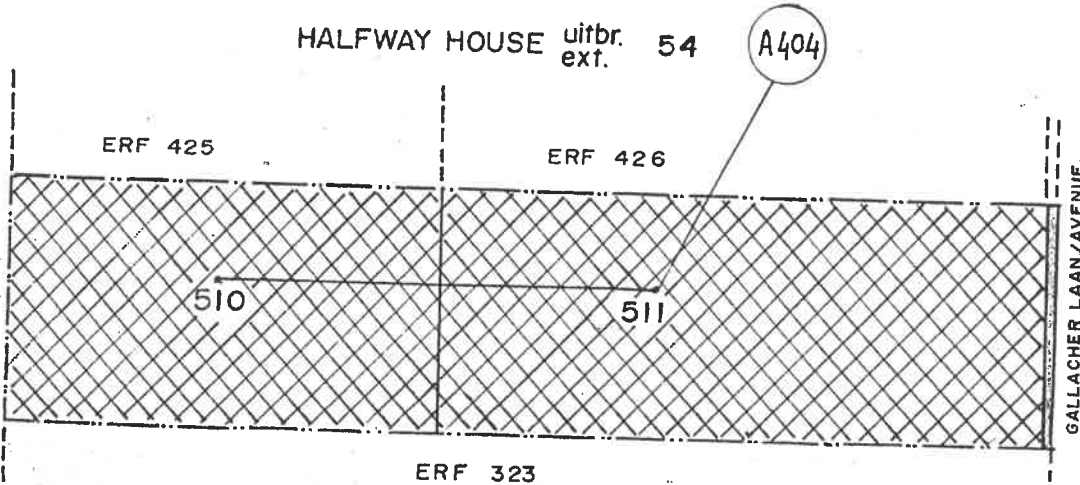
WYSIGINGSKEMA
AMENDMENT SCHEME 630 VEL
SHEET 1 OF 1 VEL
SHEET

SKAAL/SCALE 1:1000



HALFWAY HOUSE ESTATE L.H./A.H.

JAMESSINGEL / CRESCENT



HALFWAY HOUSE uitbr. ext. 54

HALFWAY HOUSE uitbr. ext. 14

HALFWAY HOUSE uitbr. ext. 59

VERWYSINGS/REFERENCE

DORPSGRENS
TOWNSHIP BOUNDARY

BESTAANDE STRATE EN
OPENBARE DEURGANGE
EXISTING STREETS AND
PUBLIC THOROUGHFARES

VERWYSING NA BYLAE
REFERENCE TO ANNEXURE

GEBRUIKSONE / USE ZONE

KOMMERSIEEL
COMMERCIAL

GOEDGEKEUR APPROVED

Raadbesluit MIDRAND
Council Resolution **APPROVED**
GOEDGEKEUR

Datum
Date **14 NOV 1981**

Handtekening
Signature

HALFWAY HOUSE ESTATE L.H. / A.H.

JAMES SINGEL / CRESCENT

GALLACHER LAAN / AVENUE

HALFWAY HOUSE uitbr. 54 ext.

ERF 425

ERF 426

510

511

ERF 323

HALFWAY HOUSE uitbr. 14 ext.

HALFWAY HOUSE uitbr. 59 ext.

ERWE 510 EN 511 ERVEN AND

GOEDGEKEUR APPROVED MIDRAND

GOEDGEKEUR APPROVED A 5061

14 NOV 1991

STADSRAT

Erwe 510 en 511

Die erf is aan die volgende
voorwaardes onderworpe:

GEBRUIKSONE : IV KOMMERSIEEL

- 1 Direk verwante en onderge-
skikte kleinhandel mag met
die skriftelike toestemming
van die plaaslike bestuur
uitgeoefen word.
- 2 V.R.V. : 0,8.
- 3 Dekking : 40%
- 4 Hoogte : 2 verdiepings, maar
nie hoer as 14m bo
natuurlike grondvlak nie.
- 5 Parkering: 4 parkeerplek-
ke per 100 vk.m. bruto
kantooroppervlakte en 2
parkeerplekke per 100 vk.m.
bruto ander vloeroppervlak-
te.
Addisionele parkering mag
deur die Raad vereis word
indien omstandighede dit
noodsaak.

Erven 510 and 511.

The erf shall be subject to
the following conditions:

USE ZONE : IV COMMERCIAL

- 1 Directly related and
sub-ordinate retail may
be conducted with the
written approval of the
local authority.
- 2 F.S.R. : 0,8.
- 3 Coverage : 40%
- 4 Height : 2 storeys, not
exceeding 14m from
natural ground level.
- 5 Parking: 4 parking bays
per 100 sq.m. gross
office area and 2 parking
bays per 100 sq.m. gross
other floor area.
Additional parking may be
imposed by the Council
should circumstances so
dictate.

HALFWAY HOUSE uitbr.
ext. 59

ERWE 510 EN
ERVEN AND 511

GOEDGEKEUR APPROVED
MIDRAND

GOEDGEKEUR APPROVED
Council Resolution A 5061

14 NOV 1991

Datum

by

STADSRAAD

Signature

6 Boulyne: Straat - 10m ander grense - 5m met dien verstande dat die plaaslike bestuur die boulyne mag verslap.

6 Building lines: Street-10m, other boundaries 5m, provided that the local authority may relax the building lines.

7 'n Ontwikkelingsplan moet goedgekeur wees voor die indiening van bouplanne.

7 A development plan to be approved before submission of building plans.

8 Alle bestaande geboue, heinings, skermure en soortgelyke strukture moet verwyder word, tensy die plaaslike bestuur goedkeuring vir die behoud daarvan verleen.

8 All existing buildings, fences, screen walls and similar structures to be removed, unless retention thereof is approved by the local authority.

9 Enige voorgestelde heining/skermmuur van enige aard moet deur die plaaslike bestuur goedgekeur wees voor die oprigting daarvan.

9 Any proposed fence/screen wall of any description to be approved by the local authority prior to the erection thereof.

10 Geen bome mag verwyder word sonder die plaaslike bestuur se toestemming nie.

10 No trees to be removed without the local authority's approval.

11 Geen kontaminerende of besoedelende aktiwiteite word toegelaat nie.

11 No contaminating or polluting activities are allowed.

HALFWAY HOUSE uitbr. 59
ext.

ERWE 510 EN
ERVEN AND 511

GOEDGEKEUR APPROVED

MIDRAND
GOEDGEKEUR APPROVED

14 NOV 1991

STADSRAAD/TOWN COUNCIL

KODE 149
CODE

HALFWAY HOUSE
& CLAYVILLE

DORPSBEPLANNINGSKEMA 1976
TOWN PLANNING SCHEME

BYLAE ANNEXURE A 404

WYSIGINGSKEMA 630 VEL 4 VAN 4 VELLE
AMENDMENT SCHEME SHEET OF SHEETS

12 Kantore mag slegs in direkte verband met die hoofgebruik aangewend word.

12 Offices may only be used in direct relation to the main use.

13 Die eiendom moet belandskap en onderhou word tot bevrediging van die plaaslike bestuur.

13 The property shall be landscaped and maintained to the satisfaction of the local authority.

HALFWAY HOUSE uitbr. 59
ext.

ERWE 510 EN 511
ERVEN AND

GOEDGEKEUR APPROVED

MIDRAND
A 5061
GOEDGEKEUR APPROVED

Datum 14 NOV 1991
Date

Handtekening
Signature
MIDRAND TOWN COUNCIL