

Development Controls	Category	Detailed Category	Regional Node			District Node			Residential Area			
			Zone 1A High-density mixed-use nodal core	Zone 1B Medium-density mixed-use nodal periphery		Zone 2A medium-density mixed use nodal core	Zone 2B Low-density mixed-use nodal periphery	Zone 3 High-density residential zone	Zone 4 Medium-density residential zone	Zone 5 Low-density residential zone	Zone 6 Very low-density residential zone	
Land Use	Residential	Very low-density (10/ha)										X
		Low-density (20/ha)									X	
		Medium-density (30/ha)	X						X			
		High-density (80du/ha)	X	X				X				
	Social	Educational	X					X			X	
		Medical	X					X			X	
		Community facility	X					X			X	
	Business	Retail	X					X			X	
		Office	X					X				
		Entertainment	X					X				
		Motor trade	X					X				
	Institutional	Municipal	X					X				
		Government	X					X				
	Industrial	Light	X					X				
		Commercial										
		Heavy										
	Open Space	Active	X					X			X	
		Passive									X	
Max FAR			3.6	2.4		1.6	1.2		N/A	N/A	N/A	N/A
Max Coverage			60%						N/A	N/A	N/A	N/A
Max Height			6 Storeys	4 Storeys	4 Storeys	4 Storeys	3 Storeys	4 Storeys	2 Storeys	2 Storeys	2 Storeys	2 Storeys
Max Density			N/A	N/A	N/A	N/A	N/A	80 du/ha	30 du/ha	20 du/ha	10 du/ha	

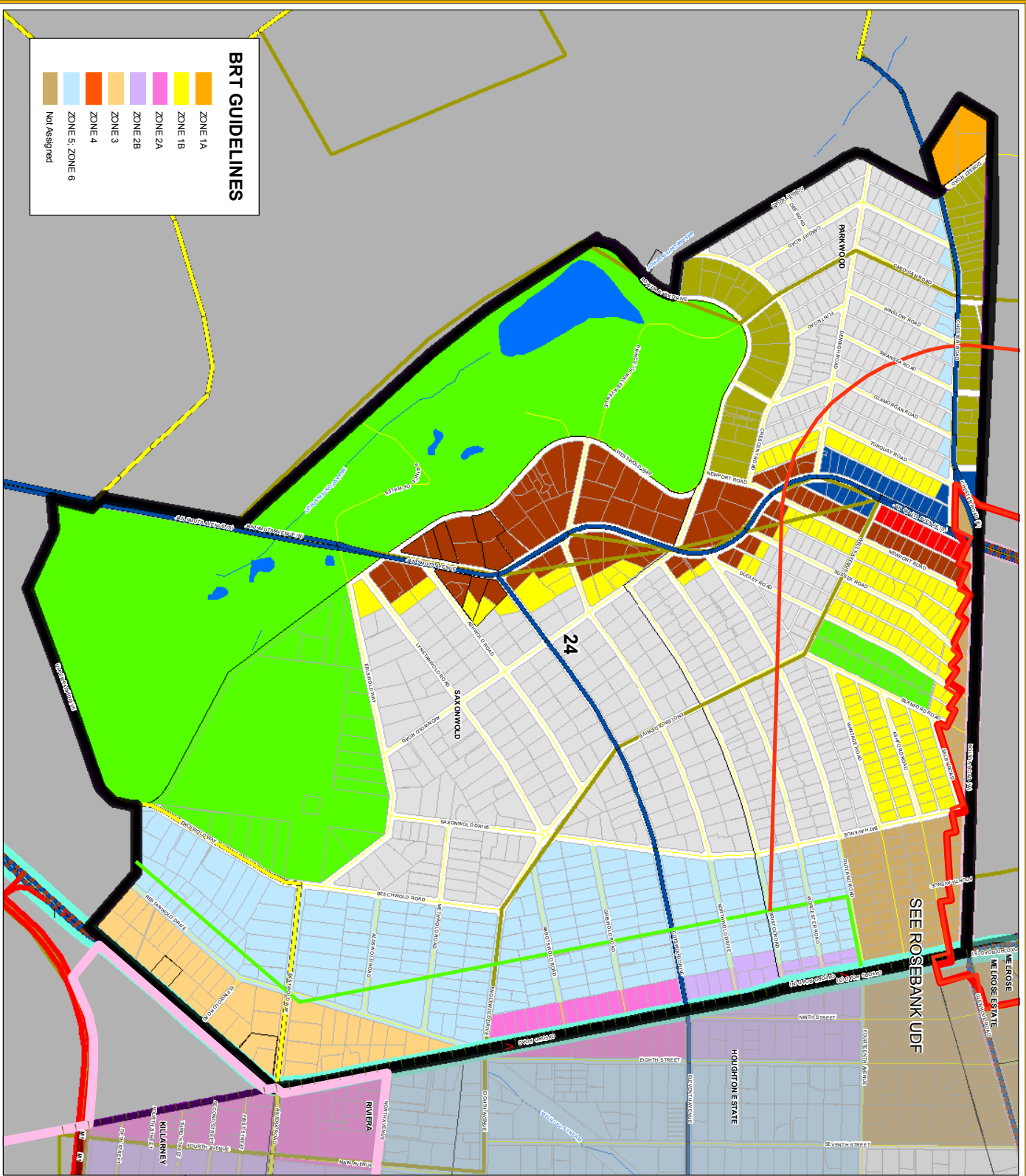
BRT Land Use Guidelines adapted from Maluleke Luthuli and Associates, 2007

Region E

SUB AREA 24

(Parkwood/Saxonwold Precinct Plan)

Plan No. 49



BRT GUIDELINES

- ZONE 1A
- ZONE 1B
- ZONE 2A
- ZONE 2B
- ZONE 3
- ZONE 4
- ZONE 5; ZONE 6
- Not Assigned

LEGEND

- Region Boundary
- Township Boundary
- Project Boundary
- Motorway
- Mainly State
- Mainly Road
- Main Roads
- Local Roads
- BRT Trunk Routes
- BRT Feeder Routes
- BRT Feeder Routes
- Proposed BRTN
- BRT Stations
- Rivers
- Waterbodies
- Regional Node
- District Node
- Road Based Public Movement Route
- Zone from Precinct Route
- Zone from Regional Node

BRT GUIDELINES

- ZONE 1A
- ZONE 1B
- ZONE 2A
- ZONE 2B
- ZONE 3
- ZONE 4
- ZONE 5; ZONE 6
- Not Assigned

- 10 d/hrs min size 800m²
- 20 d/hrs
- 30 d/hrs
- 3x 50 d/hrs or Home Enterprise zone of Centre Ave @ 0.25 per hectare (as per SPP)
- 4x 50 d/hrs or Offices @ 0.5 PAR (as per SPP)
- 2x 50 d/hrs or Offices in existing developments as per SPP
- 2x 50 d/hrs (Local Road only)
- Business 1
- Educational
- Social Open Space

City of Johannesburg
 CONFORMING INFORMATION
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 Date: 26 February 2019
 Compiler: Ron & Vanda
 Project: Parkwood/Saxonwold Precinct Plan
 Drawn: Tamiere Mironor (L1028)
 Datum: Hartebeek 1994 (WGS 84 Ellipsoid)

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