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Saxonwold and Parkwood Residents' Association
Residents and Land Owners in Saxonwold and Parkwood

Dear All,

**DRAFT NODAL REVIEW AND INCLUSIONARY HOUSING POLICY OF THE CITY OF JOHANNESBURG –
SUMMARY OF INTENTION**

The City of Johannesburg, Department Spatial Planning and Land Use Management gave notice of the two abovementioned draft policies on 28 February 2018. The general public has been afforded 60 days to comment thereon. The notice has been enclosed herewith, together with links to the full documents for your information.

The Saxonwold and Parkwood Residents' Association (SAPRA) has requested me to provide a brief summary of the intention of these policies and the possible change it will bring to the area. Please note that this is very short summary thereof, the policies are thorough and more complex and also link to other city strategies.

SAPRA has also arranged for an information sharing session on 3 April 2018 at which we can discuss these draft policies.

DRAFT NODAL REVIEW

This policy is derived from the Spatial Development Framework 2040(SDF) as a review of the current “nodal areas” of the City of Johannesburg. It builds on the intent of the SDF to restructure the city with a long-term vision in mind. It is the intent of the city to approve the policy by mid 2018. This policy will effectively replace all other policies applicable to Saxonwold and Parkwood and will become the guiding land use policy for the area.

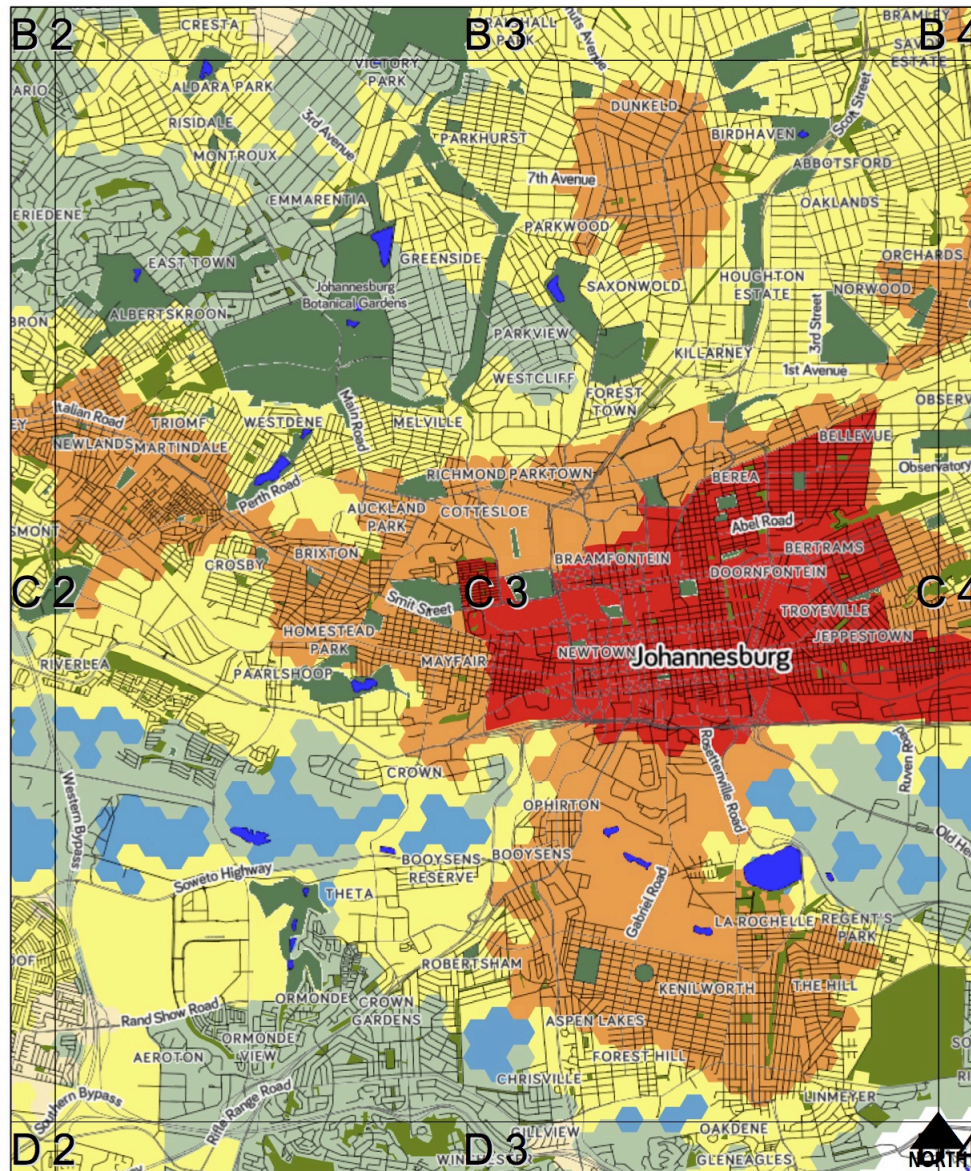
The policy suggests substantial change. It seeks to establish new development zones across the most strategically located areas in the city. It builds on sound town planning principles to provide the majority of residents with better access to amenities, public transport and employment in the future. It seeks to correct historical land use patterns where the majority of the city's population is located in outlying areas rather than close to the aforementioned opportunities.

In developing the policy the city planners have assessed each area in terms of their walkability and accessibility to:

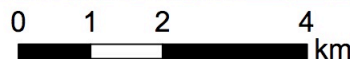
- Economic activity
- Public transport
- Public open space
- Social infrastructure
- Capital projects of the City
- Land use mix

They have then technically “scored” each parcel of land, which then provides a guideline to determine where it would be best to provide opportunities for development for both economic activity and accommodation.

Saxonwold and Parkwood are both very well located when measured in terms of the above parameters and have been earmarked as a strategic development zone together with the majority of areas surrounding Rosebank and Sandton. The below plan indicates the development zones allocated to Saxonwold and Parkwood.

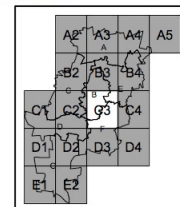


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Legend

- | | | |
|----------------------------|--|---------------------|
| City Parks/Open Space | 1 - CBD, Metropolitan Core | 3a - LED Zone |
| Urban Development Boundary | 2 - Principle Metropolitan Sub-Centres | 4 - Suburban Zone |
| Nodal Review | 3 - General Urban Zone | 5 - Peri Urban Zone |



The areas closest to Rosebank in orange are located in Development Zone 2 – Principle Metropolitan Sub Centre and the remainder of the area, indicated in yellow is located in Development Zone 3 – General Urban Zone. In other words the entire area is subject to change in terms of this draft policy.

In short, the orange zone, closest to Rosebank allows for a mixture of land uses, including residential, shops, offices and restaurants between 3 and 20 storeys in height. Residential density has not been restricted. The height in this zone is to decrease the further one moves away from the Rosebank core. This will effectively mean that building heights will start at approximately at 10 storeys on Bolton Road and scale down the further one moves towards the south, to about 5 storeys in height.

The yellow zone, furthest from Rosebank, but also well located in the context of the city also allows for a mixture of uses including residential, shops, offices and restaurants. The non-residential uses are however to be focused on high streets and with the best accessibility to public transport. This will most probably mean that the majority thereof will be located along Oxford Road, Jan Smuts Avenue and the area surrounding the intersection of Jan Smuts Avenue and Bolton Road. Once again residential density has not been restricted and the heights of buildings will be capped at 5 storeys.

The policy does not override heritage requirements and environmental laws and requires the availability of engineering services to be achieved.

Even though it is the intention to introduce the policy this year, the actual effect thereof and implementation through the private market will take time and the eventual city form will only be achieved in the long term.

Unfortunately the current neighbourhood environment of Saxonwold and Parkwood will no longer exist and will be replaced with a robust high density, high amenity environment, which will serve the long term needs of more residents of the city than at present.

DRAFT INCLUSIONARY HOUSING POLICY

This policy provides guidelines for the provision of inclusionary housing detailed in the SDF for new development across the city. The purpose of inclusionary housing is to provide low cost rental accommodation in all areas of the city, thereby affording a certain percentage of lower income households better access to amenities and employment.

The relevant guidelines for all development across the city include:

- The provision of 20% low cost residential accommodation in developments with 10 dwelling units or more i.e. if there are 10 dwelling units then 2 of them are to be provided for low cost accommodation within the development.
- The low cost units are to be a minimum of 15m² in size and have a private bathroom including a shower, basin and toilet.
- The units are to have the same appearance as the other units on the site.
- The units are to share and have access to all the amenities on the site.
- The units are for rental accommodation only and are to be either privately managed or by a social housing company.
- The maximum 2018 monthly rental cost of such units is to be R2100-00 including levies but excluding utilities.
- There are certain development bonuses for the provision of such housing.

I trust this provides you with a better understanding of the basic elements of these policies. As mentioned, SAPRA is to provide formal comment in due course, but you may make submissions on an individual basis as per the attached notice.

Yours faithfully,



Craig Pretorius
URBAN TERRAIN