

**MOTIVATING MEMORANDUM IN SUPPORT OF AN APPLICATION
SUBMITTED IN TERMS OF SECTION 21 OF THE CITY OF
JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016, READ IN
CONJUNCTION WITH THE RELEVANT PROVISIONS OF THE
SPATIAL PLANNING AND LAND USE MANAGEMENT ACT
“SPLUMA”, 2013 (ACT 16 OF 2013), FOR THE REZONING OF
ERVEN 120, 121, AND 122 PARKVIEW**

PREPARED BY:

GE Town Planning Consultancy CC

DATE:

April 2019

JOB No.:

1000

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1. BACKGROUND

1.1 Introduction and Property Description

1.1.1 Application is hereby made in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, read in conjunction with the relevant provisions of the Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013), for the amendment of the Johannesburg Land Use Scheme, 2018, by the rezoning of:

- Erf 120 Parkview from "Business 4" permitting offices (excluding banks, building societies and medical consulting rooms), subject to certain conditions, to "Business 1" permitting business purposes, shops, residential buildings, place of instruction, social halls, car sales lots, private parking areas, institutions, religious purposes, dwelling units, motor workshop and services, a car wash facility, and ancillary and related uses, subject to certain conditions.
- Erf 121 Parkview from "Business 4" permitting offices (excluding banks, building societies) and medical consulting rooms, subject to certain conditions, to "Business 1" permitting business purposes, shops, residential buildings, place of instruction, social halls, car sales lots, private parking areas, institutions, religious purposes, dwelling units, and ancillary and related uses, subject to certain conditions.
- Erf 122 Parkview from "Residential 1" permitting a dwelling house, subject to certain conditions to "Business 1" permitting business purposes, shops, residential buildings, place of instruction, social halls, car sales lots, private parking areas, institutions, religious purposes, dwelling units, and ancillary and related uses, subject to certain conditions.

1.1.2 The effect of the application will permit the establishment of a mixed use, community-oriented development which may include, but is not limited to, residential units, shops, offices and medical consulting rooms.

1.1.3 Details of the application are set out under Section Two (2) of this memorandum.

1.2 Locality (See Plan 1000/1)

1.2.1 Erven 120 to 122 Parkview (hereinafter referred to as the subject properties) are located north west of the intersection of Dundalk Avenue and Roscommon Road, in the township Parkview.

1.2.2 The respective physical addresses are 65 and 63 Dundalk Avenue and 67 Roscommon Road, Parkview.

1.2.3 The street addresses are per Council records and may differ from the displayed street addresses.

1.3 Property Size

Erf 120 Parkview:	1 016m ²
Erf 121 Parkview:	1 016m ²
<u>Erf 122 Parkview:</u>	<u>1 158m²</u>
Total:	3 190m ²

1.4 Property Ownership

The subject properties are registered in the name of **ISLANDSITE INVESTMENTS 142 (PTY) LTD** by virtue of the following Deeds of Transfer:

Erf 120 Parkview:	T42435/2007
Erf 121 Parkview:	T77301/2006
Erf 122 Parkview:	T37313/2003

1.5 Existing and Surrounding Zoning (See Plans 1000/2)

- 1.5.1 In terms of the erstwhile Johannesburg Town Planning Scheme, 1979, Erf 120 Parkview is currently zoned "Business 4" permitting offices (excluding banks, building societies and medical consulting rooms), subject to certain conditions.
- 1.5.2 In terms of the erstwhile Johannesburg Town Planning Scheme, 1979, Erf 121 Parkview is currently zoned "Business 4" permitting offices (excluding banks, building societies) and medical consulting rooms, subject to certain conditions
- 1.5.3 In terms of the City of Johannesburg Land Use Scheme, 2018, Erf 122 Parkview is currently zoned "Residential 1" permitting a dwelling house, subject to certain conditions.
- 1.5.4 In terms of the erstwhile Johannesburg Town Planning Scheme, 1979, Erf 119 Parkview, located directly to the north, is currently zoned "Residential 1" permitting offices (excluding banks, building societies and medical consulting rooms), subject to certain conditions.
- 1.5.5 In terms of the City of Johannesburg Land Use Scheme, 2018, the erven located directly to the east are currently zoned "Residential 1" permitting a dwelling house, subject to certain conditions.
- 1.5.6 In terms of the City of Johannesburg Land Use Scheme, 2018, Erf 36 Parkview, located directly to the south east is currently zoned "Residential 1" permitting one dwelling per 1000m², subject to certain conditions.
- 1.5.7 In terms of the City of Johannesburg Land Use Scheme, 2018, Erf 123 Parkview, located directly to the south, is currently zoned "Residential 1" permitting one dwelling house, subject to certain conditions.
- 1.5.8 In terms of the City of Johannesburg Land Use Scheme, 2018, Erf 193 Parkview, located directly to the south west, is currently zoned "Institutional", subject to certain conditions.
- 1.5.9 In terms of the City of Johannesburg Land Use Scheme, 2018, the erven located directly to the west, are currently zoned "Business 1", subject to certain conditions.

1.6 Current and Surrounding Land Use (See Plan 1000/3)

- 1.6.1 The subject properties are currently developed with medical consulting rooms.
- 1.6.2 Erf 119 Parkview, located directly to the north, is currently developed with home offices.
- 1.6.3 The erven located directly to the east are currently developed with single residential dwelling houses.
- 1.6.4 Erf 36 Parkview, located directly to the south east is currently developed with a single residential dwelling house.
- 1.6.5 Erf 123 Parkview, located directly to the south, is currently developed with a single residential dwelling house.
- 1.6.6 Erf 193 Parkview, located directly to the south west, is currently developed with a place of worship and an ancillary primary school.
- 1.6.7 The erven located directly to the west, are currently developed with a variety of uses including residential units, shops and restaurants.

1.7 Legal Aspects

- 1.7.1 There are restrictive conditions of title contained in the relevant Deeds of Transfer pertaining to the subject properties which prohibit the sale of liquor and restrict the number of dwelling houses to one dwelling per erf.
- 1.7.2 An application to remove these restrictive conditions and other superfluous conditions will be lodged at Council.

2. APPLICATION PROPOSAL

2.1 Rezoning and Proposed Controls

Application is hereby made in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, read in conjunction with the relevant provisions of the Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013), for the amendment of the Johannesburg Land Use Scheme, 2018, by the rezoning of:

- Erf 120 Parkview from "Business 4" permitting offices (excluding banks, building societies and medical consulting rooms), subject to certain conditions, to "Business 1" permitting business purposes, shops, residential buildings, place of instruction, social halls, car sales lots, private parking areas, institutions, religious purposes, dwelling units, and ancillary and related uses, subject to certain conditions.
- Erf 121 Parkview from "Business 4" permitting offices (excluding banks, building societies) and medical consulting rooms, subject to certain conditions, to "Business 1" permitting business purposes, shops, residential buildings, place of instruction, social halls, car sales lots, private parking areas, institutions, religious purposes, dwelling units, and ancillary and related uses, subject to certain conditions.
- Erf 122 Parkview from "Residential 1" permitting a dwelling house, subject to certain conditions to "Business 1" permitting business purposes, shops, residential buildings, place of instruction, social halls, car sales lots, private parking areas, institutions, religious purposes, dwelling units, and ancillary and related uses, subject to certain conditions.

The erven shall be subject to the following development controls:

Use Zone 6:	Business 1 with ancillary and related uses.
Primary Rights:	Business purposes, shops, residential buildings, place of instruction, social halls, restaurant, car sales lot, motor showrooms, showrooms. offices, public or private parking area, institutions, religious purposes, dwelling units, warehouse, and ancillary and related uses.
Consent Rights:	Any additional use with the consent of the Local Authority excluding noxious industry.
No Rights:	As per Scheme.
Servitude:	-
Height:	As per Scheme - Four (4) Storeys, excluding basements and parking structures and with the proviso that the height may be increased with the written consent of the Local Authority.

Coverage:	As per Scheme - 70%, excluding parking structures and with the proviso that the coverage may be increased with the written consent of the Local Authority.
FAR:	As per Scheme – 2.0. Retail floor area shall be limited to 1500m ² and office floor area shall be limited to 2000m ² provided that the permissible floor area ratio may be increased with the special consent of the Local Authority.
Parking Provision:	As per Scheme; provided that the parking may be relaxed in terms of an approved site development plan.
Density:	As per Scheme – 200 dwelling units per hectare.
Building Lines:	As per Scheme – Three (3) metres along street boundaries and zero (0) metres along all other boundaries, excluding parking structures, refuse collection structures and guardhouse structures and with the proviso that street building lines may be relaxed in terms of an approved site development plan.

General Conditions:

1. Access to and egress from the erven to the public street shall be provided to the satisfaction of the Local Authority.
2. The erven shall be landscaped and maintained to the satisfaction of the Local Authority.
3. The erven may be consolidated or notorially tied. In the event of the erven or further adjoining property/ies with identical land use rights being notorially tied and be developed as a single entity, the permissible coverage, floor area and parking may be transferred between the notorially tied erven.
4. Effective paved, parking spaces, together with the necessary manoeuvring area, shall be provided on the erven to the satisfaction of the Local Authority, with the proviso that parking may be relaxed by the Local Authority in terms of an approved site development plan.
5. A site development plan, drawn to a scale of 1:500 or such other scale as approved by the Local Authority, shall be submitted to the Local Authority for approval before the submission of any building plans. No building may be erected on the erven prior to the approval of such development plan by the Local Authority and the entire development of the erven shall be in accordance with this plan: provided that, with the written consent of the Local Authority, the plan may be amended from time to time.
6. A contribution towards the provision of engineering services shall be payable in terms of the provisions of the City of Johannesburg Municipal Planning By-Law, 2016, read in conjunction with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013).

2.2 Applicant's Intention

- 2.2.1 The effect of the application will permit the establishment of a mixed use, community-oriented development which may include, but is not limited to, residential units, shops, restaurants, offices, and a car wash facility.

3. MOVITATION IN SUPPORT OF THE APPLICATION

3.1 Application is hereby made in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, read in conjunction with the relevant provisions of the Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013), for the amendment of the Johannesburg Land Use Scheme, 2018, by the rezoning of:

- Erf 120 Parkview from "Business 4" permitting offices (excluding banks, building societies and medical consulting rooms), subject to certain conditions, to "Business 1" permitting business purposes, shops, residential buildings, place of instruction, social halls, car sales lots, private parking areas, institutions, religious purposes, dwelling units, and ancillary and related uses, subject to certain conditions.
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- Erf 122 Parkview from "Residential 1" permitting a dwelling house, subject to certain conditions to "Business 1" permitting business purposes, shops, residential buildings, place of instruction, social halls, car sales lots, private parking areas, institutions, religious purposes, dwelling units, and ancillary and related uses, subject to certain conditions.

3.2 As already mentioned above, the land owner's main intention is to establish a mixed-use, community-oriented development which may include, but is not limited to, residential units, shops, offices and medical consulting rooms.

3.3 After careful consideration, the landowner resolved that the proposed land uses would satisfy the market demand and strengthen the overall character of the area.

3.4 It is a well-known town planning principle that mixed-use developments have a number of social and economic benefits as they are typically considered an efficient and effective use of space. These type of developments not only have the tendency to rejuvenate historic areas, but they also conserve precious land resources and municipal services and elevate the use of prime land to a higher potential.

3.5 As such, the proposed development represents an ideal opportunity to promote sustainable development in the area and the city as a whole. The current application can therefore be considered a potential catalytic project for the area to envisage the spatial transformation objectives of the City.

3.6 The Relevant Legislative Policy Framework

3.6.1 There are several policies that provide directives or guidelines relating to the use of land within the jurisdiction of the City of Johannesburg Metropolitan Municipality. The overarching objectives that are pursued in the legal and policy framework are to:

- A. Integrate urban areas and overcome apartheid induced segregation;
 - B. Integrate land use transport planning and ensure integration between public transport nodes;
 - C. Minimise urban sprawl and the adverse effects of transport and land development and redevelopment action/interventions;
 - D. Improve the quality of housing and public infrastructure;
 - E. Ensure responsive, effective, efficient and collaborative governance of housing schemes; and
 - F. Increase economic efficiency and productivity of urban form and functions.
- 3.6.2 The most prominent Council policy regulating land use management applications in the City of Johannesburg Metropolitan Municipality is the City of Johannesburg Metropolitan Municipality Spatial Development Framework (SDF). This policy superseded the historic Regional Spatial Development Framework (RSDF) in order to pursue the developmental principles of the Spatial Planning and Land Use Management Act, Act 16 of 2013 (SPLUMA). As such, the SDF is now the sole development guiding document for the City until the Draft Johannesburg Nodal Review Policy document is adopted.
- 3.6.3 While it is agreed that the RSDF has become redundant, the importance of same remains due to its demarcation and definitions of nodes within the city; the SDF must therefore be read in conjunction with the nodal provisions of the RSDF (until such time as a policy delineating nodes has been implemented by Council).
- 3.6.4 Conformity to the above policy guidelines is outlined as follows:

A. The City of Johannesburg Metropolitan Municipality Regional Spatial Development Framework

The subject property falls within the area defined as Administrative Region B of the RSDF policy document and is further defined by Sub-Area nine (9). This policy document states that the main focus is "to retain and enhance the residential character and amenity of Sub Area 9".

The subject property directly abuts a neighbourhood node as defined in the RSDF, which node has been earmarked community-oriented local business development. The SDF reinforces the need for inter alia, residential densification, and community-oriented business uses.

Currently, the Parkview neighbourhood node is developed and characterized with a diverse mix of land uses which includes shops, residential units and restaurants.

B. The City of Johannesburg Metropolitan Municipality Spatial Development Framework

The Spatial Development Framework 2040 (SDF 2040), promotes a compact polycentric city where the inner city would form the strong urban core lined by efficient public transport to dense, mixed use sub centres situated within a protect and integrated natural environment.

The future polycentric Johannesburg will bring jobs to residential areas and housing opportunities to job centres rather than merely transporting people between the two. It will create complete nodes where people can live, work and play that are efficiently connected by public transport. It will bridge spatial and social barriers and build a framework for a spatially just city.

It is imperative that the Spatial Development Framework, 2040, supports the City's Economic Development Strategy and provides an enabling urban structure for economic growth, job creation and poverty alleviation.

To facilitate the spatial transformation needed in the city, the SDF 2040 endorses the following intertwined concepts of the new image of Johannesburg:

- **Compact city** – combining density, diversity, proximity and accessibility, reducing distances, travel times and costs, bringing jobs and social amenities to single use, marginalised residential areas, reducing energy consumption and infrastructure costs.
- **Inclusive city** – ensuring balanced service provision (hard and soft) and opportunities for all by diversifying land uses, promoting social mixing and bridging social, spatial and economic barriers.
- **Connected city** –enhancing public transit and ICT infrastructure at provincial and urban scales to re-connect the city, starting from 'the Corridors of Freedom' to street and neighbourhood-level connectivity.
- **Resilient city** – building a metropolitan open space system as a protection buffer, preserving valuable green infrastructure and areas of high agricultural potential, promoting sustainable energy use, reinforcing the urban development boundary and protecting biodiversity resources.
- **Generative city** – focusing investment in transformation areas and nodes towards achieving positive social,

economic and environmental returns on investment; spurring economic growth and job creation and enhancing public space and promoting sustainability (social, environmental and economic).

The Subject application is a means to stimulate development and economic growth within the area in a way that will benefit the local community by developing an underdeveloped property and providing much needed housing stock in the immediate area. In theory, developing the subject property should increase surrounding property values, and reduce the security risk by promoting increased activity.

C. Draft Johannesburg Nodal Review Policy Document

While not yet adopted, (but approved by the mayoral committee) the Draft Johannesburg Nodal Review Policy document, suggests that the subject property will in all likelihood be located within an equal split between two (2) zones defined as a "General Urban Zone" and a "Suburban Zone".

In terms of this document, a "General Urban Zone" can support a variety of uses, including, light commercial, residential (at a minimum of 60 dwelling units per hectare), offices, retail, public open space, recreation, community services, child care, health care, and small scale non-polluting urban manufacturing.

In terms of this document, a "Suburban Zone" can support residential uses, home offices, small scale neighbourhood retail, home enterprises, public open space, salons, estate agencies, community services and recreation and child care facilities. Note that residential densities for this zone range from 40 to 50 units per hectare.

Note that access to the proposed development will be derived via Dundalk Avenue via Erf 120, within the "General Urban Zone" quadrant.

3.7 It is contended that the proposed land use rights to facilitate the envisaged mixed-use development should be supported due to inter alia, the following reasons:

- a) The subject properties abut a neighborhood node and will in all likelihood be included into the said node on coming into operation of the Johannesburg Nodal Review Policy;
- b) The subject properties are considered under-developed in terms of the Council's transformation policy guidelines;
- c) The subject properties are located within direct or close proximity to an array of community support services including places of employment, retail areas, places of public worship, schools at

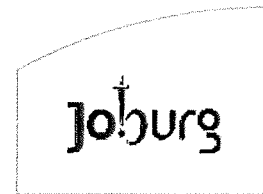
various levels, public open spaces (including Zoo Lake and the Johannesburg Zoo etc) and important transportation routes;

- d) The subject property is accessible via public transport (± 1 km);
 - e) Municipal services are existent in the immediate area, and the site is already serviced in terms of current zoning rights;
 - f) The proposed development's demand on Council services is considered counter cyclical when compared to the surrounding area and land uses conducted therein;
 - g) A definite market need for the proposed uses has already been identified in respect of the site and the wider area; and
 - h) The proposed residential typologies to be provided on site are not readily available within the wider area.
- 3.8 The application is in line with a number of the SPLUMA principles. By virtue of the fact that the application is in line with the Council's SDF guidelines, it is contended that the application is also in line with the SPLUMA principles and guidelines.
- 3.9 Accordingly, the proposed development is considered both necessary and desirable and in line with current and future policy directives as well as the SPLUMA developmental principles.

4. CONCLUSION

- 4.1 Application is hereby made in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, read in conjunction with the relevant provisions of the Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013), for the amendment of the Johannesburg Land Use Scheme, 2018, by the rezoning of:
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- 4.2 The effect of the application will permit the establishment of a mixed use, community-oriented development which may include, but is not limited to, residential units, shops, offices and medical consulting rooms.
- 4.3 The application represents an ideal opportunity to promote sustainable development in the area and the city as a whole. The current application can therefore be considered a potential catalytic project for the area to envisage the spatial transformation objectives of the City.
- 4.4 The application is in line with current and future policy directives as well as the SPLUMA developmental principles. The application is also an improvement to the controlling town planning scheme and is necessary, desirable and worthy of approval.

**ZONING INFORMATION
CERTIFICATE PAD
FOR APPLICATION SUBMISSIONS**



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Date: 04/09/2019

Requested by:	Sandy Ngwenya
Town Planning Scheme:	City of Johannesburg Land Use Scheme 2018
Name of Applicant:	GAVIN EDWARDS TOWN PLANNING CONS
Erf/Holding Name/Farm Portion:	Erf 120
Township/Holding Name/Farm Name:	Parkview
Street Name and No:	Dundalk avenue
ZONING INFORMATION	
Use Zone:	Business 4
Height Zone:	A (0) Two storeys
Floor Area Ratio:	As per attached annexure
Coverage:	As per attached annexure
Density:	No Density
Building Line:	As per attached table 7
Parking:	AS PER ATTACHED ANNEXURE
AMENDMENT SCHEME APPLICABLE:	13-8283
Served By:	Sandy Ngwenya

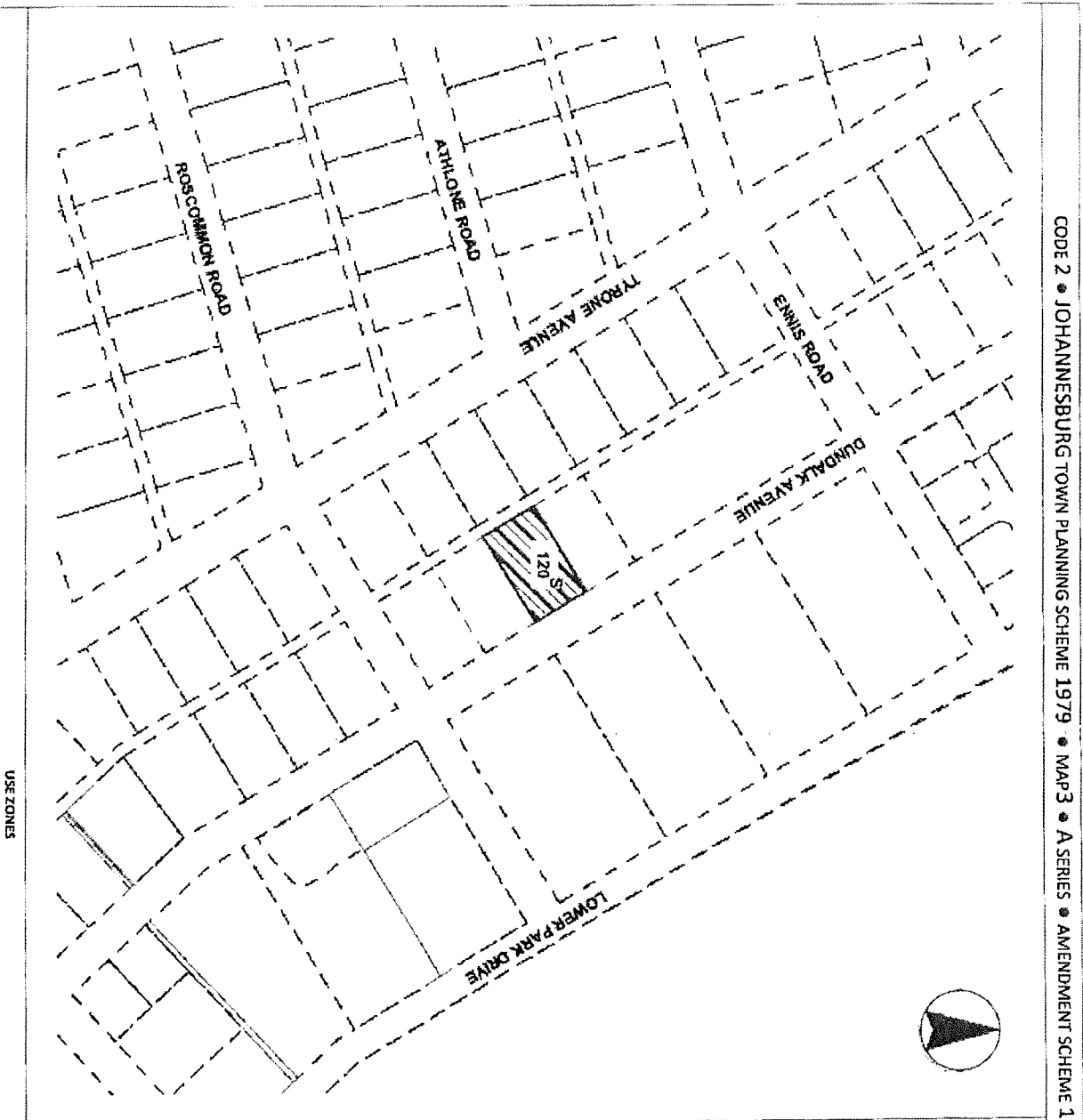
Terms and Conditions:

The Town Planning Scheme is open for inspection on the 8th Floor 158 loveday Street Braamfontein between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the scheme. Whilst the utmost is done to ensure accuracy the City of Johannesburg does not accept responsibility for any incorrect information given on this form. The applicant's attention is drawn to the general provisions of the Town Planning Scheme. It should be noted that the provisions of the Town Planning Scheme do not override any restrictive conditions that may be contained in the Title Deeds. PLEASE NOTE: No Information will be given telephonically due to the technical and interpretive complications.

Corporate Geo-Informatics 8th Floor, A-BLOCK, Metro Centre 158 Civic Boulevard, Braamfontein

SCALE 1:2500

CODE 2 • JOHANNESBURG TOWN PLANNING SCHEME 1979 • MAP 3 • A SERIES • AMENDMENT SCHEME 13-8283 • SHEET 1 OF 1 SHEET



ERF 120
PARKVIEW

REFERENCE

SCHEDULE

S

USE ZONES

Business 4



APPROVED

M. Penneke
EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING AND URBAN
MANAGEMENT
(CITY OF JOHANNESBURG)

DATE 2 February 2011

SCALE 1:2500

CODE 2 • JOHANNESBURG TOWN PLANNING SCHEME 1979 • MAP 3 • B SERIES • AMENDMENTSCHIEF 13-8283 • SHEET 1 OF 1 SHEET



DENSITY ZONES AND HEIGHT ZONES

ERF 120
PARKVIEW

REFERENCE

SCHEDULE

S

APPROVED

Pennecke
EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING AND URBAN
MANAGEMENT
(CITY OF JOHANNESBURG)

DATE 2 February 2011

JOHANNESBURG TOWN PLANNING SCHEME, 1979, APPROVED BY VIRTUE OF ADMINISTRATORS NOTICE 1157, DATED 3 OCTOBER 1979 IS HEREBY FURTHER AMENDED AND ALTERED IN THE FOLLOWING MANNER:

1. The Map, Sheet A and B as shown on Map 3, Amendment Scheme 13-8283.
2. By the addition of the following in numerical and alphabetical sequence to Table N of the Scheme, read with Clause 70.

COLUMN 1	USE ZONE Business 4.
COLUMN 2	DESCRIPTION OF LAND: Erf 120 Parkview
COLUMN 3	PRIMARY RIGHTS: (LAND USE TABLE "C") Offices (excluding banks, building societies and medical consulting rooms).
COLUMN 4	USES WITH CONSENT: (LAND USE TABLE "C") A residential building and ancillary training facility.
COLUMN 5 *	USES NOT PERMITTED: (LAND USE TABLE "C") As per Scheme
COLUMN 6 -	WIDTH OF SERVITUDE AREA / STREET: None
COLUMN 7 *	STOREYS OR HEIGHT IN METRES: As per Scheme. Height Zone 0 (two storeys).
COLUMN 8 *	COVERAGE: As per Scheme. The coverage shall not exceed 277m ² .
COLUMN 9 *	F.A.R. OR FLOOR AREA: As per Scheme. The floor area shall not exceed 277m ² .
COLUMN 10 *	PARKING PROVISION: As per Scheme. Four (4) bays per 100m ² of office floor area.

ERF 120
PARKVIEW

APPROVED

Renecke

EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING AND URBAN
MANAGEMENT
(CITY OF JOHANNESBURG)

2 February 2011

DATE

COLUMN 11

DENSITY:

As per Scheme

COLUMN 12

BUILDING LINES:

As per Scheme.

COLUMN 13

SPECIFIC CONDITIONS:

1. A Site Development Plan shall be submitted to the local authority for approval prior to the approval of building plans, in terms of Clause 5 of the Johannesburg Town Planning Scheme, 1979, with specific emphasis on environmentally friendly and Electricity efficiency/savings design practices.
2. The on-site parking ratio shall not be relaxed. One (1) shade tree shall be planted for every three parking bays. The parking surface shall be permeable except in areas where wheelchairs, the disabled or elderly would need access.
3. The existing buildings on the site shall be retained and alterations, which shall be residential in character thereto, may be permitted with the consent of the local authority.
4. A landscaped strip of 1 metre shall be provided along the Dundalk Avenue frontage of the site.
5. No hoarding for the display of advertisements shall be erected nor shall any advertisement be displayed on the site other than one non-illuminated plate or board, not exceeding 2m X 1m, which may be affixed to the boundary wall or fence or the entrance door.
6. Access to the site shall be to the satisfaction of the local authority.
7. The sidewalk shall be landscaped and a pedestrian walkway provided.
8. The development of the site shall not detract from the amenity of the area.
9. A contribution towards the provision of engineering services and an endowment in lieu of parks and open spaces shall be payable in terms of the Town Planning and Townships Ordinance 1986 (Ordinance 15 of 1986).

ERF 120
PARKVIEW

APPROVED

M. Remcke

EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING AND URBAN
MANAGEMENT
(CITY OF JOHANNESBURG)

2 February 2011

DATE

10. The provision of Electricity shall be to the satisfaction of City Power. The applicant shall demonstrate to City Power the provision of alternative electricity sources for the proposed development. The proposed development will not exceed the current electricity supply.

COLUMN 14 AMENDMENT SCHEME NO.: 13-8283

END OF AMENDMENT SCHEME 13-8283

ERF 120
PARKVIEW

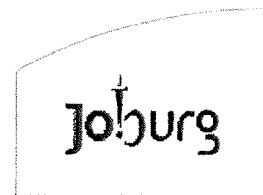
APPROVED

M. Rencke

EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING AND URBAN
MANAGEMENT
(CITY OF JOHANNESBURG)

DATE 2 February 2011

**ZONING INFORMATION
CERTIFICATE PAD
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Town Planning Scheme:	City of Johannesburg Land Use Scheme 2018
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Erf/Holding Name/Farm Portion:	Erf 121
Township/Holding Name/Farm Name:	Parkview
Street Name and No:	Dundalk avenue
ZONING INFORMATION	
Use Zone:	Business 4
Height Zone:	A (0) Two storeys
Floor Area Ratio:	As per attached annexure
Coverage:	As per attached annexure
Density:	No Density
Building Line:	As per attached table 7
Parking:	As per attached annexure
AMENDMENT SCHEME APPLICABLE:	13-7748
Served By:	Sandy Ngwenya

Terms and Conditions:

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CODE 2 • JOHANNESBURG TOWN PLANNING SCHEME 1979 • MAP 3 • A SERIES • AMENDMENT SCHEME 13-7748 • SHEET 1 OF 1 SHEET



ERF 121
PARKVIEW

REFERENCE

SCHEDULE

S

USE ZONES

Business 4



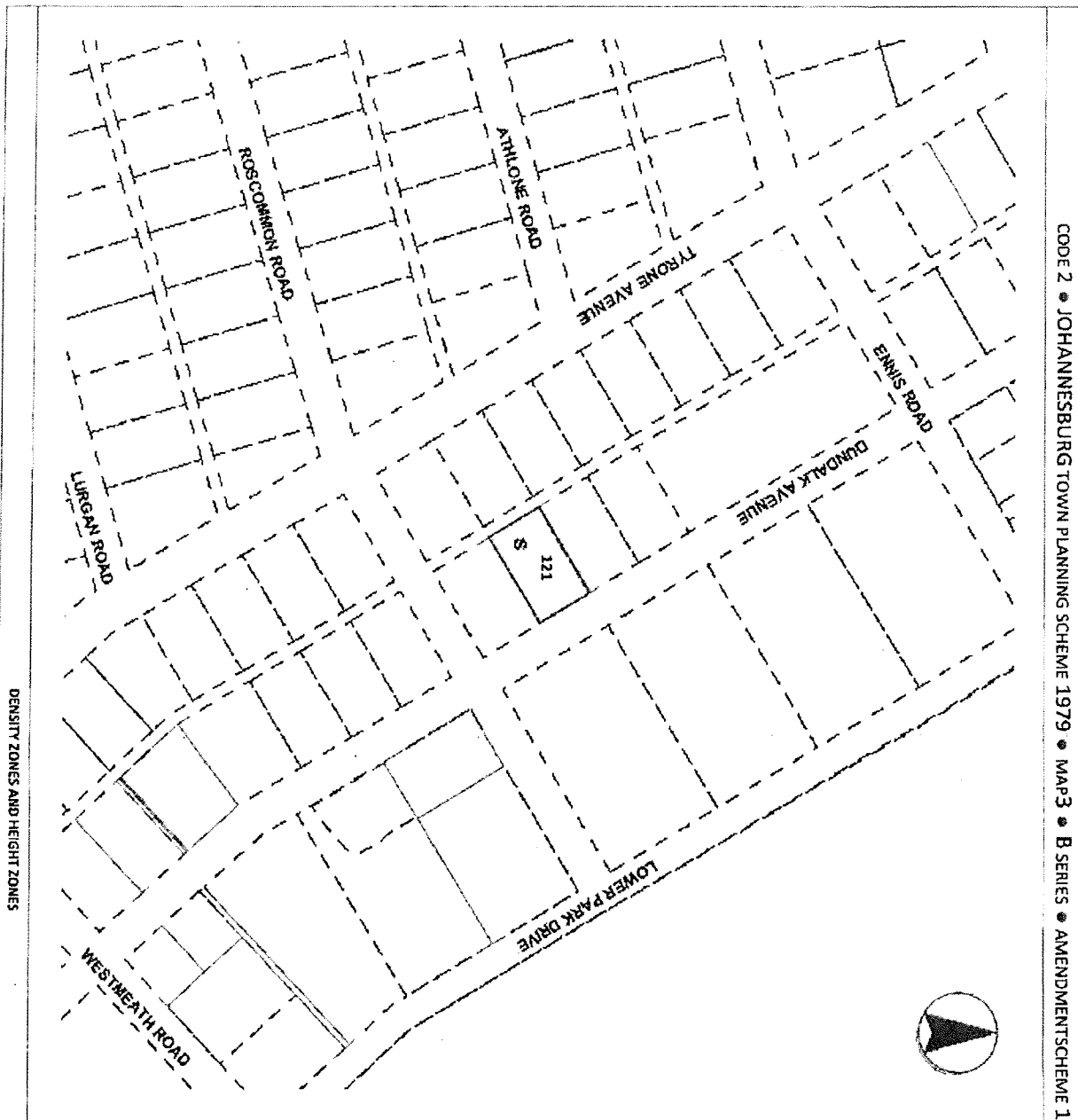
APPROVED

M. Remede
EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING AND URBAN
MANAGEMENT
(CITY OF JOHANNESBURG)

DATE *2 February 2011*

SCALE 1:2500

CODE 2 • JOHANNESBURG TOWN PLANNING SCHEME 1979 • MAP 3 • B SERIES • AMENDMENTSCHIEF 13-7748 • SHEET 1 OF 1 SHEET



DENSITY ZONES AND HEIGHT ZONES

ERF 121
PARKVIEW

REFERENCE

SCHEDULE

S

APPROVED

Reinecke

EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING AND URBAN
MANAGEMENT
(CITY OF JOHANNESBURG)

DATE *2 February 2011*

JOHANNESBURG TOWN PLANNING SCHEME, 1979, APPROVED BY VIRTUE OF ADMINISTRATORS NOTICE 1157, DATED 3 OCTOBER 1979 IS HEREBY FURTHER AMENDED AND ALTERED IN THE FOLLOWING MANNER:

1. The Map, Sheet A and B as shown on Map 3, Amendment Scheme 13-7748.
2. By the addition of the following in numerical and alphabetical sequence to Table N of the Scheme, read with Clause 70.

COLUMN 1	USE ZONE Business 4
COLUMN 2	DESCRIPTION OF LAND: Erf 121 Parkview
COLUMN 3	PRIMARY RIGHTS: (LAND USE TABLE "C") Offices (excluding banks, building societies) and medical consulting rooms.
COLUMN 4	USES WITH CONSENT: (LAND USE TABLE "C") None.
COLUMN 5 *	USES NOT PERMITTED: (LAND USE TABLE "C") As per Scheme
COLUMN 6 -	WIDTH OF SERVITUDE AREA / STREET: None
COLUMN 7 *	STOREYS OR HEIGHT IN METRES: As per Scheme. Height Zone 0 (two storeys).
COLUMN 8 *	COVERAGE: As per Scheme. The coverage shall not exceed 264m².
COLUMN 9 *	F.A.R. OR FLOOR AREA: As per Scheme. The floor area shall not exceed 264m².

ERF 121
PARKVIEW


APPROVED

M. Kempecke

EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING AND URBAN
MANAGEMENT
(CITY OF JOHANNESBURG)

DATE

2 February 2011

<p>COLUMN 10 *</p> <p>PARKING PROVISION: As per Scheme. Four (4) bays per 100m² of office floor area and six (6) bays per 100m² of medical suites.</p>	<p>ERF 121 PARKVIEW</p>
<p>COLUMN 11 *</p> <p>DENSITY: As per Scheme</p>	
<p>COLUMN 12 *</p> <p>BUILDING LINES: As per Scheme.</p>	
<p>COLUMN 13</p> <p>SPECIFIC CONDITIONS:</p> <ol style="list-style-type: none"> 1. A Site Development Plan shall be submitted to the local authority for approval prior to the approval of building plans, in terms of Clause 5 of the Johannesburg Town Planning Scheme, 1979, with specific emphasis on environmentally friendly and Electricity efficiency/savings design practices. 2. The on-site parking ratio shall not be relaxed. One (1) shade tree shall be planted for every three parking bays. The parking surface shall be permeable except in areas where wheelchairs, the disabled or elderly would need access. 3. The existing buildings on the site shall be retained and alterations, which shall be residential in character thereto, may be permitted with the consent of the local authority. 4. A landscaped strip of 1 metre shall be provided along the Dundalk Avenue frontage of the site. 5. No hoarding for the display of advertisements shall be erected nor shall any advertisement be displayed on the site other than one non-illuminated plate or board, not exceeding 2m X 1m, which may be affixed to the boundary wall or fence or the entrance door. 6. Access to the site shall be to the satisfaction of the local authority. 7. The sidewalk shall be landscaped and a pedestrian walkway provided. 8. The development of the site shall not detract from the amenity of the area. 	<p>APPROVED</p> <p></p> <p>EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING AND URBAN MANAGEMENT (CITY OF JOHANNESBURG)</p> <p>DATE <u>2 February 2011</u></p>

9. A contribution towards the provision of engineering services and an endowment in lieu of parks and open spaces shall be payable in terms of the Town Planning and Townships Ordinance 1986 (Ordinance 15 of 1986).
10. The provision of Electricity shall be to the satisfaction of City Power. The applicant shall demonstrate to City Power the provision of alternative electricity sources for the proposed development. The proposed development will not exceed the current electricity supply.

COLUMN 14 AMENDMENT SCHEME NO.: 13-7748

END OF AMENDMENT SCHEME 13-7748.

ERF 121
PARKVIEW

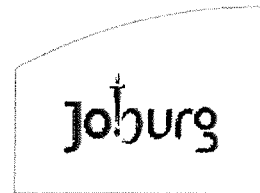
APPROVED

M. Renede

EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING AND URBAN
MANAGEMENT
(CITY OF JOHANNESBURG)

DATE 2 February 2011

**ZONING INFORMATION
CERTIFICATE PAD
FOR APPLICATION SUBMISSIONS**



a world class African city

Date: 04/09/2019

Requested by:	Sandy Ngwenya
Town Planning Scheme:	City of Johannesburg Land Use Scheme 2018
Name of Applicant:	GAVIN EDWARDS TOWN PLANNING CONS
Erf/Holding Name/Farm Portion:	Erf 122
Township/Holding Name/Farm Name:	Parkview
Street Name and No:	Dundalk avenue & Roscommon road
ZONING INFORMATION	
Use Zone:	Residential 1
Height Zone:	A (0) As per attached table 4
Floor Area Ratio:	As per attached table 6
Coverage:	As per attached table 5
Density:	1 dwelling Per Erf
Building Line:	As per attached table 7
Parking:	As per Scheme
AMENDMENT SCHEME APPLICABLE:	N/A
Served By:	Sandy Ngwenya

Terms and Conditions:

The Town Planning Scheme is open for inspection on the 8th Floor 158 loveday Street Braamfontein between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the scheme. Whilst the utmost is done to ensure accuracy the City of Johannesburg does not accept responsibility for any incorrect information given on this form. The applicant's attention is drawn to the general provisions of the Town Planning Scheme. It should be noted that the provisions of the Town Planning Scheme do not override any restrictive conditions that may be contained in the Title Deeds. PLEASE NOTE: No Information will be given telephonically due to the technical and interpretive complications.

Corporate Geo-Informatics 8th Floor, A-BLOCK, Metro Centre 158 Civic Boulevard, Braamfontein

TABLE 4: HEIGHT DEVELOPMENT REQUIREMENTS

(1) Height Zone	(2) Number of storeys	(3)								Peri-Urban Halfway House Annexure F Lelhabong Westonaria Southern Jhb Region
		Johannesburg	Sandton	Roodepoort	Randburg	Lenasia	Modderfontein	Walkerville	Edenvale	
A	3	0	0	0	0	0	0	0	3	0
		6	2	4	3	1	1	1	4	
		7	3	5		2	2	2	5	
		8	4	6		3	3	3	6	
			5	7		4	4	4	7	
			6	8		5	5	5	8	
			7	9		6	6	6	9	
			8	10		7	7	7	10	
			9	11		8	8	8	11	
			10	12		9	9	9		
			11			10				
B	5	5	1	3	2					
C	As per Clause 30	1		1	1				0	
		2		2					1	
		3							2	
		4								

- (a.) In respect of an erf or site fronting onto a pedestrian mall;
 - (b.) On any Use Zone to an additional maximum of 10%.
 - (c.) In considering an application for its consent in terms of Sub-clause (3.) (c.) (a.) the Council shall in addition to any other relevant factors have regard to the likely effect upon plant life, possible future road improvements and the location of essential services
 - (d.) On Residential 1 zoned erven, smaller than 500m² the coverage for a single storey building may be 60%.
- (5.) The coverage as reflected in Table 5 shall not be applicable to residential cluster / group housing (freehold) development, in which instance the coverage shall be determined in terms of an approved Site Development Plan.
- (6.) The coverage as reflected in Table 5 shall not be applicable to the, "Agricultural" and "Undetermined" Use Zones, developed for a dwelling house only, in which instance the coverage shall not exceed 30%.

TABLE 5: COVERAGE DEVELOPMENT REQUIREMENTS

(1) Height Zone	(2) Dwelling Houses, Dwelling Units, Residential Buildings	(3) Shops, Business Purposes, Institutional, Educational Facilities	(4) Industrial Purposes	(5) Other Uses
A	50% for one storey	50%	70%	70%
	50% for two storeys			
	40% for three storeys			
B	Residential 1: 60%	70%	85%	60%
	Residential 2: 70%			
	Residential 3: 80%			
C	100%	100%	100%	100%

32. FLOOR AREA RESTRICTIONS

- (1.) No building shall be erected so as to exceed the floor area ratio as prescribed in Table 6 of the Land Use Scheme. The floor area ratios as given in columns 2, 3, 4 and 5 of Table 6 are applicable to buildings erected in the Height Zones given in Table 4.
- (2.) In the case of an erf situated at the junction of two roads the applicable floor area ratios of which are not equal, the higher floor area ratio shall apply for a distance of 15,75m, measured along the street with the lower applicable floor area ratio. This is applicable in the Inner City Annexure 17 (A/S 4458) only.
- (3.) If an erf has no street frontage and access to a road is gained over another erf which fronts onto such street, the floor area ratio of the latter erf shall apply to such erf. This is applicable in the Inner City Annexure 17 (A/S 4458) only.
- (4.) The floor area ratio as reflected in Table 6 shall not be applicable to residential cluster / group housing (freehold) development, in which instance the floor area ratio shall be determined in terms of an approved Site Development Plan.

TABLE 6: FLOOR AREA DEVELOPMENT REQUIREMENTS

(1) Height Zone	(2) Dwelling Houses, Dwelling Units, Residential Buildings, Institutional, Educational Facilities	(3) Shops, Business Purposes	(4) Industrial Purposes	(5) Other Uses not found in Columns (2), (3) & (4)
A	1,2	2,1	2,1	2,1
B	2,4	3,0	3,0	3,0
C	4,0	4,0	4,0	4,0
NOTE	With regard to the Inner City see Annexure 17 (A/S 4458)			

33. ADDITIONAL FLOOR AREA

- (1.) The Council may grant its written consent to the floor area ratio being increased:
 - (a.) On any Use Zone to an additional maximum of 0,1;

- (3.) In considering an application for its consent in terms of Sub-clause (1.) the Council shall, in addition to any other relevant factors, have regard to:
- (a.) The possibility of future road improvements;
 - (b.) The location of the building in relation to surrounding sites and buildings;
 - (c.) The slope of the land comprising the erf or site in relation to the slope of surrounding land;
 - (d.) The arrangement of the buildings on the erf;
 - (e.) All existing and/or future servitudes for engineering services;
 - (f.) Any factor indicating the compliance with the building line would unreasonably interfere with the development of the erf.
 - (g.) If an erf or site abuts a provincial road or a national road, a building restriction shall be applicable in accordance with the standards laid down by the relevant Provincial Department or controlling body.

TABLE 7: BUILDING LINE RESTRICTION AREAS

(1) Use Zone and/or Land	(2) Size of Erf or Site or Height Zone	(3) Minimum Distance in meters between building line and street boundary
Residential 1, 2, 3, 4 & 5	Erven of 500m ² or less	1,0 m
	Erven larger than 500m ²	3,0 m
Agricultural Holdings & farm portions	Less than 9ha	9,0 m
	9ha and greater	30,0 m
All other Use Zones	Height Zones A and B	3,0 m
	Height Zone C	1,5 m

- (3.) In considering an application for its consent in terms of Sub-clause (1.) the Council shall, in addition to any other relevant factors, have regard to:
- (a.) The possibility of future road improvements;
 - (b.) The location of the building in relation to surrounding sites and buildings;
 - (c.) The slope of the land comprising the erf or site in relation to the slope of surrounding land;
 - (d.) The arrangement of the buildings on the erf;
 - (e.) All existing and/or future servitudes for engineering services;
 - (f.) Any factor indicating the compliance with the building line would unreasonably interfere with the development of the erf.
 - (g.) If an erf or site abuts a provincial road or a national road, a building restriction shall be applicable in accordance with the standards laid down by the relevant Provincial Department or controlling body.

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Residential 1, 2, 3, 4 & 5	Erven of 500m ² or less	1,0 m
	Erven larger than 500m ²	3,0 m
Agricultural Holdings & farm portions	Less than 9ha	9,0 m
	9ha and greater	30,0 m
All other Use Zones	Height Zones A and B	3,0 m
	Height Zone C	1,5 m