



Email Notification

11 April 2024

COPIES TO:

The Objectors

Dear Sirs

**REZONING: ERVEN 306 TO 309 PARKWOOD
(AMENDMENT SCHEME 20-01-4270)**

**REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE:
(REGISTRATION NO: 20/13/2998/2022)**

Our Ref: 20-01-4270 & 20/13/2998/2022

The above application was considered by the City of Johannesburg Municipal Planning Tribunal on 13 March 2024 when the following was resolved.

“That notwithstanding the provisions of any other law, the City of Johannesburg, in terms of duly authorized delegated authority in respect of Erven 306 to 309 Parkwood, supports:

- (i) In terms of Section 21 of the City of Johannesburg Municipal Planning By-Laws, 2016, the amendment of the City of Johannesburg Land Use Scheme, 2018, being Amendment Scheme 20-01-4270 by the rezoning of Erven 306 to 309 Parkwood from “Business 1” subject to certain conditions to “Business 1” including a public garage subject to the general provisions of the scheme and the following conditions:

COLUMN 1	USE ZONE “Business 1”
COLUMN 2	DESCRIPTION OF LAND Erven 306 to 309 Parkwood
COLUMN 3 *	PRIMARY RIGHTS: (LAND USE TABLE “2”) As Per Scheme-Including a Public Garage
COLUMN 4 *	USES WITH CONSENT: (LAND USE TABLE “2”) As per Scheme
COLUMN 5	USES NOT PERMITTED: (LAND USE TABLE “2”)

*	As per Scheme
COLUMN 6	WIDTH OF SERVITUDE AREA / STREET: -
COLUMN 7 *	STOREYS OR HEIGHT IN METRES: As per Scheme-8 storeys
COLUMN 8 *	COVERAGE: As per Scheme-80%
COLUMN 9 *	F.A.R. OR FLOOR AREA: As per Scheme-2.91
COLUMN 10 *	PARKING PROVISION: As per Scheme
COLUMN 11	DENSITY: A maximum of 240 dwelling units, provided that at least 80 dwelling units on the site shall be inclusionary.
COLUMN 12 *	BUILDING LINES: As per Scheme-2m along street boundary

COLUMN 13 SPECIFIC CONDITIONS:

1. A Site Development Plan shall be submitted to the Council prior to the approval of building plans.
2. The current access serving the existing development off Jan Smuts Avenue and the service lane to the east of the development, is to remain as is constructed on site to the satisfaction of the Council.
3. Erven 306 to 309 Parkwood shall be consolidated. Erven 306 to 309 shall be notarially tied to Erf 991 Parkwood for parking purposes if required.
4. The requirements of the Municipal Owned Entities (MOE's) and/or any other Department shall be complied with to the satisfaction of the respective officers.
5. The requirements of the inclusionary housing policy shall be complied with the provision of the inclusionary housing and building units.

(ii) In terms of Section 42(1) of the City of Johannesburg Municipal Planning By-Law, 2016, in respect of Erven 306 to 309 Parkwood, approves the:

Removal of the following conditions from Deed of Transfer T34928/2015;

Erf 306 Parkwood	Conditions (a)-(k)
Erf 307 Parkwood	Conditions (a)-(k)
Erf 308 Parkwood	Conditions (a)-(l)

Should an appeal be submitted from the applicant or any formal objector, it must be submitted within 28 days from the date of receipt of the notification of the decision letter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'K Daniels', with a circular flourish around the initial 'K'.

DEVELOPMENT PLANNING

Contact Person: K Daniels

Tel No: 407-6136

Fax No: 339-4000

/de