

15 November 2017

DEPARTMENT OF DEVELOPMENT PLANNING

of the City of Johannesburg

Registration Number

In the application of

MARIPROP INVESTMENTS cc

Applicant

in respect of land known as

ERVEN 519 AND 520 PARKWOOD

Simultaneous Rezoning and Removal of Restrictions

(Application in Terms of Sections 41(4) and 41(6), read with Section 21(1) of the City of Johannesburg Municipal Planning By-Law, 2016)

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 Section 41(4) above shall submit the following:
 - 2.1 Prescribed application fee: **R5589-00**
 - 2.2 Covering letter addressed to: The Executive Director
Development Planning
P O Box 30733
Braamfontein
2017
 - 2.3 Application Information - Form A.
 - 2.4 Original Power of Attorney (if applicable - Form B)
 - 2.5 Company Resolution (if applicable - Form C)
 - 2.6 A copy of the registered title deed for each erf that is included in the application. (6 copies)
 - 2.7 A copy of the company closed corporation, should the or trust property be registered in favour of one of the above.
 - 2.8 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.

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- 2.9 Comprehensive motivational report in support of the application. (25 Copies)
- 2.10 Locality plan of the area. (25 copies)
- 2.11 A land use map of the surrounding immediate area.
- 2.12 Information on the existing development on the land.
- 2.13 Information on the proposed use on the land
- 2.14 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.
- 2.15 Zoning and density zoning plan surrounding immediate area. (25 copies)
- 2.16 The proposed scheme clauses, schedules, maps and annexures. (5 copies)
- 2.17 Table of existing and proposed rights, Form D (6 copies)
- 2.18 Proposed site development plan, where required, showing, inter alia, the parking lay out. (5 copies)
- 2.19 Undertaking to advertise - Form D (6 copies)
 - 2.19.1 E3a - Letter Template
 - 2.19.2 E3a - Site Notice Template
 - 2.19.3 E3c - Affidavit Template
 - 2.19.4 E3d - Newspaper Template
- 2.20 Subject to section 55(2) to (5) of the By-law, any other information deemed relevant to the submitted.

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 5 000 m² to 8 500m² Outline Scheme Report
- Sire Area > 8 500m² Outline Scheme Report with Attenuation

Outline Scheme Report (Water and Sewer):

- ORS = >10kl Outline Scheme Report

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Traffic Impact Study/ Assessment (TIS/TIA):

TIS/TIS < 50 Trips - Traffic Statement (Optional)

50 to 150 Trips - Traffic Statement

> 150 Trips Traffic Impact Study

Date: 15 November 2017

Prepared by:

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15 November 2017

DEPARTMENT OF DEVELOPMENT PLANNING

of the City of Johannesburg

Registration Number

In the application of

MARIPROP INVESTMENTS cc

Applicant

in respect of land known as

ERVEN 519 AND 520 PARKWOOD

Application Information

(FORM A)

APPLICABLE SCHEME:

JOHANNESBURG TOWN-PLANNING SCHEME, 1980

APPLICATION TYPE:

Application for the removal of **Conditions (b), (d), (e), (f), (g), (h), (i) and (j)** from Deed of Transfer **T465/2017**, and the simultaneous amendment of the Johannesburg Town-planning Scheme, 1979 by the rezoning of the **Erven 519 and 520 Parkmore** from part "Residential 1" including offices with the consent of the Council in terms of Amendment Scheme 3384 (Erf 519) and part "Residential 1" (Erf 520) to "Business 2", subject to certain amended conditions

APPLICATION PURPOSE:

The nature and purpose of the application is to permit the development of a high density residential development comprising dwelling units and potentially an Hotel.

SITE DESCRIPTION:

Erf/ Erven (stand) No (s): **Erven 519 and 520**

Township (Suburb) Name: **Parkwood**

Street Address: **34 and 36 Bolton Road** Code **2196**

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OWNER:

Full name: **MARIPROP INVESTMENTS cc**

Postal Address: 51 Oxford Road
SANDHURST
2196

Tel No (w): **(011) 463 6450** Fax No: **(086) 621 8261**

Cell: **(072) 386 5159**

E - mail address: anthony@khouryprop.com

SIGNED: _____
signature of owner/s

Date: 15 November 2017

AUTHORISED AGENT (IF APPLICABLE)

Full name: **RAVEN TOWN PLANNERS**

Postal Address: P. O. Box 3167
PARKLANDS
2121

Business Address: 3rd Floor, Bergild House
54 Andries Street North
WYNBERG
2090

Tel No (w): **(011) 882 4035** Fax No: **(011) 887 9830**

Cell: **(083) 624 2865**

E-mail address: rick@raventp.co.za

SIGNED: _____
Signature of Agent

Date: 15 November 2017

RAVEN Town Planners

Professional Planning Consultants

NOTES:

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)

15 November 2017

DEVELOPMENT PLANNING AND URBAN MANAGEMENT

of the City of Johannesburg

Amendment Scheme :

In the application of:

MARIPROP INVESTMENTS cc

Applicant

in respect of land known as:

ERVEN 519 AND 520 PARKWOOD

MOTIVATING MEMORANDUM
(Part 2.9 of the Application Form)

1. Introduction

1.1 Application is submitted in terms of Section 41 (4) and 41 (6), read with Section 21 (1) of the City of Johannesburg Municipal Planning By-Laws, 2016 in respect of **Erven 519 and 520 Parkwood** ("The Site") for:

1.1.1 **Conditions (b), (d), (e), (f), (g), (h), (i) and (j)** from Deed of Transfer **T465/2017**; and

1.1.2 the simultaneous amendment of the Johannesburg Town-planning Scheme, 1979 by the rezoning of the **Erven 519 and 520 Parkmore** from "Residential 1" to "Business 2", subject to certain amended conditions.

- 1.2 Details of the application are contained under the proposed controls as fully discussed in the body of this memorandum.

2. **Locality**

- 2.1 The properties are located along Bolton Road along its southern side, two erven east of the intersection between Bolton Road and Bath Avenue, Parkmore.
- 2.2 The street address is 34 and 36 Bolton Road, Parkmore
- 2.3 Attached as Plan RR1802-1 is a locality plan.

3. **Ownership**

- 3.1 Erven 519 and 520 are registered in the name(s) of **Mariprop Investments cc**, and is held by virtue of Deed of Transfer **T8532/1994 and T465/2017/2012**, respectively.

4. **Size**

- 4.1 Erf 519 measures **1,101m²** in extent and Erf 520 measures **1,026m²** in extent.
- 4.2 The overall site measures **2,127m²** in extent.

5. **Existing and Surrounding Zoning and Land Use**

- 5.1 The site is zoned "Residential 1" in terms of the Johannesburg Town-planning Scheme, 1979.

- 5.2 An amendment scheme was approved in respect of Erf 519 Rosebank, permitting the existing structures to be used for offices with the consent of the being Johannesburg Amendment Scheme 3384.
- 5.3 Condition (a) and (c) to (k) from Deed of Transfer T11126/1974 were removed simultaneously with the approval of Johannesburg Amendment Scheme 3384.
- 5.4 The site is situated within the Rosebank Node and as such is surrounded by a wide range of land uses, including the following :
- 5.4.1 Erf 244 Rosebank is zoned "Special" for offices in terms of Johannesburg Amendment Scheme 01-8041 and has been developed with the new Standard Bank Building;
- 5.4.2 Erf 243 Rosebank is zoned "Business 1" in terms of Johannesburg Amendment Scheme 2729 and has been developed with the Rosebank Mall;
- 5.4.3 Erven 33 and 34 Melrose Estate and Portion 1 of Erf 2425 and the Remaining Extent of Erf 2052 are zoned "Business 4 in terms of Johannesburg Amendment Scheme 13-11681, 13-11699 and 13-7086 and have been developed with a recently completed 6 storey office block.
- 5.5 Most other properties north of Bolton Road are zoned "Business 4" and have been developed with office developments of varying height. The new multi storey office development at the old Rosebank Fire Station is presently also under construction.

5.6 The southern side of Bolton Road are presently characterised with so-called transitional uses, with mostly offices and related used in relatively small structures, including :

5.6.1 the Plaisir du Jardin garden furniture showroom on Erf 514 Parkwood and the well known Ashford House on Erven 530 and 531 Parkwood.

5.6.2 Erven 515, 516, 518 and 529 Parkwood are presently all zoned "Business 4" and have been developed for single and double storey office structures.

5.7 In terms of the approved Rosebank Development Framework and the Saxonwold and Parkwood Precinct Plan, the area bounded by Bolton Road, Oxford Road, Wantage Road and Bath Avenue is designated for redeveloped as offices or higher density residential purposes.

5.8 An application for the rezoning of Ashford House has already been submitted to the Municipality, allowing for a 10 storey development.

5.9 Attached as Plans RR1802-2 and RR1802-3 are existing zoning and land use maps.

6. Legal Aspects

6.1 The application site is subject to a mortgage bond, and Bond Holders Consent is to follow.

- 6.2 There are various restrictive conditions in the title deeds of Erf 520 which are restrictive to the proposed use of the site as a mixed use development, including a high rise residential development.
- 6.3 Condition (c) does not permit any non-residential use on the property whatsoever, this condition is to be removed as the applicant seeks to provide a positive modern interface at ground and first floor level, providing for shops and restaurants.
- 6.4 Condition (d) and (g) requires all plans to be approved by the township owner prior to the approval of the plans by the Municipality and allows the township owner to enforce the conditions of title. The township owner has indicated that it does not seek to enforce any conditions of title in favour of itself and as such it will no longer approve any plans submitted to it.
- 6.5 Conditions (e), (f) (h) and (l) are all conditions that relate to the development of the property for the purposes of a dwelling house. These conditions are restrictive insofar as the proposed mixed use development is concerned.

7. Purpose of the Application

7.1 Applicant's Intention

7.1.1 The applicant has been the registered owner of Erf 519 since 1994 and has recently acquired Erf 520.

7.1.2 The applicant has acquired Erf 520 as a consequence of the adoption of the Spatial Development Framework by the Municipality in 2016, which removes numerous restrictions to development of properties within the node.

7.1.3 The applicant believes that given the site's location within the Rosebank Node and given the proposals to develop the area bounded by Bolton Road, Oxford Road, Wantage Road and Bath Avenue into a mix of offices and residential buildings, the site can be developed into a high rise development comprising of :

(1) shops, restaurants, showrooms and offices at ground and first floor level; and

(2) high rise residential apartments.

7.1.4 The applicant believes that given the intention to significantly change the area in question, the development as proposed can be accommodated from a town-planning point of view.

7.1.5 Hence this application.

8. Proposed Controls

8.1 The proposed controls are detailed in the conditions of approval of this application and can be summarized as follows:

Zoning : Business 2

Primary Rights	:	As per Scheme; Provided that non-residential uses shall be restricted to ground and first floor level only.
Consent Rights	:	As per Scheme
No Rights	:	As per Scheme

Servitude	:	NA.
Height	:	As per Scheme, 15 storeys, provided that floors mainly used for parking purposes shall be excluded from the determination of the height of buildings
Coverage	:	80%, provided it may be increased to 100% in terms of an approved site development plan
F. A. R.	:	As per Scheme, 8.0
Parking	:	As per Scheme; Provided that the local authority may permit a lesser no of bays than prescribed in the Scheme in terms of an approved site development plan.
Density	:	Not restricted.
Building Lines	:	0m along all boundaries.

Specific conditions

- 8.2 A Site Development Plan, drawn to a scale of 1:500 or such scale as may be approved by the Council, must be submitted for approval before the submission of building plans. No building shall be erected prior to the approval of such Site Development Plan by the Council, and the entire development of the erf shall be in accordance with the Site Development Plan.
- 8.3 Access and Egress shall be to the Satisfaction of the Local Authority.

9. Motivation in Support of the Application

9.1 Locality of the Site

9.1.1 Firstly, the site is located within one of the largest nodes within Greater Johannesburg and is of similar importance and stature of other important regional nodes, such as the Fourways Node, the Sunninghill Node and the Rivonia Node.

9.1.2 The nodal area is also extremely popular, with new developments presently taking place throughout the node.

9.1.3 The recent departure of SASOL to the Sandton Node is likely to see a continued interest in development, as SASOL occupied some 11 buildings in the southern side of Rosebank, mainly along Baker Street.

9.1.4 Many of these buildings are quite old and are presently empty, which represents an ideal opportunity to demolish these buildings and redevelop the land with new medium and high rise mixed use developments.

9.1.5 Furthermore, the south-eastern “gateway” into Rosebank (the intersection between Bolton Road and Oxford Road) has also seen a significant change with :

- (1) the new 12 storey standard bank building on Erf 244 Rosebank;

- (2) the new 5 storey building on Erven 33 and 34 Melrose Estate and Portion 1 of Erf 2425 and the Remaining Extent of Erf 2052 Houghton Estate; and
- (3) the proposal to develop Erven 530 and 530 Parkmore with a new 10 storey development.

9.1.6 The applicant has already demonstrated that both in terms of the Rosebank Urban Development Framework and the Parkwood and Saxonwold Precinct Plan, the area bounded by Bolton Road, Oxford Road, Wantage Road and Bath Avenue are designated as suitable for a significant change and redevelopment.

9.1.7 The site is situated within the Rosebank Node and a long distance away from the part of Parkwood that is to be retained as a low density residential area.

9.1.8 Therefore, given the location of the site, the site is eminently suited for a redevelopment into a mixed use high rise development.

10. Need and Desirability for the Rezoning

10.1 The site is located in an area where higher density residential developments are suitable for the following reasons:

10.1.1 High Density Residential Development is actively supported;

10.1.2 due to amendments, the density, height and floor area ratio are now determined based on position within the node and not arbitrary considerations; and

- 10.1.3 the site has excellent access to the employment opportunities within the node.
- 10.2 The site is further more suitable for High Density Residential Developments in that it is located with good access to both private and public transportation facilities, both of which will experience massive improvements in terms of the long term planning for the area.
- 10.3 The presence of the Gautrain Station within walking distance of the site, also represents a major opportunity to allow the intensification of land uses. In fact, no upper density limit is proposed for properties situated within this location.
- 10.4 From a basic Town planning principle, the subject site forms part of the core node (in terms of the Burgess Theory), which is developed at its highest potential surrounding by a “ring” of high density housing in support of this core.
- 10.5 The planning for the Rosebank Node is indeed following this long standing and well established model of planning, which has throughout the world provided for high quality urban living as well as a structured urban environment.
- 10.6 Furthermore, good Town Planning dictates that increased residential densities within or close to major nodes and along major Routes is in the interest of development of the area for the following reasons:
- 10.6.1 The best and highest levels of Service are found along major arterial route;

- 10.6.2 The infrastructure is generally at its highest levels and Capacity within or in close proximity to major nodes.
- 10.6.3 In order to establish an efficient Public transport system, it is necessary to increase the residential densities thus increasing demand for Public Transport services.
- 10.6.4 It is in express requirement of the Spatial Planning and Land Use Management Act, to optimally utilise existing infrastructure, which can be encouraged by high density developments in close proximity to major arterial routes and major nodes.
- 10.7 As far as need is concerned, it is common cause that there is a definite and identifiable need to provide for a mix of residential uses in residential areas in order to accommodate a range of residential needs within the suburb.
- 10.8 Furthermore, there is a definite need to increase residential densities throughout Greater Johannesburg, for the following reasons:
 - 10.8.1 There is a need to more effectively utilise existing infrastructure and optimise the use of existing resources;
 - 10.8.2 There is a need to combat the phenomenon of “Urban Sprawl” by providing more housing within the existing urban environment;
 - 10.8.3 There is a need to accommodate a range of housing options within residential suburbs in order to provide for the housing needs of different segments of the population; and

10.8.4 There is a need to increase access to housing opportunities to an as wide a segment of the population in order to contribute to the correction of historically distorted patterns of urban settlement.

10.9 It is accordingly submitted that there is a definite need for the increase in density as proposed and the site specific circumstances are such that the site lends itself for an increased residential density.

11. Pollution and Other Environmental Factors

11.1 In view of the fact that only residential development and some minor non-residential uses in support of the residential land uses is proposed, there will be no pollution that may be regarded as harmful to the environment.

11.2 The only environmental issue that requires further consideration is the introduction of a fifteen storey building in what is presently a low rise environment.

11.3 In this regard, the applicant has pointed out the area that has been identified as suitable for a significant change, both in terms of the Rosebank UDF and the Saxonwold and Parkwood Precinct plan.

11.4 it is therefore unreasonable to look at this area as a low density residential environment, as this is due for change in any event.

11.5 The nearest low density residential environment planned near the site is at least two city blocks removed from the site.

11.6 Furthermore, there is more than enough scope to plan the area so as to gradually change the nature and type of development so that the low density residential area can remain to exist and will be protected from the high intensity land uses along Bolton Road.

11.7 The 15 storey building can therefore be accommodated within this part of the node from a visual and town planning impact point of view.

12. Policy Framework

12.1 Compliance with the Regional Spatial Development Framework

12.1.1 The site falls within Region E, sub-area 24 of the latest approval of the RSDF. This region comprises the Greater Sloane Street Node.

12.1.2 The intervention is to apply and implement the Saxonwold and Parkwood Precinct Plan.

12.1.3 The precinct plan excludes the area bounded by Bolton Road, Oxford Road, Wantage Road and Bath Avenue for the reasons as previously advanced by the applicant.

12.1.4 The application should accordingly be assessed in terms of :

- (a) the site's location within the Rosebank Node;
- (b) the site's location along Bolton Road;
- (c) the site's location relative to other developments taking place near and around the site; and

(d) the proposed development within the context of a future mixed use area.

12.1.5 Taking the abovementioned factors into account, it is clear that the application is not only in line with the policy proposals for the area, it also makes good sense from a town-planning point of view.

13. **Chapter 2: Spatial Planning & Land Use Management Act No 16 of 2013**

13.1 All land development applications must give effect to the development principles as set out in Chapter 2 of the SPLUMA. This application too must address need, reasonableness, desirability and public interest.

13.2 Section 7 of SPLUMA deals with five (5) development principles, namely:

13.2.1 The ***principle of spatial justice***, which is aimed at redressing the distorted patterns of land development and unequal access to resources through apartheid legislation. The key attributes of the SPLUMA directive principle of spatial justice are: social inclusion, spatial equity, access to services, choice, green areas, and healthy living.

13.2.2 Parkwood was established by the Anglo American Mining Corporation, through it's township development wing as a residential area in the early 20th Century.

13.2.3 Parkwood has always been situated in close proximity of the Rosebank Node and as such the properties along Bolton Road have for many decades been used for low intensity offices.

- 13.2.4 The SDF points out the distorted nature of low density suburbs surrounding the most significant nodes within the northern suburbs of Johannesburg and aims to correct it by:
- (a) promoting a “ring” of higher density residential development;
and
 - (b) the restructuring of the city into a Compact Polycentric Urban Form.
- 13.2.5 The approval of this application will therefore achieve the objective of redressing the distorted development patterns created through apartheid legislation.
- 13.2.6 **The *principle of spatial sustainability***, which aims to ensure that development proposals are sustainable and within the fiscal means of the Municipality.
- 13.2.7 Spatial sustainability seeks to achieve desired settlement pattern, balanced regional development, servicing local needs, compact cities, and improvement of local capacities.
- 13.2.8 Quite clearly and paradoxically, the perpetual complaint of the objectors in respect of inadequate infrastructure is as a direct consequence of residential densities being far too low in and around major nodes and transportation routes.

- 13.2.9 The application as submitted is based on sound town planning principles and theory, to promote high density residential areas in and around our major nodes and ensure that such development is done in a sustainable manner.
- 13.2.10 The ***principle of efficiency***, which aims to optimise the use of existing resources and infrastructure to promote development and minimise the negative financial, social, economic and environmental impacts and imposes timeframes for the completion and assessment of applications.
- 13.2.11 Again, presently, Parkwood remains a mainly low density area, which prevents:
- (1) the implementation of an effective public transportation system;
 - (2) causes sprawling cities and high levels of pollution;
 - (3) leads to the inefficient use of resources and unaffordable infrastructure.
- 13.2.12 The proposal to allow much more intensive development within the node and massively increase densities within designated residential areas, whilst maintaining the majority of the suburb and surrounding areas as a low density attractive residential neighbourhood is in direct support of the principle of efficiency.

- 13.2.13 The ***principle of spatial resilience***, ensures that flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks; Spatial resilience relates to the adaptability, innovation, climate change adaptation and mitigation, and related environmental quality; and
- 13.2.14 It cannot be questioned that the Rosebank Node has to date been successfully implemented and that development and infrastructure improvements have generally gone “hand in hand” in this area, with the development of new internal roads, limited access points from major arterial routes and a modernisation of the area.
- 13.2.15 The fact that this is happening during an economic depression must clearly demonstrate how urban planning is helping “bridge the gap” by creating new housing opportunities and employment opportunities whilst most other economic sectors are in decline.
- 13.2.16 The ***principle of good administration***, which relates to the manner and way policies and principles are drafted and applied to ensure integrated planning. The applicant is committed to ensuring the provision of information required for the decision maker to be fully appraised all relevant factors required for a just decision in this matter.

13.2.17 The applicant has ensured that all prescripts of the applicable legislation has been complied with and that the community has been made aware of the application and is allowed to fully participate in these procedures.

13.2.18 Moreover, the policy documents upon which the applicant relies are documents that have been duly approved by the full Council and have been adopted in terms of the enabling legislation that guides and controls the development of policies within a municipality.

14. Summary and Conclusion

- 14.1 Application is submitted in terms of Section 41(4) and 41(6) read with 21(1) of the City of Johannesburg Municipal Planning By-Law 2016 for the removal of restrictive conditions of title and the simultaneous rezoning of Erven 519 and 520 Parkwood from “Residential 1” to “Busienss 2”, subject to certain amended conditions.

- 14.2 The application is fully motivated from a town planning point of view.

- 14.3 The applicant contends that the need, desirability and compliance with the provisions of the Regional Spatial Development Framework for the area has been motivated and proven.

- 14.4 The application is both necessary and desirable from a town-planning point of view.

- 14.5 It is accordingly submitted that the application is desirable and worthy of approval.

Date: 15 November 2017

Prepared by:

RAVEN Town Planners

Professional Planning Consultants

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Executive Director : Development Planning
City of Johannesburg
P O Box 30848
BRAAMFONTEIN
2017

Date: 15 November 2017

Your ref:

Our ref: RR1802/RR/p26

Dear Sir/Madam,

SIMULTANEOUS REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE AND REZONING : ERVEN 519 AND 520 PARKWOOD

We hereby, on behalf of our client(s), **MARIPROP INVESTMENTS cc**, apply in terms of Sections 41(4) and 41(6) read with Section 21(1) of the City of Johannesburg Municipal Planning By-Law, 2016 for the Rezoning of the subject property from "Residential 1" to "Business 2"

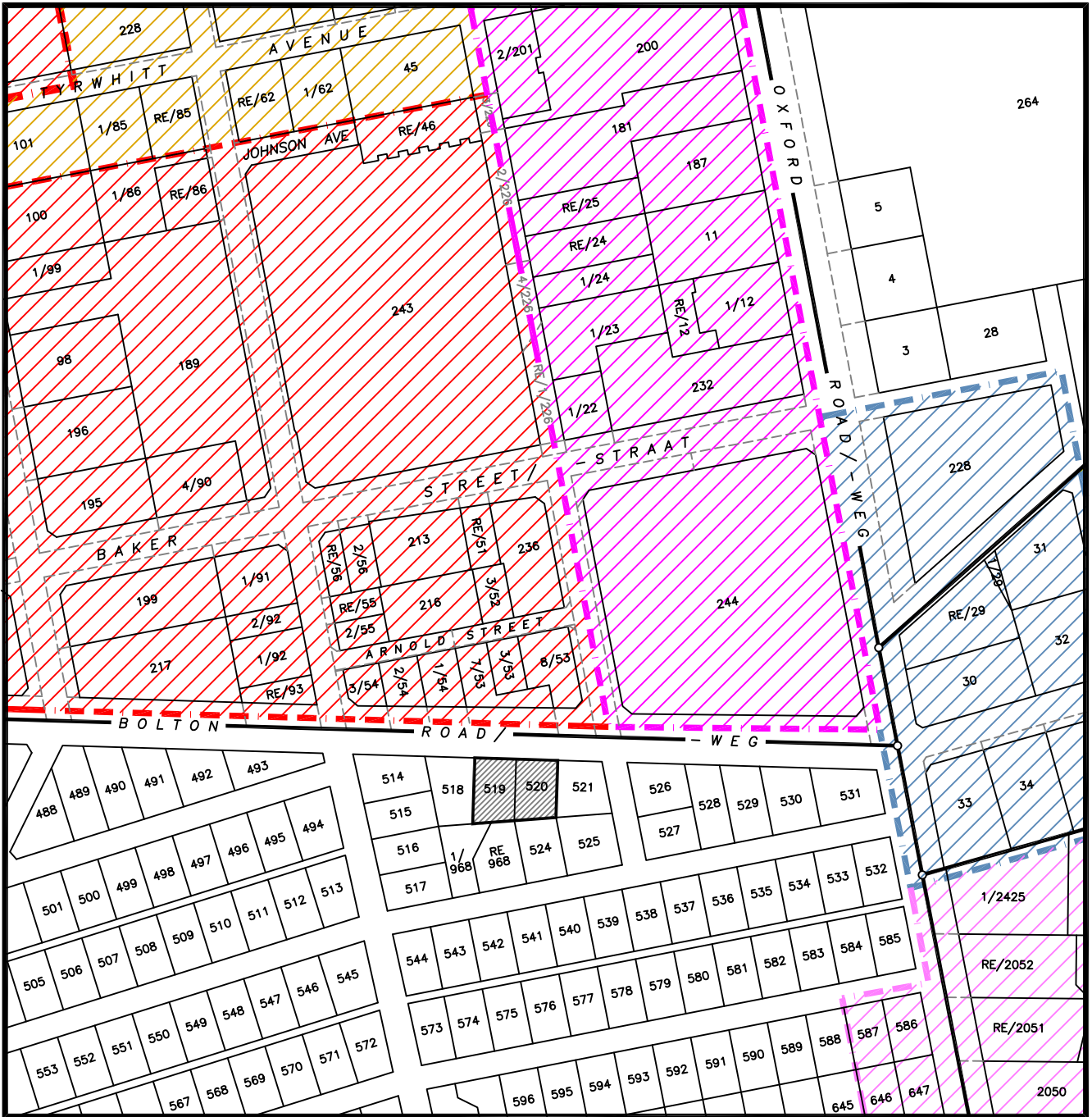
We enclose the following documents in support of the application:

1. 25 Copies of the Application form with all relevant Annexures.
2. The prescribed application fee;

Kindly acknowledge receipt,

Yours faithfully

RAVEN TOWN PLANNERS
RICK RAVEN



LEGEND

 The Site

ERVEN 519 AND 520 PARKWOOD

RAVEN Town Planners

Professional Planning Consultants

3rd Floor, Bergild House
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P. O. Box 3167
PARKLANDS
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Telephone 011 882 4035
Direct Fax 086 586 9158
E-mail : kgotia@ravenrp.co.za



LOCALITY PLAN

NORTH : 

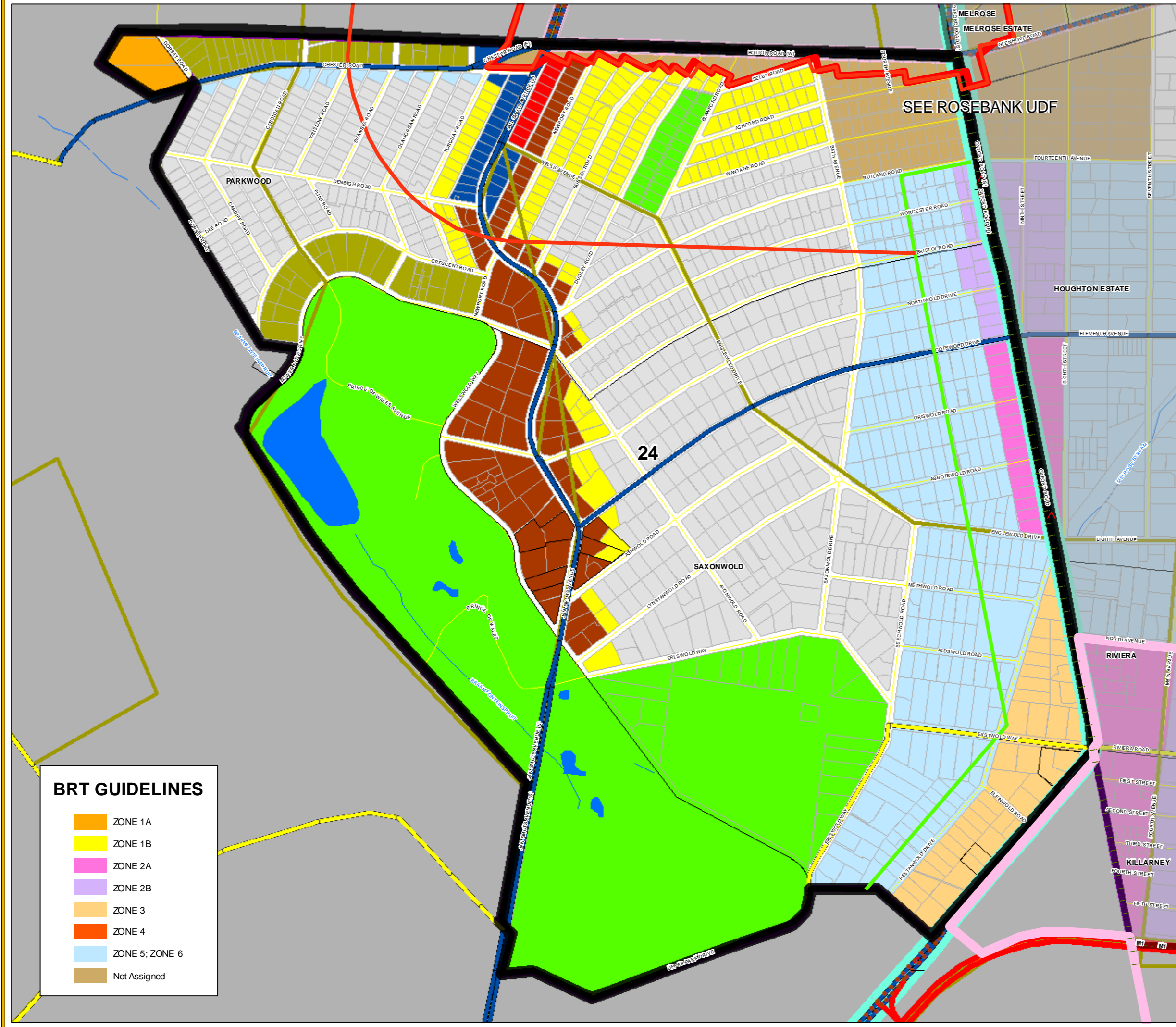
DATE : November 2017

PLAN No: RR1802-1

SCALE : 1 : 4 000

Region E

SUB AREA 24
(Parkwood/Saxonwold
Precinct Plan)
Plan No. 49



SEE ROSEBANK UDF

LEGEND

- Regional Boundary
- Township Boundary
- Property Boundary
- Motorway
- Mobility Spine
- Mobility Road
- Main Roads
- Local Roads
- BRT Trunk Routes
- BRT Complementary Routes
- BRT Feeder Routes
- Proposed SPTN
- BRT Stations
- Rivers
- Waterbodies
- Regional Node
- District Node
- Road Based Public Movement Route
- 200m from Pilot SPTN Route
- 500m from Regional Node

BRT GUIDELINES

- ZONE 1A
- ZONE 1B
- ZONE 2A
- ZONE 2B
- ZONE 3
- ZONE 4
- ZONE 5; ZONE 6
- Not Assigned
- 10 du/ha min size 800m²
- 20 du/ha
- 30 du/ha
- 30-50 du/ha or Home Enterprises south of Chester Ave @ 0.25 FAR
- 40-80 du/ha or Offices @ 0.3 FAR
- 50-70 du/ha or offices in existing dwellings as per SAHRA (Jan Smuts Ave only)
- 70-90 du/ha or offices in existing dwellings as per SAHRA (Oxford Road only)
- Business 1
- Educational
- Social Open Space

BRT GUIDELINES

- ZONE 1A
- ZONE 1B
- ZONE 2A
- ZONE 2B
- ZONE 3
- ZONE 4
- ZONE 5; ZONE 6
- Not Assigned

City of Johannesburg
CORPORATE GEO INFORMATICS

Telephone: +27 11 407-6095/6200/6134 Email: Cgisprojects@jburg.org.za

Workspace: /project/s/RSD/FMmaps2010/RegionE/Plan49SubArea24.mxd
Date: 24 February 2010
Compiler: Khosi Vilakazi
Source: City of Johannesburg
Projection: Transverse Mercator (Lo 29)
Datum: Hartebeeshoek 1994 (WGS84 Ellipsoid)

0 50 100 200 300 400 Meters

Joburg

a world class African city