

Email Notification

04 November 2021

COPIES TO:

Cllr T F Truluck
ttruluck@gmail.com

Dear Sirs

**REZONING AND REMOVAL OF RESTRICTIVE CONDITIONS
ERVEN 733 AND 734 PARKWOOD:
AMENDMENT SCHEME NO: 01-18713
REGISTRATION NO: 13/2023/2018**

Our Ref: 01-18713 & 13/2023/2018

The above application was considered by the City of Johannesburg Municipal Planning Tribunal on 29 September 2021 when the following was resolved.

"That notwithstanding the provisions of any other law, the City of Johannesburg and:

- a) in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, *supports* the amendment of the City of Johannesburg Land Use Scheme, 2018, being Amendment Scheme 01-18713, by the rezoning of Erf 733 Parkwood from "Business 1" and Erf 734 Parkwood from "Residential 3" to "Residential 4", subject to the following conditions.

Use Zone : Residential 4

Primary Rights: As per Scheme
Consent Rights: As per Scheme
No Rights : As per Scheme

Servitude: None

Height: As per Scheme - 6 Storeys

Coverage: As per Scheme - 90%

Floor Area: As per Scheme – 3.5

Parking Provision: As per Scheme

Density: As per Scheme – 150 dwelling units or 150 hotel suites.

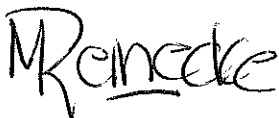
Building Lines: As per Scheme – 3m building line abutting Erf 735.

Specific Conditions:-

1. A site development plan shall be submitted to the Council prior to the approval of the building plans and shall be considered by to UDAC.
 2. In the event where a hotel is constructed; the onsite consumption liquor license may be issued.
 3. Access and Egress shall be to the satisfaction of the Council.
 4. The development on site shall comply with the "Urban Design Concepts" contained in the Spatial Development Framework 2040 and the "Development Guidelines" contained in the Nodal Review Policy 2019/2020 for Metropolitan Nodes with specific reference to "edge treatment, street frontage and pedestrian access".
 5. Erven 733 and 734 Parkwood shall be consolidated.
- b) in terms of Section 41 of the City of Johannesburg Metropolitan Municipal Planning By-Law, 2016, for the Removal of Conditions (a) and (b) in the Deed of Transfer No. T24475/2017 in respect of Erf 733 Parkwood and Conditions 1., 2., 3., 4., 5., 6., 7., 8., 9., 10., and 11. in the Deed of Transfer No. T00020651/2021 in respect of Erf 734 Parkwood."

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



For: DEVELOPMENT PLANNING

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