

# RAVEN Town Planners

Professional Planning Consultants

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The Executive Director : Development Planning  
P. O. Box 30733  
**BRAAMFONTEIN**  
2017



Date: 14 April 2021

Your ref:

Our ref: RR2292/RR/p29

Dear Sir/Madam,

## REZONING : REMAINING EXTENT OF ERF 258 PARKTOWN NORTH

We hereby, on behalf of our client(s), **Morgan Creek Properties 64 (Pty) Ltd**, apply in terms of Section 21(2) of the City of Johannesburg Municipal Planning By-Law, 2016 for the Rezoning of the subject property "Special" for offices (excluding medical and dental suites, banks and building societies) and showrooms subject to certain conditions in terms of Amendment Scheme 1025E to "Special" for offices, shops and showrooms, subject to certain amended conditions.

We enclose the following documents in support of the application:

13. 25 Copies of the Application form with all relevant Annexures.
14. The prescribed application fee;

Kindly acknowledge receipt,

Yours faithfully  
**RAVEN TOWN PLANNERS**  
**MAGGIE LEPHALE**

8 April 2021

**DEPARTMENT OF DEVELOPMENT PLANNING**

of the City of Johannesburg

Registration Number . . . . .

In the application of

**MORGAN CREEK PROPERTIES 64 (PTY) LTD**

**Applicant**

in respect of land known as

**REMAINING EXTENT OF ERF 258 PARKTOWN NORTH**

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**Amendment of Land Use Scheme (Rezoning)**

(Application in Terms of Section 21 of The City of Johannesburg  
Municipal Planning By-Law, 2016)

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1. An owner of land who wishes to have a provision of the City's land use scheme or any provision of any other scheme which may still be applicable to the land under consideration amended, may submit an application in terms of this By-law to the City for consideration.
2. An application as envisaged in subsection (1) above shall submit the following:
  - 2.1 Prescribed application fee: **R6243-00 per erf.**
  - 2.2 Covering letter addressed to: The Executive Director  
Development Planning  
P O Box 30733  
Braamfontein  
2017
  - 2.3 Application Information - Form A.
  - 2.4 Original Power of Attorney (if applicable - Form B)
  - 2.5 Company Resolution (if applicable - Form C)
  - 2.6 A copy of the registered title deed for each erf that is included in the application. (6 copies)
  - 2.7 A copy of the company closed corporation, should the or trust property be registered in favour of one of the above.
  - 2.8 If the land is subject to a mortgage bond, full details of such bond holder as well as the bond holder's consent relevant to the application.

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- 2.9 Comprehensive motivational report in support of the application. (25 Copies)
- 2.10 Locality plan of the area. (25 copies)
- 2.11 A land use map of the surrounding immediate area.
- 2.12 Information on the existing development on the land.
- 2.13 Information on the proposed use on the land
- 2.14 Information regarding the existing zoning on the land and in terms of which land use scheme or any other town planning scheme that might still be applicable.
- 2.15 Zoning and density zoning plan surrounding immediate area. (25 copies)
- 2.16 The proposed scheme clauses, schedules, maps and annexures. (5 copies)
- 2.17 Table of existing and proposed rights, Form D (6 copies)
- 2.18 Proposed site development plan, where required, showing, inter alia, the parking lay out. (5 copies)
- 2.19 Undertaking to advertise - Form D (6 copies)
  - 2.19.1 E3a - Letter Template
  - 2.19.2 E3a - Site Notice Template
  - 2.19.3 E3c - Affidavit Template
  - 2.19.4 E3d - Newspaper Template
- 2.20 Subject to section 55(2) to (5) of the By-law, any other information deemed relevant to the submitted.

In addition to the above information, should engineering report be submitted, three copies of each report should be submitted.

Engineering Report Guidelines:

### **Outline Scheme Report (Stormwater):**

ORS =            Site Area < 5 000m<sup>2</sup> Stormwater Management  
                     Site Area 5 000 m<sup>2</sup> to 8 500m<sup>2</sup> Outline Scheme Report  
                     Site Area > 8 500m<sup>2</sup> Outline Scheme Report with Attenuation

### **Outline Scheme Report (Water and Sewer):**

ORS =            >10kl Outline Scheme Report

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### **Traffic Impact Study/ Assessment (TIS/TIA):**

TIS/TIS            < 50 Trips - Traffic Statement (Optional)

50 to 150 Trips - Traffic Statement

> 150 Trips Traffic Impact Study

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**Date: 8 April 2021**

**Prepared by:**

**RAVEN Town Planners**

Professional Planning Consultants

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E-mail [Maggie@raventp.co.za](mailto:Maggie@raventp.co.za)

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**PARKLANDS**

2121

## RAVEN Town Planners

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8 April 2021

### DEPARTMENT OF DEVELOPMENT PLANNING

of the City of Johannesburg

Registration Number . . . . .

In the application of

**MORGAN CREEK PROPERTIES (PTY) LTD**

**Applicant**

in respect of land known as

**REMAINING EXTENT OF ERF 258 PARKTOWN NORTH**

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## Application Information

(FORM A)

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### APPLICABLE SCHEME:

**CITY OF JOHANNESBURG LANDUSE SCHEME, 2018**

### APPLICATION TYPE:

Application for the amendment of the Johannesburg Town-planning Scheme, 1979 pertaining to **Remaining Extent of Erf 297 Parktown North** from "Special" for offices (excluding medical and dental suites, banks and building societies) and showrooms subject to certain conditions in terms of Amendment Scheme 1025E to "Special" for offices, shops and a showroom, subject to certain amended Conditions.

### APPLICATION PURPOSE:

The purpose of the application is to allow the existing structures, with alterations and additions thereto to be used for offices, showrooms and retail purposes.

### SITE DESCRIPTION:

Erf/ Erven (stand) No (s): . . . . . **Remaining Extent of Erf 258**

Township (Suburb) Name: . . . . . **Parktown North**

Street Address: **24 Seventh Avenue, Parktown North** . . . . . Code . . . . . **2191**

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### OWNER:

Full name: ..... **Morgan Creek Properties 64 (Pty) Ltd**

Postal Address: ..... 24 Seventh Avenue  
**PARKTOWN NORTH**  
2196

Tel No (w): **(011) 882 4035** ..... Fax No: ..... **(011) 887 9830**

Cell: ..... **081 703 7359**

E - mail address: ..... [Keegan.allison@hotmail.com](mailto:Keegan.allison@hotmail.com)

**SIGNED:** \_\_\_\_\_

signature of owner/s

**Date: 8 April 2021**

### AUTHORISED AGENT (IF APPLICABLE)

Full name: ..... **RAVEN TOWN PLANNERS**

Postal Address: ..... P. O. Box 522359  
**SAXONWOLD**  
2132

Business Address: ..... 3<sup>rd</sup> Floor, Bergild House  
54 Andries Street North  
**WYNBERG**  
2090

Tel No (w): ..... **(011) 882 4035**

Cell: ..... **(081) 703 7359**

E-mail address: ..... [Rick@raventp.co.za](mailto:Rick@raventp.co.za)

**SIGNED:** \_\_\_\_\_

Signature of Agent

**Date: 8 April 2021**

## **RAVEN Town Planners**

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### **NOTES:**

**If an Authorised Agent is submitting the application, please submit:**

Special Power of Attorney (Form B)

OR - A letter of authorisation from the owner/s

### **IF THE OWNER IS A COMPANY**

A company resolution authorising the agent is required (Form C)

8 April 2020

**DEPARTMENT OF DEVELOPMENT PLANNING**

of the City of Johannesburg

Registration Number . . . . .

In the application of

**MORGAN CREEK PROPERTIES PTY LTD**

**Applicant**

in respect of land known as

**REMAINING EXTENT OF ERF 258 PARKTOWN NORTH**

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**MOTIVATING MEMORANDUM**

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**1. Introduction**

1.1 Application is submitted in terms of Section 21 of The City of Johannesburg Municipal Planning By-Law, 2016, for the rezoning of **the Remaining Extent of Erf 258 Parktown North** (hereinafter referred to as “the site”) from “Special” for offices (excluding medical and dental suites, banks and building societies) and showrooms subject to certain conditions in terms of Amendment Scheme 1025E to “Special” for offices, shops and showrooms, subject to certain amended conditions.

1.2 Details of the application are contained under paragraphs 7 and 8 of this memorandum.



**2. Location of the site**

2.1 The Remaining Extent of Erf 258 Parktown North is situated to the North-Eastern side of the intersection of Seventh Avenue and Fourth Avenue, Parktown North

2.2 The street address to the site is **24 Seventh Avenue**, Parktown North

2.3 Attached as Plan RR2292-1 is a locality plan.

**3. Ownership**

3.1 The subject site is registered in the name of **Morgan Creek Properties Pty Ltd** and is held by Virtue of Deed of Transfer: **T45355/1999**.

**4. Size**

4.1 The Remaining extent of Erf 258 Parktown North measures **1 398m<sup>2</sup>** in extent,

**5. Existing and Surrounding Zoning and Land Use**

5.1 The site is zoned "Special" for offices (excluding medical and dental suites, banks and building societies) and showrooms for the display of antique and designer furniture in terms of Johannesburg Amendment Scheme 1025E

5.2 The property is currently being used as a showroom for the display of designer and antique furniture known as classic revivals.

- 5.3 The site is situated one property on the north-eastern intersection of First Avenue and Seventh Avenue, Parktown North.
- 5.4 Seventh Avenue has clearly been developed as a high street, within the suburb of Parktown North, providing a wide range of services, including an Anglican Church a busterminus, local and convenience shopping, a wide variety of restaurants and coffee shops, offices and even some high density residential development.
- 5.5 In fact all activity within the suburb of Parktown North takes place along Seventh Avenue and in some instances, Seventh Avenue is a well known landmark accommodating well known independent restaurants, a long standing mammography clinic and the Parktown North Anglican Church.
- 5.6 All of these are important landmarks within the City of Johannesburg contributing to the popularity of Parktown North.
- 5.7 A large number of houses have also been converted for office use, providing services such accounting, legal offices and an estate agent.
- 5.8 Seventh Avenue also has a number of intensified areas, where the level of services provided is more intense than the rest of the street, such as the intersection of Seventh and Third Avenue, where there is a bus terminus, some high density housing, traditional corner shops with restaurants and offices and the largest neighbourhood shopping centre within Parktown North, accommodating some national tenants, such as Woolworths.
- 5.9 The intersection of First Avenue and Seventh Avenue (where the site is situated) is another area where the level of activity is intensified, mainly

due to the presence of the Shell Filling Station, traditional corner shops and the site, which has been in prominent landmark, marking the entry into Parktown North from Parkhurst.

- 5.10 The site is also situated approximately half a kilometer west from the Rosebank Node, which has been classified as a Metropolitan Node in terms of the Nodal Review.
- 5.11 Seventh Avenue (Parktown North) and Sixth Street (Parkhurst) performs a main collector function within the City of Johannesburg, linking Rosebank to the suburbs of Greenside, Linden and Victory Park.
- 5.12 The surrounding Zoning and Land Uses include the following:
- (1) Remainder of Erf 2198 Parkhurst , situated directly east of the site is zoned "Business 1" in terms of Johannesburg Amendment Scheme No: 2289., and used as a Shell filling station
  - (2) Portion 1 of Erf 289 Parktown North along 7<sup>th</sup> Avenue has been rezoned to "Business 4" in terms of the Johannesburg Amendment Scheme 01-12290, and used as an Antique shop.
  - (3) The Remainder of Erf 265 is zoned Special and is currently used as a residential dwelling. In addition, the site has additional developments such as show rooms and offices.
  - (4) Remainder of Erf 266 Parktown North, situated to the North western of the site, is Zoned "Business 4" in terms of Johannesburg Amendment Scheme:01-14194.

- (5) Remainder of Erf 267 Parktown North, used as offices for STA Travels situated directly opposite the subject property has been zoned "Special" in terms of the Johannesburg Amendment Scheme No: J0067 ,
- (6) Remainder of Erf 260 Parktown North, operating a property development company named OCC Pty Ltd, situated to the east side of the site and has been zoned "Business 4" in terms of the Johannesburg Amendment Scheme 1598E
- (7) Erf 1903 Parkhurst used as a clothing boutique for Tuxedo Tails and is zoned "Business 4" in terms of the Johannesburg Town Planning Scheme No. 01-17414

5.13 Attached as plans RR2292-2 and RR2292-3 are existing zoning and land use plans.

## 6. Legal Aspects

6.1 There are no restrictive conditions of title that prohibit the use of the site as proposed.

6.2 The property is not bonded.

## 7. Application Details

7.1 Application is submitted in terms of Section 21 of The City of Johannesburg Municipal Planning By-Law, 2016, for the rezoning of **the Remaining Extent of Erf 258 Parktown North** (hereinafter referred to as "the site") from "Special" for offices (excluding medical and dental suites,

banks and building societies) and showrooms subject to certain conditions in terms of Amendment Scheme 1025E to “Special” for offices, shops and showrooms, subject to certain amended conditions.

- 7.2 The owner of the property has entered into an agreement of lease whereby the existing antique and designed furniture store will be closed and a new shop is to be established on the property.
- 7.3 The application, as submitted, is therefore allow the existing structures plus alterations and additions thereto to be used for shops, showrooms and offices.
- 7.4 The location of the site is such that a mixed use development be promoted and encouraged, so as to add to the vibrancy of the Activity Street, and its surrounding suburbs.
- 7.5 The significance of an Activity Street such as Seventh Avenue, is measured by, amongst other factors, the number and variety of services offered along the street.
- 7.6 The applicant has clearly demonstrated that these services are significant.
- 7.7 Therefore, every development that brings with it a certain business or service to be provided along the Activity Street, should be encouraged, as it promotes the objectives of the Nodal Review.

## **8. Proposed Control**

- 8.1 The proposed controls are contained in the Map2 documents attached as Annexure “B” to the application form and can be summarized as follows:

Zoning: Special

Primary Rights: Offices, Shops and Showrooms

Consent Rights: Dwelling Units

Height: Height Zone A (2 Storeys)

Coverage: As per Scheme, 40%

FAR: 0.4

Density: N/A

Parking: As per Scheme

Building Lines : As per Scheme

Specific Conditions:

- (a) Access to and Egress from the site shall be to the satisfaction of the Local Authority.
- (b) All Developments on the site shall be in accordance with a Site Development Plan approved by the Local Authority.

**9. Motivation in Support of the Application**

**9.1 Locality of the Site**

- (1) The site is situated along First Avenue West, and two properties on the intersection of Seventh Avenue in Parktown North.
- (2) Seventh Avenue is an Activity Street, in terms of which non-residential uses should be focussed and located in terms of the Nodal Review.

- (3) The applicant has also demonstrated that the intersection between First Avenue and Seventh Avenue is also a focal point along this activity street, providing a more intense level of activity than elsewhere along this Activity Street.
- (4) The applicant has also described in detail the nature and character of this Activity Street and it is submitted that the zoning as proposed is entirely suitable and consistent with the nature and character of this Activity Street and intersection which has evolved into a focal point within this Activity Street.
- (5) Seventh Avenue furthermore has direct access and links Parktown to Jan Smuts Avenue and the Rosebank Metropolitan Node, one of the main arterial routes within Johannesburg and one of the largest nodes within the City.
- (6) The site therefore has excellent access to transport services within the greater area, including public transport which is provided in the Rosebank Area through Rea-Vaya and Gautrain.
- (7) This site enjoys excellent access to a wide variety of urban support facilities, many of which do not operate at full capacity.
- (8) It makes good town planning sense to increase businesses which are well served by such facilities. In fact it is an express requirement of the SPLUMA principles to optimise the use of existing infrastructure, integrate residential and employment opportunities and combat urban sprawl

- (9) It is within the context of this mixed use character that the prospective tenant is of the opinion that the type of use envisioned will add character to the surrounding suburb and increase the legibility of the street.

## **9.2 Access to Infrastructure**

- (1) The site is situated in an area supported by a number of public and private facilities in the form of the following:
  - (a) The site is situated on First Avenue West, and has direct access into 7<sup>th</sup> Avenue.
  - (b) From Seventh Avenue, there is direct access onto Jan Smuts, a Mobility Spine;
  - (c) Rosebank, a node of regional importance, is directly accessible from 7<sup>th</sup> Avenue;
  - (d) the Greenside Node, is situated on the other end of this mobility road, being accessible at the end of 6<sup>th</sup> Street, Parkhurst;
  - (e) In terms of the Strategic Development Framework (SDF), the very purpose of a mobility road is to provide linkages between nodes and Mobility Spines, this mobility road fulfills both functions;
- (2) The site therefore has excellent access to all forms of major infrastructures, including:



- (a) public transport;
  - (b) employment opportunities; and
  - (c) community facilities.
- (3) The amendment of the zoning as applied for is, if anything, to the direct benefit of its present diverse character.

### **9.3 Need and Desirability**

- (1) As mentioned above that the site is situated in a well accessed and well serviced area.
- (2) The application as proposed will facilitate offices, shops and showroom uses within an area of mixed land uses.
- (3) The principle of densification and intensification of land uses is an important principle that has been described in detail in the latest revision of the Strategic Development Framework, which seeks to promote the development of a Compact Polycentric Urban Form.
- (4) The purpose of this model is to allow for the comprehensive restructuring of the City, by creating significantly more residential opportunities in close proximity of existing employment opportunities.
- (5) The restructuring of the City is also one of the principle development objectives contained in the Spatial Planning and Land Use Management Act, 2013 (SPLUMA).

- (6) On Page 41 of the approved SDF, it is stated that *densification on its own cannot make cities more liveable and sustainable, but that this densification should happen in conjunction with a mixing and intensification of land uses*".
  
- (7) The application to allow for increased business development at a higher density and intensity, therefore not only achieves the stated objectives of the various acts and policies, but is also highly desirable from a town-planning point of view, for the following reasons:
  - (a) densification and intensification should preferably occur in an area where the level of infrastructure is at its highest, in order to optimise the use of existing infrastructure;
  
  - (b) densification and intensification should furthermore occur where the impact of such development will have limited impact on the nature and character of the surrounding environment; and
  
  - (c) densification and intensification should occur in line with approved policy proposals and principles, in order to ensure that spending on public amenities and infrastructure is can be targeted to specific areas.
  
- (8) Densification and intensification within existing nodes is also necessary for the following reasons:

- (a) nodes and primary corridors should be used as the primary focus to restructure the city and create housing and employment opportunities in close proximity of each other;
  - (b) nodes should create a maximum range of housing and employment opportunities in order to facilitate a proper restructuring of the city; and
  - (c) the increased level of use of existing facilities generally promotes a healthy urban environment.
- (9) The application for the rezoning is therefore both necessary and desirable from a town-planning point of view.

#### **9.4 The Impact of the Application**

- (1) The applicant has clearly demonstrated how the site is situated within an area, which is centrally located with easy access to a wide variety of urban amenities.
- (2) Within the street where the site is located and in close proximity, there are a number of offices, shops, showrooms, which have existed for a number of years.
- (3) The presence of much more intense developments in close proximity to the site, such as the businesses and offices adjacent the site, indicate that the development as intended will have limited impact on the surrounding environment, and will play more of a support role in creating a facility for social engagement while allowing visitors to view various goods on the showroom floor.

- (4) The application as submitted will therefore have a positive impact on the nature and character of the surrounding environment.

## **9.5 Availability of Engineering Services**

- (1) In view of the fact that the proposed use will not have a significant impact on the site, insofar as the site has already been used for shops and a show room will provide on site parking as per the municipality's guidelines, as well as not requiring additional water, sewer and electrical capacity, the following is relevant:
  - (a) the property is well served by a properly defined road system, including major and minor arterial routes, providing access to the metropolitan node and the surrounding environment;
  - (b) the water and sewer system in the area is of a high quality with sufficient capacity to accommodate the intended use as proposed;
  - (c) the floor area proposed for the development is only slightly higher to allow some minor alterations to the existing structures, therefore no additional services, such as water, sewerage and electricity is required for this application; and
  - (d) the site already has sufficient electrical capacity for the development as proposed.
- (2) The available infrastructure is thus of such a nature so as to accommodate the development as proposed.

## 10. Policy Framework

### 10.1 The SDF and Nodal Review

- (1) The SDF2040, which was approved in July 2016 proposes the restructuring of the city by changing the current form, which is described as an inverted polycentric city<sup>1</sup>
- (2) The restructuring of the city is proposed through a so-called “*spatial vision*” which is defined as follows which encourages the following:
  - (a) The concept of a compact polycentric urban form;
  - (b) Transformation from mono-functional land uses to mixed use densities;
  - (c) And limited diversity to mixed land use.
- (3) It is clear that the vision of the SDF is to develop “walkable, liveable, mixed use and mixed income areas”.
- (4) The property in question is situated within the “**General Urban Zone**”, in terms of Table 4 of the Nodal Review.
- (5) In terms of the guidelines of land use mix for the General Urban Zone, the following provisions apply:

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<sup>1</sup>

SDF2040 Figure 28

*“A mix of uses allowed throughout the neighbourhood, but focussed on high streets (mixed use, active pedestrian streets), neighbourhood nodes and around public transport stations/stops.*

*Up to 50% of floor area per building for non-residential (except in single storey existing building conversions which may be 100% non-residential).*

*Example Uses Supported (may include other compatible uses): Light commercial, residential, offices, retail, public open space, recreation, community services, childcare, health care, and small scale non-polluting (including noise) urban manufacturing*

*3 to 5 storeys, with a scaling down concept implemented from the highest building downwards (with surrounding built form in mind);*

*Coverage of up to 60%, scaling down as the height increases”*

- (6) The application as submitted, together with the controls as proposed ensure that the application is entirely in line with the policy framework for the area.

## **11. Compliance with Chapter 2 Principles of the Spatial Planning and Land Use Management Act, 2013.**

- 11.1 All land development applications must give effect to the development principles as set out in Chapter 2 of the SPLUMA. In terms of the RLM SPLUM By-law this application must be guided and informed by the RLM SDF as adopted and approved in terms of section 20 of the SPLUMA. This application must address need, reasonableness, desirability and public interest.

11.2 Section 7 of SPLUMA deals with five (5) development principles, namely:

- (1) The ***principle of spatial justice***, which is aimed at redressing the distorted patterns of land development and unequal access to resources through apartheid legislation. The key attributes of the SPLUMA directive principle of spatial justice are: social inclusion, spatial equity, access to services, choice, green areas, and healthy living.
- (2) One of the key restructuring elements available for a Metropolitan Municipality, such as the City of Johannesburg is to prepare a mixed use strategy stimulating development.
- (3) Such stimulus results in the opportunities and desirability of the establishments of similar land uses as proposed herein.
- (4) ***The principle of spatial sustainability***, which aims to ensure that development proposals are sustainable and within the fiscal means of the Municipality.
- (5) Spatial sustainability seeks to achieve desired settlement pattern, balanced regional development, servicing local needs, compact cities, and improvement of local capacities.
- (6) This application is clearly in line with this principle.
- (7) The ***principle of efficiency***, which aims to optimize the use of existing resources and infrastructure to promote development and minimize the negative financial, social, economic and environmental impacts and imposes time-frames for the completion and assessment of applications.

- (8) This issue has already been addressed in this memorandum indicating the necessity and the desirability of such a development on the subject site.
- (9) The ***principle of spatial resilience***, ensures that flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks; Spatial resilience relates to the adaptability, innovation, climate change adaptation and mitigation, and related environmental quality. This principle also ensures that neighbourhoods are regenerative and sustainable. Again, this principle has been motivated in a number of parts of the motivating memorandum.
- (10) The applicant's vision of a a mixed use facility, which caters for both a commercial showroom and restaurant, ensures that the property will remain resilient due to multi functional uses being employed on the site.
- (11) The ***principle of good administration***, which relates to the manner and way policies and principles are drafted and applied to ensure integrated planning.
- (12) The applicant is committed to ensuring the provision of information required for the decision maker to be fully appraised of all relevant factors required for a just decision in this matter.
- (13) Furthermore and in addition to the governance aspects of this application, public participation is enhanced and upheld by the



applicant's adherence to the prescripts of the municipal By-laws on notices and right to public objection. The public is kept informed and empowered to foster transparency, and outcomes based planning.

## 12. Summary and Conclusion

12.1 Application is submitted in terms of Section 21 of The City of Johannesburg Municipal Planning By-Law, 2016, for the rezoning of **the Remaining Extent of Erf 258 Parktown North** (hereinafter referred to as "the site") from "Special" for offices (excluding medical and dental suites, banks and building societies) and showrooms subject to certain conditions in terms of Amendment Scheme 1025E to "Special" for offices, shops and showrooms, subject to certain amended conditions.

12.2 The applicant has illustrated the need and desirability of the proposed rezoning of the site.

12.3 The application has been duly motivated in accordance with the requirements of the By-Law, SPLUMA and the approved RSDF 2010/2011, SDF and Nodal Review policies.

12.4 The application is accordingly highly desirable, worthy of approval.

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**Date: 8 April 2021**

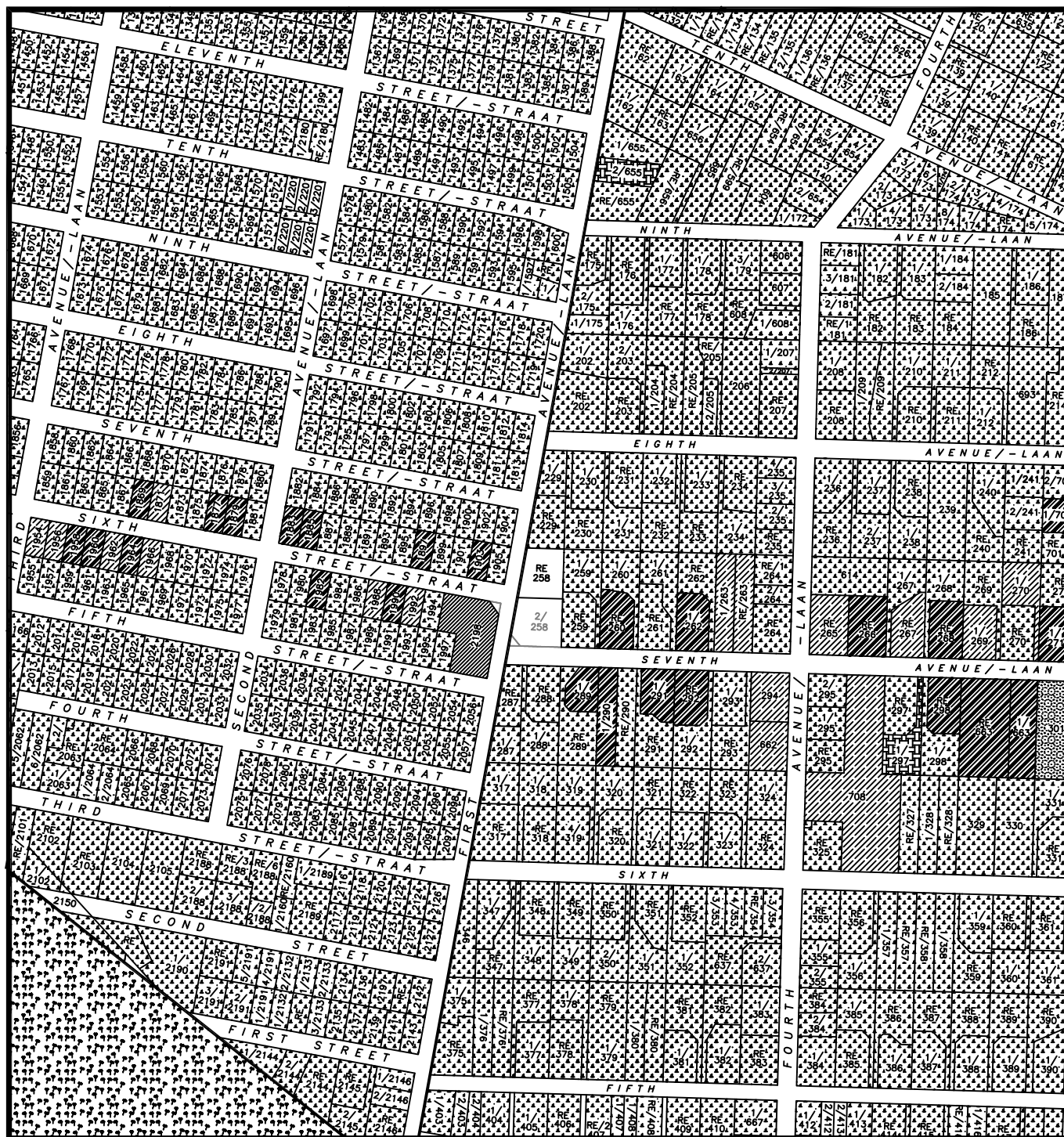
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**Prepared by: RAVEN Town Planners**  
Professional Planning Consultants








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E-mail [maggie@raventp.co.za](mailto:maggie@raventp.co.za)

P O Box 3167  
**PARKLANDS**  
2121





## LEGEND

-  The Site
-  Residential 1
-  Residential 2
-  Residential 3
-  Business 1
-  Business 4
-  Private Open Spaces

## REMAINDER OF ERF 258 PARKTOWN NORTH

### RAVEN Town Planners

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54 Andries Street  
WYNBERG  
2090

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### EXISTING ZONING PLAN

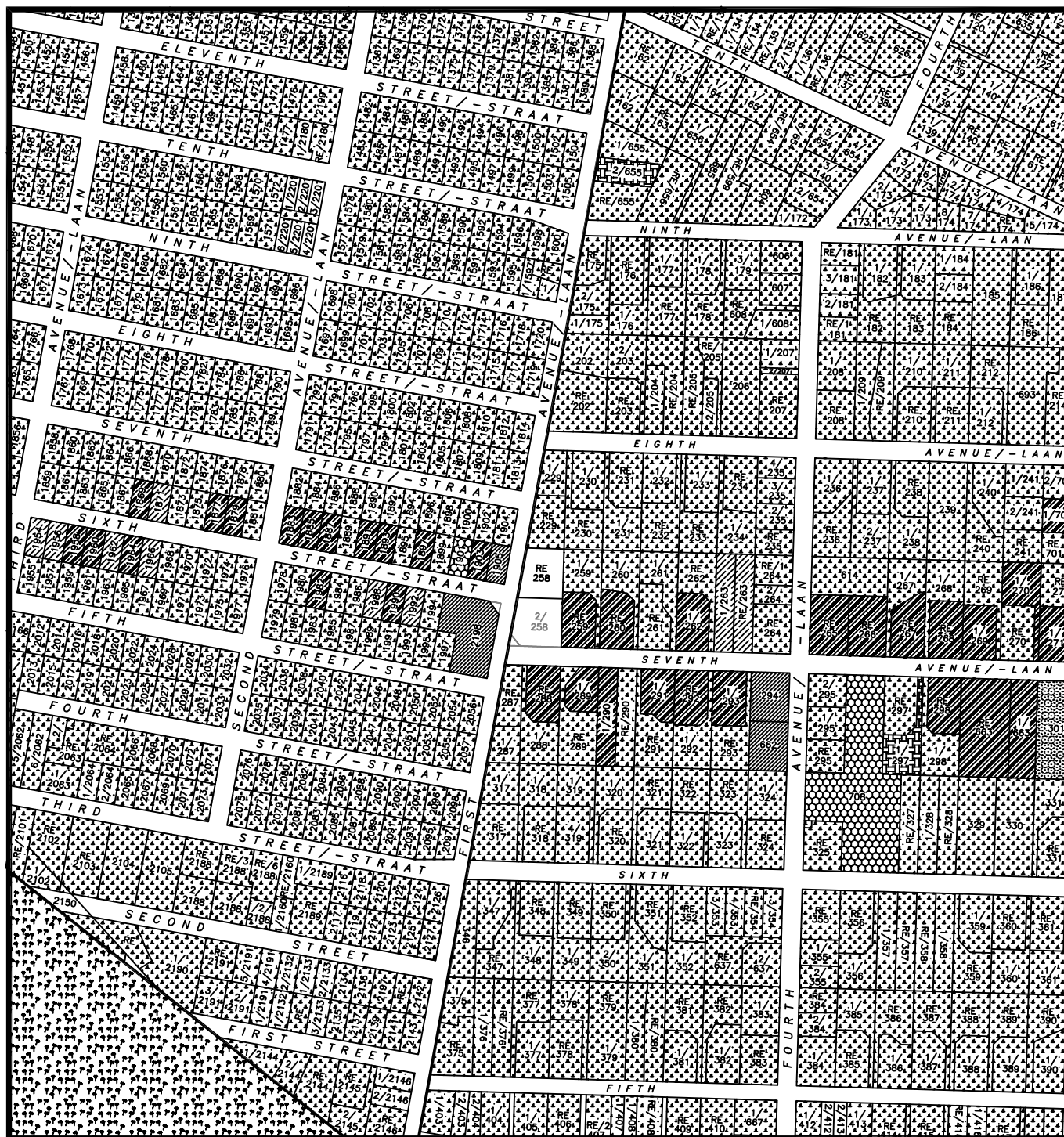
NORTH: 

DATE : April 2021








PLAN No: RR2292-2

SCALE : 1 : 5 000





## LEGEND

-  The Site
-  Houses
-  Cluster Housing
-  Offices
-  Shops
-  Church
-  Open Spaces

## REMAINDER OF ERF 258 PARKTOWN NORTH

### RAVEN Town Planners

Professional Planning Consultants

3<sup>rd</sup> Floor, Bergild House  
54 Andries Street  
WYNBERG  
2090

P. O. Box 522359  
SAXONWOLD  
2132

Telephone 011 882 4035  
Direct Fax 086 568 9158  
E-mail : [maggie@raventp.co.za](mailto:maggie@raventp.co.za)



### EXISTING ZONING PLAN

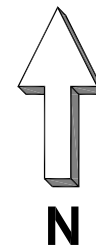
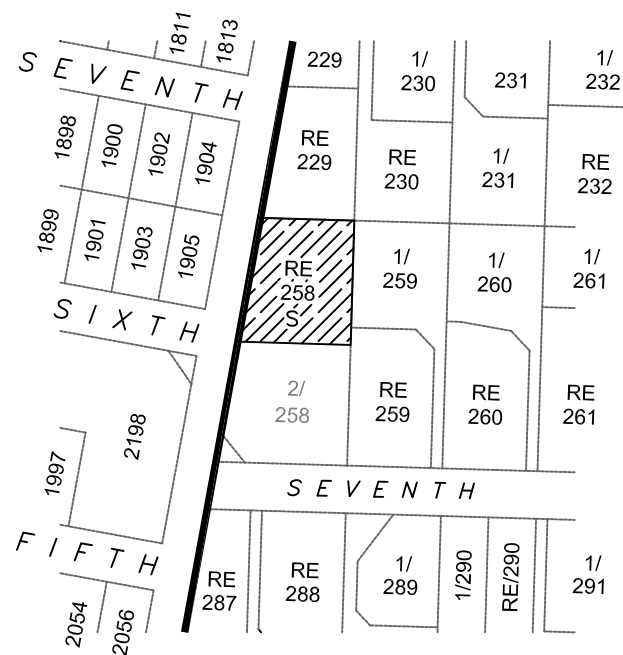
NORTH: 

DATE : April 2021

PLAN No: RR2292-2


SCALE : 1 : 5 000

SCALE 1:5000



## PARKTOWN NORTH REM OF ERF 258

### REFERENCE

S SCHEDULE  
 TOWNSHIP BOUNDARY

### USE ZONE

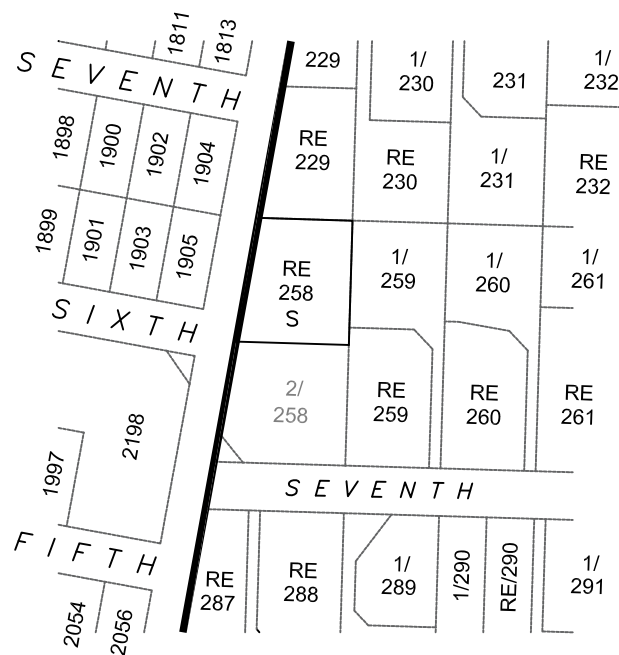
 Special

APPROVED

EXECUTIVE DIRECTOR :  
DEVELOPMENT PLANNING  
CITY OF JOHANNESBURG

DATE ...../...../.....

SCALE 1:5000



## PARKTOWN NORTH REM OF ERF 258

### REFERENCE

AREA NOT BORDERED HEIGHT ZONE A  
S SCHEDULE  
○ — ○ TOWNSHIP BOUNDARY

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EXECUTIVE DIRECTOR :  
DEVELOPMENT PLANNING  
CITY OF JOHANNESBURG

DATE ...../...../.....

**JOHANNESBURG LAND USE SCHEME, 2018  
AMENDMENT SCHEME 00-00000**

JOHANNESBURG LAND USE SCHEME, 2018, APPROVED BY VIRTUE OF LOCAL AUTHORITY NOTICE 10, DATED 2 JANUARY 2019 IS HEREBY FURTHER AMENDED AND ALTERED IN THE FOLLOWING MANNER:

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

<b>COLUMN 1</b>	<b>USE ZONE</b> Special
<b>COLUMN 2</b>	<b>DESCRIPTION OF LAND</b> Remainder of Erf 258 Parktown North
<b>COLUMN 3</b> *	<b>PRIMARY RIGHTS (LAND USE TABLE C)</b> Offices, Shops and Showroom
<b>COLUMN 4</b> *	<b>USES WITH CONSENT (LAND USE TABLE C)</b> Dwelling Units
<b>COLUMN 5</b> *	<b>USES NOT PERMITTED (LAND USE TABLE C)</b> Uses not under Primary and Consent Use Rights
<b>COLUMN 6</b>	<b>WIDTH OF SERVITUDE AREA</b> N/A
<b>COLUMN 7</b> *	<b>HEIGHT ZONE</b> Zone A (2 Storeys)
<b>COLUMN 8</b> *	<b>COVERAGE</b> 40%
<b>COLUMN 9</b> *	<b>F.A.R.</b> 0.4

**PARKTOWN NORTH  
REM OF ERF 258****REFERENCE**

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DEVELOPMENT PLANNING  
CITY OF JOHANNESBURG

DATE ...../...../.....

**COLUMN 10      PARKING PROVISION**\*  
As per Scheme**COLUMN 11      DENSITY**

N/A

**COLUMN 12      BUILDING LINES**

As per Scheme

\*

**COLUMN 13      GENERAL CONDITIONS**

1. Access to and egress from the site shall be to the satisfaction of the Council.
2. A Site Development Plan shall be submitted to the Local Authority for approval prior to the submission and approval of building plans.

**PARKTOWN NORTH**  
**REM OF ERF 258****REFERENCE**

APPROVED

\_\_\_\_\_  
EXECUTIVE DIRECTOR :  
DEVELOPMENT PLANNING  
CITY OF JOHANNESBURG

DATE ...../...../.....