


Emfuleni Local Municipality
STRATEGIC MANAGER: DEVELOPMENT PLANNING

☎ (016) 9505516

☎ 3

☎ (016) 9505533

**VANDERBIJLPARK
1900**

File Nr. (Z)ptn 1 of 193DUNC

Ref: D. Banza

24 June 2013

To whom it may concern

Sir

TOWN PLANNING ZONING FORM: PORTION 1 OF ERF 193 DUNCANVILLE

1. **NAME OF APPLICANT:** Mrs Bea Erasmus
2. **CORRESPONDENCE REFERENCE:** Verbal request
3. **ERF NO:** Portion 1 of erf 193
4. **TOWNSHIP:** Duncanville
5. **STREET NAME:** Bordered by Dan Pienaar Street on the Northern boundary, De Gaulle Street on the Eastern boundary, Roosevelt Street on the Southern boundary and Poole Street on the Western boundary.
6. **USE ZONE:** "Educational"
7. **USES PERMITTED:** Places of instruction, social halls and places of public worship
8. **USES PERMITTED WITH THE CONSENT OF THE COUNCIL:** Dwelling units, institutions and special uses
9. **IS ADVERTISEMENT FOR OBJECTIONS REQUIRED FOR USES IN PARAGRAPH 8 AS ABOVE?** Yes
10. **EXISTING USE RIGHTS:** None
11. **CONSENT USES:** Yes. A consent use was approved July 1990 for dwelling units. (See attached letter) *where is it*
12. **HEIGHT, BULK AND COVERAGE:**

Height	:	4 storeys
Coverage	:	50%
F.A.R.	:	1,5

*INCORRECT? see letter
of 31/7/90*

13. **BUILDING LINES REQUIRED:** 5m – street (If any restrictive title conditions are removed)

No building work shall be approved within any servitude area.

14. **IS THE ERF CAPABLE OF SUB-DIVISION IN TERMS OF THE SCHEME?** N.A.

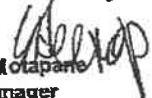
15. **IS PROVISION REQUIRED FOR LOADING, OFF-LOADING AND PARKING AREAS?** Yes –
On the site (according to Council requirements)

16. **GENERAL:**

1. It must be noted that the Town Planning Scheme and Maps are open for inspection at the Town Planner's Office, first floor, Old Trust Bank building – Vanderbijlpark, corner of President Kruger and Eric Louw Streets at all reasonable hours, and the information contained herein may be verified by the applicant by inspection of the Scheme and Map. The Council does not accept any responsibility for any incorrect information inadvertently given on this form.
2. Title conditions of some properties contain provisions relating inter alia to the following:
 - 2.1 Permissible uses.
 - 2.2 Prohibition of certain types of building construction.
 - 2.3 Distances of buildings from side and rear boundaries.
 - 2.4 Provision of on-site parking.
3. Uses prohibited in terms of any restrictive conditions in the title conditions of the property concerned do not become permissible because of any provision in the Town Planning Scheme, authorising such use. In such cases the applicant is advised to consult an attorney and to do likewise where a use is permissible in terms of the title conditions but is prohibited in terms of the Town Planning Scheme.
4. The Council reserves the right to alter by amendment any information herein contained.

Applicants should study all title conditions before preparing development proposals.

Yours faithfully


L. Motapane
Manager
Land Use Management

Beylefeld

Marshall & G C Ballot
.96
ING

31 JUL 1990

WONINGSGEBRUIKSAANSOEK : WOONEENHEDE ERF 193 DUNCANVILLE

wysing na u skrywe in bovermelde verband wens ek u mee te deel dat die
, 2. Julie 1990, ingevolge die Vereeniging Dorpsbeplanningskema, 1 van
oestemming verleen het vir die oprigting van wooneenhede op Erf 193,
ville ingedeel vir "Opvoedkundig" onderworpe aan die volgende
ardes:

- .. Voldoening aan die Raad se verordeninge, bouregulasies en Dorpsbeplanningskema waar dit van toepassing is.
- 2. Doeltreffende geplaveide parkering op die terrein moet tot bevrediging van die Raad voorsien word in die verhouding van 1 bedekte en een onbedekte parkeerplek per wooneenheid.
- 3. Motorvoertuigingang tot en uitgang vanaf die terrein sal tot bevrediging van die Raad wees.
- 4. Indiening en goedkeuring van bouplanne.
- 5. Indiening en goedkeuring van 'n terreinontwikkelingsplan met betrekking tot die uitleg van simpleks en dupleks woonstelle en parkeerruimtes.
- 6. Die volgende verhoudinge sal nie oorskry word nie:

a) Dekking	-	40%
b) Hoogte	-	2 verdiepings
c) Vloerruimteverhouding	-	0,6
- 7. Boulyn: 5 meter aan die straatgrens.
- 8. Die nodige opheffing van enige beperkende titelvoorwaardes en/of stigtingsvoorwaardes moet afgehandel word alvorens enige bouplanne goedgekeur word.

TOWN ENGINEERING DEPT.
LETTER # 3038
FILE NO. C/U DIS (1990)
1990-08-??

2/ Tensy ...

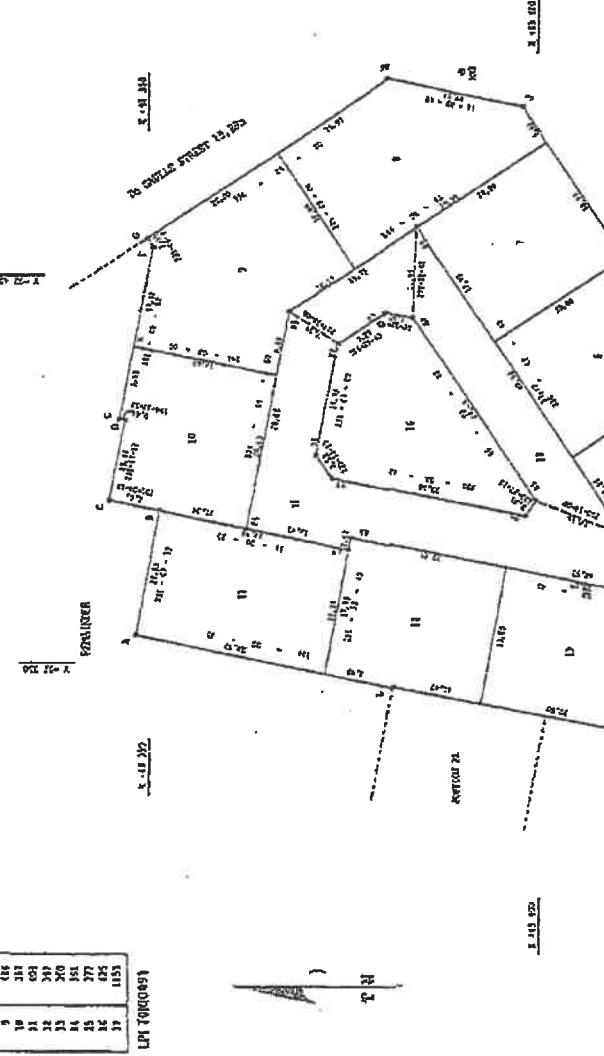
SG No. 2107/2008
 APPROVED
 FOR EXTENSION
 2008-05-29

MANAGEMENT OF ZONES
 APPROVED BY THE
 MUNICIPALITY OF
 DUNCANVILLE
 AND NOTED BY THE
 MUNICIPALITY OF
 DUNCANVILLE

APPROVED
 FOR EXTENSION
 2008-05-29

GENERAL PLAN
 OF PORTIONS 5 TO 17
 OF THE TOWNSHIP OF
 DUNCANVILLE
 YEAR 2008
 BY THE MUNICIPALITY OF
 DUNCANVILLE
 PROVINCE OF ONTARIO

SCALE 1:300
 PREPARED BY JIM HOGAN INC.
 1000 SHEPPARD AVENUE EAST
 UNIT 101 SCARBOROUGH ONTARIO M1S 1T5



AREA	NO.	AREA (SQ. METERS)
1	1	111
2	2	110
3	3	109
4	4	108
5	5	107
6	6	106
7	7	105
8	8	104
9	9	103
10	10	102
11	11	101
12	12	100
13	13	99
14	14	98
15	15	97
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25	25	87
26	26	86
27	27	85
28	28	84
29	29	83
30	30	82
31	31	81
32	32	80
33	33	79
34	34	78
35	35	77
36	36	76
37	37	75
38	38	74
39	39	73

INTERNAL BOUNDARIES	INTERNAL BOUNDARIES
A1 -51 304.43	-18 211.16
A2 -51 304.43	-18 211.16
A3 -51 304.43	-18 211.16
A4 -51 304.43	-18 211.16
A5 -51 304.43	-18 211.16
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A99 -51 304.43	-18 211.16
A100 -51 304.43	-18 211.16

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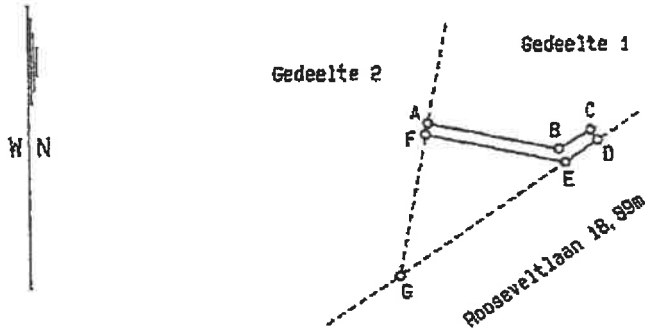
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SERWITUUTDIAGRAM

SYE METER	RIGTINGSHOEKE	KOÖRDINATE		L.G. No. 784/1998
		Y	X	
	KONSTANTE	+ 0,00	+ 2 900 000,00	Goedgekeur <i>J. D. Swartz</i> 16/2/1998 N. LANDMETER- GENERAAL
AB	28 24 30	A - 92 371,71	+ 48 137,31	
BC	238 54 40	B - 92 394,72	+ 48 141,85	
CD	326 09 20	C - 92 400,25	+ 48 138,62	
DE	56 09 20	D - 92 401,50	+ 48 140,45	
EF	111 24 30	E - 92 395,87	+ 48 144,23	
FA	190 52 40	F - 92 371,33	+ 48 139,28	
KONNEKSIES				
E6	35 24	6 - 92 366,61	+ 48 163,85	
F6	25,03			
(651)	HOSPITAAL	△ - 92 869,59	+ 47 453,00	
(22)	GRAIN ELEVATOR	△ - 93 065,95	+ 51 142,20	

BAKENSBERYFING

A, B, C, D, E, F, G 12mm Ysterpen



SKAAL 1 : 1 000

Die figuur A B C D E F
 stel voor 64 vierkante meter grond synde
 'n Serwituu gebied oor Gedeelte 1 van Erf 193
 van die dorp **DUNCANVILLE**
 Provinsie : Gauteng
 Opgemeet in November 1997

deur my *N. J. van Rooyen*
 Professionele Landmeter
 N J van Rooyen PLS-0865

Hierdie kaart is gehêg aan No. K1518/2002s ged. t.g.v.	Die oorspronklike kaart is L.G. No. 5191/1995 Transport Grondbrief	Lêer K.S. No. 276/1998 A.P. TP 537 Komp. I95D-4/D AKTES.PTA
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Registateur van Aktes