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GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 1007 OF 2020

NOTICE OF APPLICATION FOR THE AMENDMENT OF CITY OF JOHANNESBURG LAND USE SCHEME 2018 AND THE REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE IN TERMS OF SECTIONS 21 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016

Applicable Town Planning Scheme: City of Johannesburg Land Use Scheme, 2018.

Notice is hereby given in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016 that I, Sandra Felicity de Beer, being the authorized agent of the registered owner intend to apply to the City of Johannesburg for amendment of the City of Johannesburg Land Use Scheme 2018 and the removal of the remaining restrictive conditions of title.

Site Description: **ERF 205 DUNKELD WEST EXTENSION 2 TOWNSHIP** situated at 4 Summit Road, Dunkeld West Extension 2 Township (according to COJ GIS street address records but is marked 5 Summit Road).

Application Types: Simultaneous Removal of Restrictions and Rezoning Applications:

- To remove certain remaining restrictive conditions and other provisions contained in the title deed, namely Conditions 1.(a) and (f)(i), 2.(a)(iii) and 3. from Certificate of Consolidated Title No.T31878/91 and simultaneously,
- To rezone the application site from "Business 4" subject to the provisions of Amendment Scheme 0466E to "Special" subject to certain specific conditions to enable the property to be used and developed for the purposes of Film and Television Studios for entertainment, broadcasting and live performances and any ancillary and related uses directly associated therewith including inter alia but not limited to, ancillary offices, administrative and reception areas, make-up and hair studios, dressing rooms, set and costume design and storage facilities, specialized technical control room facilities for visual, lighting and sound/recording, service areas and gantries above the studios to access technical equipment, satellite installations and related plant including air-conditioning for the efficient and effective electrical & mechanical functioning of the buildings, kitchen, canteen and catering facilities for the preparation and serving of meals and related indoor and outdoor seating areas, caretaker dwelling, security and access/egress control and gatehouse facilities, associated parking facilities and a refuse area subject to certain conditions.
- All of the above as described fully in the application documents. Please refer.

Application purpose: The ultimate intention is to partially demolish the existing Studio and re-develop the property for the purposes of new Film & Television Studios and all the ancillary uses associated with the main use in line with the owners requirements and the property's location within a prominent Regional Node.

Due to the COVID-19 Pandemic, the following options have been put in place for members of the public and interested parties to view and obtain copies of the application documents for the period of 28 days from 11 November 2020:

- The owner/agent/applicant will be responsible for providing the public / any interested party, on request, with a copy of such documents. **Please make contact with Sandy de Beer either telephonically on 082 570 6668 or via email sandydb@icon.co.za to request.**
- The application documents will be placed on the City's e-platform for access by the public / interested parties to inspect via the City's website www.joburg.org.za
- The members of the public / interested parties will also have the opportunity to inspect the application during office hours at the City's **Metro Link**, situated at the Metropolitan Centre, 158 Civic Boulevard, Braamfontein, 2001 which has been identified as the public point of entry for Development Planning walk-in services. A desk will be placed there for the public / interested parties to inspect the application, only by arrangement and on request. To request this option, please make contact directly with the Registration Counter, Department of Development Planning on **011 407 6202** during office hours to arrange to view the application documents with **Registration Nos. 20/02/2924 and 20/13/3111/2020.**

Any objections, comments or representations with regard to the applications must be lodged in writing to BOTH the applicant/authorized agent (via email to sandydb@icon.co.za) and to the City of Johannesburg, Executive Director: Department of Development Planning, Registration Section by hand at the above address (during office hours), or by registered post to PO Box 30733, Braamfontein, 2017, or by facsimile to 0113394000 or by email to objectionsplanning@joburg.org.za within a period of 28 days from 11 November 2020 i.e. on or before **9 December 2020**.

Any objection/s not fully motivated as required in terms of Section 68 of the City of Johannesburg Municipal Planning By-Law 2016 (Validity of Objections) may be deemed invalid and may be disregarded during the assessment of the applications.

Details of the Applicant/ Authorized Agent:

Sandy de Beer, Consulting Town Planner, Postal address: PO Box 70705, Bryanston, 2021.

Tel. 0117064532 / Fax 0866 712 475 / Cell 082 570 6668

Email: sandydb@icon.co.za

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