(Rezoning) Scheme Land Use Amendment
Amendment of Land Use Scheme (Rezoning)

Application in Terms of Section 21 of

1. An owner of land who wishes to have a provision of the City’s land use scheme or any provision of any other scheme which may still be applicable to the land under consideration amended, may submit an application in terms of this By-law to the City for consideration.

2. An application as envisaged in subsection (1) above shall submit the following:

a) Prescribed application fee, currently: R 5243-00 per erf.

b) Covering letter addressed to: The Executive Director Development Planning PO Box 30733 Braamfontein 2017

c) Application Information – Form A.

d) Original Power of attorney (if applicable – Form B)

e) Company Resolution (if applicable – Form C)

f) A copy of the registered title deed for each erf that is included in the application. (6 copies)

g) A copy of the company closed corporation, should the or trust property by registered in favour of one of the above.

h) If the land is subject to a mortgage bond, full details of such bond holder as well as the bond holder’s consent relevant to the application.

i) Comprehensive motivational report in support of the application. (25 copies)

j) Locality plan of the area. (25 copies)

k) A land use map of the surrounding immediate area

l) Information on the existing development on the land;

m) Information on the proposed use on the land

n) Information regarding the existing zoning on the land and in terms of which land use scheme or any other town planning scheme that might still be applicable
o) Zoning and density zoning plan surrounding immediate area.
   (25 copies)

p) The proposed scheme clauses, schedules, maps and annexures.
   (5 copies)

q) Table of existing and proposed rights. Form D (6 copies)

r) Proposed site development plan, where required, showing, *inter alia*,
the parking lay out. (5 copies)

s) Undertaking to advertise – Form E3.
   a. E3a - Letter Template
   b. E3b - Site Notice Template
   c. E3c - Affidavit Template
   d. E3d - Newspaper Template

t) Subject to section 55(2) to (5) of the By-law, any other information
   deemed relevant to the application.

In addition to the above information, should engineering report be submitted, three
copies of each report should be submitted.

Engineering Report Guidelines:

Outline Scheme Report (Stormwater):
ORS = Site Area < 5 000m² Stormwater Management
Site Area 5000m² to 8500m² Outline Scheme Report
Site Area > 8500m² Outline Scheme Report with Attenuation

Outline Scheme Report (Water and Sewer):
ORS = > 10kl Outline Scheme Report

Traffic Impact Study / Assessment (TIS/TIA):
TIS/TIS < 50 Trips - Traffic Statement (Optional)
50 to 150 Trips - Traffic Statement
> 150 Trips Traffic Impact Study
Form A - Application Information

APPLICABLE SCHEME:

.........................................................TOWN PLANNING SCHEME, ......................

APPLICATION TYPE:


APPLICATION PURPOSES:


SITE DESCRIPTION:

Erf/Erf (stand) No(s):

Township (Suburb) Name:

Street Address: ........................................ Code:

OWNER:

Full name:

Postal Address: ........................................... Code:

Tel No (w): ........................................ Fax No:

Cell:

E-mail address:

SIGNED: ......................................................
Signature of owner/s

DATE: .......................................................
Form A – Application Information

AUTHORISED AGENT (IF APPLICABLE)

Full name: .................................................................
Postal Address: ...................................................... Code: ..........................................
Residential Address: ..................................................
Tel No (w): .......................................................... Fax No: ..................................................
Cell: ........................................................................
E-mail address: ........................................................

SIGNED: ........................................................................
Signature of Agent

DATE: ........................................................................
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)
SPECIAL POWER OF ATTORNEY

I, the undersigned .................................................................
being the registered owner of .................................................
held under deed of transfer/certificate of consolidation title no. .........................
do hereby nominate, constitute and appoint ..............................................
................................................................

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

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 intends 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 _______ THE DAY OF _______20____
in the presence of the undersigned witnesses.

SIGNED: ____________________________

AS WITNESSES:

1. ____________________________

2. ____________________________
COMPANY RESOLUTION

RESOLUTION BY OWNERS / MEMBERS OF

RESOLVED THAT:

At a meeting held at _____________________________ on this
_______ day ___________ month for the _______________ year.

1. An application be submitted to the City of Johannesburg Metropolitan
   Municipality for the ________________________________
   ________________________________

2. ___________________________________________________________________

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

<table>
<thead>
<tr>
<th>PROPERTY DESCRIPTION</th>
<th>Erf / Erven / Portion / Holding No.</th>
<th>Township / Farm / Holding</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Information as per Title Deed)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXTENT OF SITE</th>
<th>As per Scheme must be described in detail.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>m²</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TOWN PLANNING SCHEME, 19</th>
<th>EXISTING RIGHTS</th>
<th>BY WAY OF SPECIAL CONSENT (If applicable)</th>
<th>PROPOSED RIGHTS</th>
<th>ADDITIONAL COMMENTS DEEMED RELEVANT &amp; APPLICABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>IN TERMS OF ZONING</td>
<td>(Copy of approved MAP and Schedule / Assess to be attached if applicable)</td>
<td>(Copy of approval letter to be attached if applicable)</td>
<td>Ref No.: _____ - _____</td>
</tr>
<tr>
<td></td>
<td>ZONING</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>A/SNO./ANNEXURE NO./ REFINO.</td>
<td>(If applicable)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| PERMISSIBLE LAND USES | | | |
| LAND USES SPECIFICALLY EXCLUDED | | | |
| HEIGHT OF BUILDINGS | | | |
| STOREYS | | | |
| HEIGHT IN METRES | | | |

(Zoning Information - Version 1 of 8/2016)
<table>
<thead>
<tr>
<th>COVERAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>%</td>
</tr>
<tr>
<td>ACTUAL EXTENT IN m²</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FLOOR AREA RATIO</th>
</tr>
</thead>
<tbody>
<tr>
<td>RATIO</td>
</tr>
<tr>
<td>ACTUAL EXTENT IN m²</td>
</tr>
<tr>
<td>(Indicate any limitations / restrictions applicable to specific land use/s, e.g. shops restricted to 250m²)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>UNITS/ha</td>
</tr>
<tr>
<td>MAXIMUM No. of UNITS</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SPECIFY ANY OTHER LIMITATIONS / REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

**VERIFIED BY**: __________________________ (PLEASE PRINT)

**IN MY CAPACITY AS**: __________________________

**SIGNATURE**: __________________________

**DATE**: ____/____/20__

Zoning Information - Version 1 of 8/2016
UNDERTAKING TO ADVERTISE

An application for the amendment of a provision of the City's land use scheme or any other scheme that may still be applicable to the land under consideration as envisaged shall comply with the following procedures:

(a) Notice of the application shall be given once by simultaneously publishing a notice in the Provincial Gazette and a newspaper that circulates within the area of jurisdiction of the application site in English;

(b) Such notice shall clearly reflect in terms of which section of this By-law the application is made and which land use scheme or any other scheme is applicable;

(c) Such notice shall reflect full details of the application including, but not limited to, the street address, the name of the township, a clear erf description of the erf concerned and the nature and general purpose of the application;

(d) Such notice shall further reflect the name, postal address, telephone number, fax number and e-mail address of the person submitting the application;

(e) Such notice shall further reflect that the application and its accompanied documents will lie open for inspection at specified times and at specified places at the City’s offices and that any objection, comment or representation in regard thereto must be submitted timeously to the City in writing by registered post, by hand, by facsimile or by e-mail within a period of 28 days from the date of publication of the notice as envisaged in subsection (a) above.

(f) A site notice that contains the same detail as envisaged in subsections (b) to (e) above shall be displayed on the land under consideration in English;

(g) Such notice shall be displayed on the land from the same date as the date of the publication of the notice mentioned in subsection (a) above;

(h) Such notice shall be in the format as determined by the City;

(i) Such notice shall be displayed in a conspicuous place on the land in question where it would be best and easily visible and can be easily read from each and every adjacent public street or other adjacent public place;

(j) Such notice shall be maintained in a clearly legible condition for a period of not less than 21 days from the date of publication of the notice mentioned in subsection (a) above; and
Name and Address of Adjoining registered owner
And/ or interested party

Dear Sir/ Madam

DATE OF DISPATCHING THE LETTER

SITE DESCRIPTION:
Erf/Erven (stand) No(s):
Township (Suburb) Name:
Street Address: Code

APPLICATION TYPE:

APPLICATION PURPOSES:

(Specify amendment of the land use scheme information and the proposed use of building or land) on the abovementioned property.

The above application, in terms of the (applicable scheme), will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to benp@joburg.org.za, by not later than (state date - 28 days from the date on which the application notice was first displayed).
Details of OWNER / AUTHORISED AGENT

Full name: ..................................................................................................................
Postal Address: .................................................................................. Code: ........
Residential Address: ..................................................................................................
Tel No (w): ................................................................. Fax No: ......................................
Cell: .........................................................................................................................
E-mail address: ........................................................................................................

SIGNED: .................................................................................................................
                      Signature of Agent
SITE NOTICE – TO BE ENLARGED

APPLICABLE SCHEME:

.................................................................................. TOWN PLANNING SCHEME, ........................................

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I / we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the land use scheme.

SITE DESCRIPTION:

Erf/Erven (stand) No(s): .................................................................

Township (Suburb) Name: ................................................................

Street Address: ................................................................................ Code: ..........................................................

APPLICATION TYPE:

.................................................................................................

APPLICATION PURPOSES:

.................................................................................................

(Specify amendment of the land use scheme information and the proposed use of building or land) on the abovementioned property.

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(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: ______________________________________

OWNER / AUTHORISED AGENT

Full name: ______________________________________

Postal Address: ..............................................Code: ..........................

Residential Address: ..........................................................

Tel No (w): .............................................. Fax No: ..............................................

Cell: ..........................................................

E-mail address: ..........................................................

SIGNED: ..........................................................

Signature of owner/s

DATE: ..........................................................
OWNER / AUTHORISED AGENT

Full name: ..............................................................................................................

Postal Address: ................................................................................................. Code: 

Residential Address: ...........................................................................................

Tel No (w): ........................................ Fax No: ....................................................

Cell: ....................................................................................................................

E-mail address: ....................................................................................................

SIGNED: ..............................................................................................................

Signature of owner/s

DATE: ....................................................................................................................
NEWSPAPER ADVERTISEMENT FOR TOWN PLANNING SCHEMES

APPLICABLE SCHEME:

..................................................TOWN PLANNING SCHEME,..................

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I / we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the land use scheme.

SITE DESCRIPTION:

Erf/Erven (stand) No(s): ........................................................................................................

Township (Suburb) Name: ...........................................................................................................

Street Address: .........................................................................................................................

Code........................................

APPLICATION TYPE:

..........................................................................................................................................

APPLICATION PURPOSES:

..........................................................................................................................................

(Specify amendment of the land use scheme information and the proposed use of building or land) on the abovementioned property.

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OWNER / AUTHORISED AGENT

Full name: ..........................................................................................................

Postal Address: ................................................................................................

Residential Address: ..........................................................................................

Tel No (w): ........................................ Fax No: ....................................................

Cell: ..................................................................................................................

E-mail address: ..................................................................................................

DATE: .................................................................................................................
List of Property Owner(s) / occupant(s) notified:

Property:
F4:11111 - 11111 - 00

Address:
7. Barreltt Place, Jasper Park
Randberg

Property:

Address:

Property:

Address:
List of Property Owner/s / occupant/s notified: (continue)

Property:

Address:
8 Regent Place, Chelsea Park 2188

Property:

Address:
6 Regent Place, Chelsea Park

Property:

Address:
List of Property Owner/s / occupant/s notified: (continue)

Property:
- ERF 00001 033-00 000-00
  3 Bayouette St.

Address:
- No 3 Bayouette St, Takshe Park

Michael Tuck
7604265259002

Property:

Address:

Property:

Address:
DISPLAY OF NOTICE ON THE SITE AND DISPATCHING OF LETTERS

AFFIDAVIT

I, .............................................................. (Name) Of

SITE DESCRIPTION:
Erf/Erven (stand) No(s): ..............................................................
Township (Suburb) Name: ..............................................................
Street Address: .......................................................... Code..............

make oath and say that:

1. On .................................................. (Date of erection of notice) I posted in a
   conspicuous position at: ..............................................................
   (Application site) so as to be visible to the passing public, the notice of my intention
   to apply to the Council for rezoning of the above site from ..............................................
   to ........................................ in order to develop ..............................................
   (specify rezoning information and the use of building or land) on the abovementioned
   property.

2. I inspected such notice on various dates after the ..................................................
   (Date of erection of notice) and on the ..................................................
   (Date of removal of notice at least 21 days later) and found the notice at the time of
   all such including the latter date, intact and posted as aforesaid.

3. On .......................................................... (Date of letters)
   I posted / hand delivered / e-mailed or ..............................................................
   in a letter to the properties listed on this form.
Form E3c – Affidavit Rezoning

So as to inform the owner/s and/or occupant/s of my intention to apply to the Council for rezoning of the above site from ___________________________ to ___________________________ in order to develop ___________________________

(specify rezoning information and the use of building or land) on the abovementioned property.

__________________________________________
Applicant’s Signature

Signed and sworn to, before met at ____________________________
(Name of town/city) this _____________ Day of _____________ 20....

I certify that the Deponent has acknowledged that he/she knows and understands the contents of this affidavit.

__________________________________________
Commissioner of Oaths