**PARKVIEW RESIDENTS’ ASSOCIATION**

**SNAP SHOT OF THE GUIDELINES FOR RESIDENTS WHO WISH**

**TO DEVELOP, RENOVATE OR ALTER THEIR PROPERTIES**

**Implemented and enforced by:**

**What laws, regulations and policies are applicable to property in Parkview?:**

* Title deeds

*Local Legislation*

* City of Johannesburg Land Use Scheme 2018
* Municipal Planning Bylaw 2016

*Provincial*

* Gauteng Removal of Restrictions Act

*National*

* National Heritage Resources Act
* National Building Regulations and Building Standards Act
* Spatial Planning and Land Use Management Act

*Development Policy*

* Spatial Development Framework SDF 2040
* Nodal Review Policy 2020
* Environmental Control Area
* Johannesburg Metropolitan Open Space System
* PRA Vision Document
* Parkview Precinct Plan
* Parkview Heritage List
* Parkview Residents Association
* Joint Plans Committee
* Safe Parkview
* Johannesburg Heritage Foundation
* Provincial Heritage Authority - Gauteng
* Johannesburg City Council and authorized officials
* Municipal Planning Tribunal
* Appeal Authority

**City of Johannesburg Land Use Scheme 2018**

prescribes:

\* Use zoning (both primary and consent)

\* Density zoning

\* Floor area ratio, coverage, building lines, parking etc.

Contiguous neighbours

**Recommended procedure when contemplating development, renovation or alteration of a property:**

1. Check the title deeds, for restrictive conditions and servitudes
2. Confirm the land use rights and whether the planned changes comply with these rights.
3. Investigate the nature of building plans which would have to be submitted
4. Consult with contiguous neighbours
5. Check whether the buildings are subject to heritage requirements
6. Obtain professional advice on best way forward.
7. Submit proposals to the Joint Plans Committee for valuable advice before proceeding.

Property to be developed, renovated or altered

Erf *xx* Parkview

Street

**Title Deeds of**

**Erf *xx* Parkview**

includes:

\* description of erf

\* size of erf

\* title deeds conditions

\* servitudes