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**Town Planning Consultants**

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Tuesday, June 30, 2020

Saxonwold and Parkwood Residents' Association

Dear Sir or Madam,

**ERVEN 530 AND 531 PARKWOOD (ASHFORD HOUSE) – OUTCOME OF APPEAL**

I refer to the appeal submitted on behalf of SAPRA against the decision of the local authority to approve the rezoning of the abovementioned site.

We received the outcome of the appeal on 6 June 2020 as per the attached letter.

The appeal was partly upheld.

Certain uses were excluded from the approval which include, car sales lots, motor showrooms, public or private parking garages, self-storage and funeral parlours as requested.

This is a substantial gain in the protection of the amenity of the area as the above uses can be unsightly and undesirable for such a strategic location.

You may recall that we also requested the height to be reduced from 10 storeys to 6 storeys and asked for the specific conditions relating to sound urban design which were suggested by the department City Transformation and Spatial Planning to be included. Both these requests were dismissed.

The height issue was most probably negated by the recent approval of the Nodal Review Policy 2019/2020 which places the site firmly within the newly extended Rosebank Metropolitan Node which allows for heights of up to 20 storeys. The height is then to decrease towards the edge of the node, hence the 10 storey approval.

The urban design issue is now left in the hands of the Urban Design Advisory Committee (UDAC) who will comment on the site development plan. You may recall that this condition was requested at the Municipal Planning Tribunal and subsequently included. UDAC is now to ensure that the building complies with sound urban design elements which include designing a structure which will be open to, and respond to the streetscape rather than having blank walls and parking garages facing the street. Active uses like restaurants and shops are to be located at street level to contribute to a future more user-friendly pedestrian environment.

I believe we have contributed positively to the land use rights granted on this site from the initial objection, to meetings and interaction with the land owner, the tribunal hearing and also through the appeal.

*Page 2 / Below is a...*

Below is a table reflecting the relevant original land use rights applied for and the eventual approved rights post appeal:

	<b>Land Use Right Sought</b>	<b>Land Use Right Granted</b>	<b>Comment</b>
<b>Primary Rights</b>	Business 1 including, shops dwelling units, residential buildings, business purposes, car sales lots, places of instruction, social halls, canteen, dry cleaners and laundrettes and warehouses	Business 1 including dwelling units, hotel, places of instruction, shops, business purposes ( <b>excluding showrooms, warehouses, places of public worship, canteen, dry cleaners, laundrette, car sales lots, motor showrooms, public or private parking garages, self-storage and funeral parlours</b> )	The approved uses were substantially decreased with the undesirable uses marked in bold removed.
<b>Height</b>	10 Storeys	10 Storeys	-
<b>Coverage</b>	80%, 100% for basements	80%, 100% for basements	-
<b>FAR</b>	5.0	5.0 <b>150 dwelling units</b> <b>Retail – 825m2</b> <b>Offices 5 000m2</b> <b>Restaurants 825m2</b>	The extent of the different uses were defined and limited. Without this the entire building could have been any of the uses granted i.e. 10 storeys of retail for instance. This also has a marked impact on the provision of on-site parking.
<b>Density</b>	150 dwelling units on the site.	150 dwelling units on the site.	-
<b>General Conditions</b>	A Site Development Plan is required.	The site development plan is to be circulated to UDAC.	UDAC is now to ensure a well-designed building which is not the case with all applications.

I hope this helps to understand what the final outcome of the matter is.

I have included the rezoning approval, appeal outcome and grounds of appeal for your reference.

I trust this meets with your approval and should you require any additional information, please do not hesitate to contact me.

Yours faithfully,



**Craig Pretorius**  
URBAN TERRAIN