

## 8.2. Development Plan & Schedule

The below Development Schedule specifies the development criteria in terms of Plan 7 – The Precinct Plan.

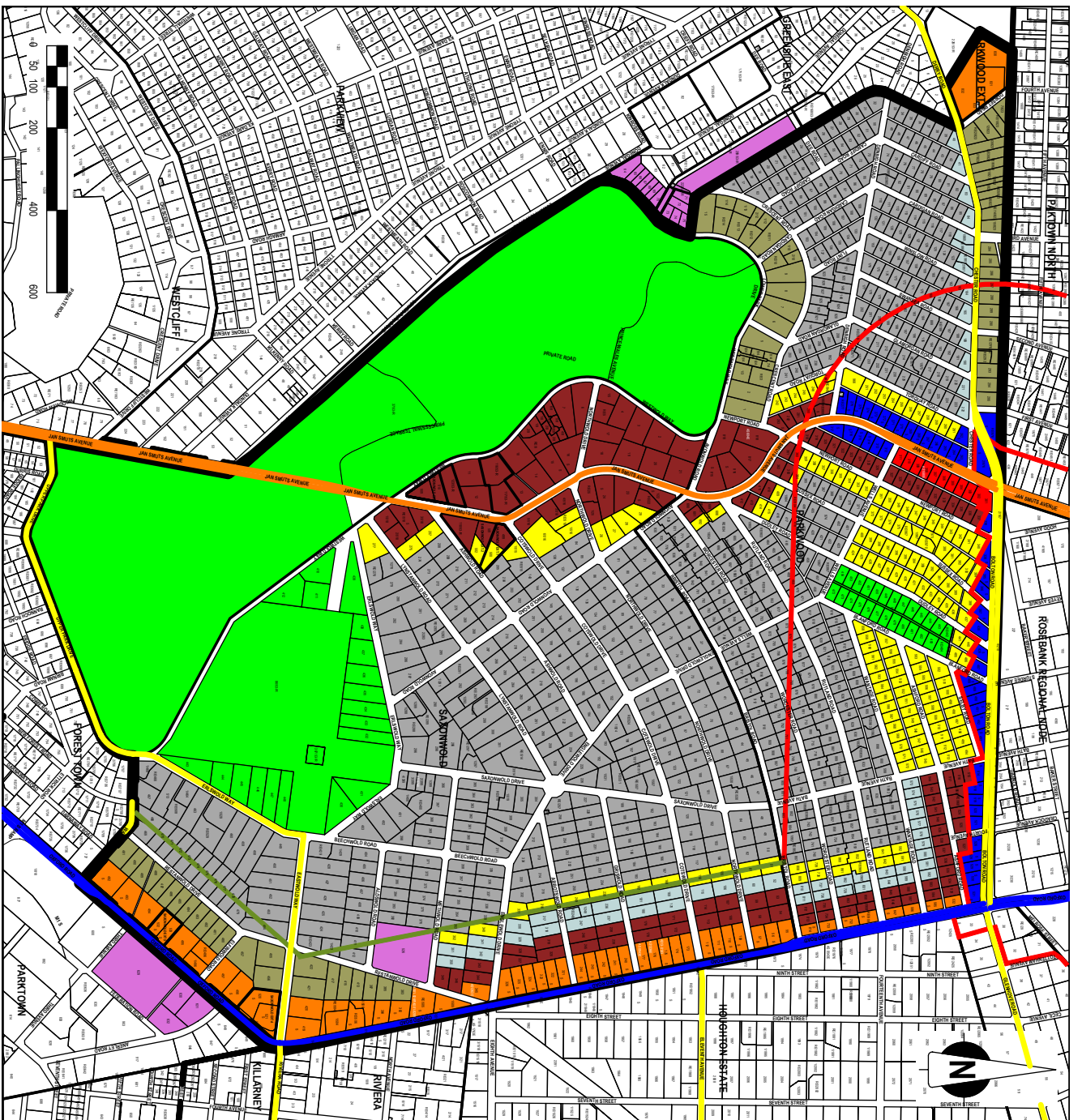
The numbers on the legend of “The Precinct Plan” refer directly to the categories listed below.

Development Schedule		
Land Use Categories – refer to legend on plan	Development Controls	Detail
<b>1</b>	Land Use	Residential
	Zoning	“Residential 1”
	Density	Density – 10 dwelling units per hectare with a minimum stand size of 800m <sup>2</sup> . The second dwelling units permitted under Clause 34 of the Johannesburg Town Planning Scheme, 1979 may not be sold separately from the main dwelling house. Conditions applicable when subdividing: Height – 2 Storeys The provisions of Clause 34 of the Johannesburg Town Planning Scheme, 1979 shall not apply. Domestic worker’s accommodation shall not exceed 55m <sup>2</sup> .
<b>2</b>	Land Use	Residential
	Zoning	“Residential 1” for subdivisions into two portions with a minimum property size of 500m <sup>2</sup> . Conditions for subdivision as per Category 1. “Residential 2” for subdivisions into more than two portions or for sectional title.
	Density	20du/ha
	Height	2 Storeys
	General	“Residential 2” development subject to a Site Development Plan.
<b>3</b>	Land Use	Residential
	Zoning	“Residential 2 or 3”
	Density	30du/ha
	Height	2 Storeys
	General	All development subject to a site development plan.
<b>4</b>	Land Use	Residential
	Zoning	“Residential 2 or 3”
	Density	30-50du/ha
	Height	2 Storeys
	General	All development subject to a site development plan.
	<b>or</b>	
	Land Use	Full Scale Home Enterprises (only on properties south of Chester Road) as per definition in RSDF below.
	Zoning	“Special” for Full Scale Home Enterprises.
	Height	2 Storeys
	FAR	0.25
	General	Refer to definition of “Home Enterprises” below.
<b>5</b>	Land Use	Residential
	Zoning	“Residential 2 or 3”
	Density	40-80du/ha
	Height	2 Storeys on the properties on the western side of Jan Smuts Avenue between Denbigh Road and Chester Road as well as Erven

		262, 2/976 and Re/976 Parkwood. 3 Storeys on Bolton Road.
	General	All development subject to a site development plan.
	<b>or</b>	
	Land Use	Offices including medical consulting rooms.
	Zoning	"Special or Business 4" (no restaurants, banks or building societies)
	Height	2 Storeys
	FAR	0.3
	General	All development subject to a site development plan.
<b>6</b>	Land Use	Residential
	Zoning	"Residential 3"
	Density	50-70du/ha
	Height	2-3 Storeys
	General	All development subject to a site development plan.
	<b>or</b>	
	Land Use	Offices – only on Jan Smuts Avenue, where the structures are in keeping with the South African Heritage and Resource Agency regulations.
	Zoning	"Special or Business 4" (no restaurants, banks or building societies)
	Height	As per existing structures
	FAR	As per existing structures
	General	All development subject to a site development plan.
<b>7</b>	Land Use	Residential
	Zoning	"Residential 3"
	Density	70-90du/ha
	Height	2-3 Storeys
	General	All development subject to a site development plan.
	<b>or</b>	
	Land Use	Offices – only on Oxford Road, where the structures are in keeping with the South African Heritage and Resource Agency regulations.
	Zoning	"Special or Business 4" (no restaurants, banks or building societies)
	Height	As per existing structures
	FAR	As per existing structures
	General	All development subject to a site development plan.
<b>8</b>	Land Use	Business
	Zoning	"Business 1"
	Height	To Council discretion
	FAR	To Council discretion
	General	All development subject to a site development plan.
<b>9</b>	Land Use	Educational purposes, as per existing.
<b>10</b>	Land Use	Social Open Space, as per existing – refer below.
<b>Detail in terms of Spat D</b>		
<b>Strategic Densification</b>	<ul style="list-style-type: none"> <li>All development to comply with detailed Management Controls and Design Guidelines.</li> <li>Council to encourage permeable boundary treatment for improved street visibility/security in new development.</li> <li>Special attention shall be given to retaining mature trees.</li> </ul>	
<b>Nodal Classification</b>	<ul style="list-style-type: none"> <li>Rosebank has been classified as a Regional Node of which the boundary has been extended to the first row of properties on the southern side of Bolton Road.</li> </ul>	

	<ul style="list-style-type: none"> <li>• All Nodal Management Guidelines to be complied with.</li> </ul>
<b>Gautrain</b>	<ul style="list-style-type: none"> <li>• The Gautrain route is located along the eastern boundary of the Precinct, underneath Oxford Road.</li> <li>• All development on Oxford Road to comply with the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).</li> </ul>
<b>Environmental Management</b>	<ul style="list-style-type: none"> <li>• Maintain and enhance the Johannesburg Zoo as a critical recreation, education and research facility.</li> <li>• Maintain and enhance Zoo Lake and its facilities as an important recreational open space.</li> <li>• Protect and enhance the remaining Parks within the Precinct Area.</li> <li>• No further commercialisation involving billboards, advertising signs or other structures carrying advertising will be permitted in the Precinct Area on either side of Oxford Road and Jan Smuts Avenue.</li> </ul>
<b>Movement System</b>	<ul style="list-style-type: none"> <li>• Improve and maintain sidewalks and street lighting in areas of densification, in particular on Jan Smuts Avenue, Oxford Road and Bolton Avenue for improved pedestrian access to the Rosebank Regional Node and Gautrain Station.</li> <li>• Six meter right of way servitude is required on the western extent of Oxford Road between Riviera Road and Bristol Road. No direct access permitted off Oxford Road between Riviera Road and Bristol Road.</li> <li>• A 3m and 6m right of way servitude is required on either side of Jan Smuts Avenue.</li> <li>• No direct access permitted off Jan Smuts Avenue between Wells Road and Bolton Road.</li> <li>• Chester Road is a critical east-west mobility road. No further access to be permitted off Chester Road.</li> <li>• Access to Oxford Road, Jan Smuts Avenue, Bolton Road and Chester Road has been limited or restricted as per above. Council are to consider and impose access servitudes on properties which have direct access to side roads which will facilitate access to mid-block properties on the aforementioned roads.</li> </ul>
<b>Home Enterprises</b>	<ul style="list-style-type: none"> <li>• <b>Definition</b> Non-residential land use that does not disturb the amenity of a residential area and is compatible with the surrounding land uses. The existing character of the area should be maintained. These rights must still be applied for in terms of the applicable town-planning scheme if required. All requirements in terms of the applicable town-planning scheme regarding for example parking must be complied with. Medium and large-scale home enterprises should be encouraged and supported in areas where they can serve as a transition zone from a non-residential to a residential area.</li> <li>• <b>Small Scale Home Enterprises:</b> Operates from a residential dwelling house and do not change the residential character of the area. A maximum of 20% of the building on the property may be used; a maximum of 2 additional staff members can be employed on the property at any one time.</li> <li>• <b>Medium Scale Home Enterprise:</b> Operates from a residential dwelling house and do not change the residential character of the area. A maximum of 49% of the building on the property may be used (the residential use is still the dominant use); a maximum of 5 additional staff members can be employed on the property at any one time.</li> <li>• <b>Large Scale Home Enterprises:</b> No residential component is present on the site, but the existing building on the site is being used for non-residential purposes. New developments can be</li> </ul>

	supported at a maximum floor area of 0.3 if sufficiently motivated and supported by the planning department. A business zoning can also be considered where appropriate, sufficiently motivated and supported by the planning department.
<b>Further General Condition</b>	<b>The consent use rights permitted in terms of the abovementioned zonings and as contained in the Johannesburg Town Planning Scheme, 1979 may be considered at the discretion of the Council.</b>



**SAXONWOLD AND PARKWOOD  
PRECINCT PLAN**

**PLAN 7 -  
PRECINCT PLAN**

18 May 2007

<b>1</b>	10du/ha min size of 800sq.m
<b>2</b>	20du/ha
<b>3</b>	30du/ha
<b>4</b>	30-50du/ha or Home Enterprises south of Chester Ave @ 0.25 FAR
<b>5</b>	40-80du/ha or Offices @ 0.3 FAR
<b>6</b>	50-70du/ha or offices in existing dwellings as per SAHRA (Ian Smuts Ave only)
<b>7</b>	70-90du/ha or offices in existing dwellings as per SAHRA (Oxford Road only)
<b>8</b>	Business 1
<b>9</b>	Educational
<b>10</b>	Social Open Space

- 200m from Pilot SPTN Route
- 500m from Regional Node
- Mobility Road
- Mobility Spine
- Mobility Spine - Pilot SPTN/BRT

**Urban Terrain**

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## 9. Summary and Vision

This precinct plan was formulated for Saxonwold and Parkwood and extensions.

The status quo of the precinct in terms of regional and local factors was established and analysed in detail in order to inform future decision making.

Meetings were held with the majority of the major stakeholders in the area which culminated into a public meeting and further community submissions.

Informed decisions were made for the future development of the precinct in terms of the above analysis and communication.

Decisions made seek to:

- Comply with the overall City Vision, IDP, SDF & RSDF (Region 3/E)
- Meet the needs of the community and all other stakeholders in the area.
- Contribute to the sustained development of the precinct as part of the City of Johannesburg.
- Provide stakeholders and potential investors with security of tenure.
- Provide the council with guidelines for addressing problems, maintaining strengths and facilitating the effective development of the precinct.

It is envisaged that the precinct area will develop as follows in terms of the recommendations made:

Short Term (1 year)	Medium Term (5 years)	Long Term (2030)
<ul style="list-style-type: none"> <li>• Enforcement of Town Planning Scheme and By-Laws to ensure correct use of land.</li> <li>• Attraction and consolidation of investment as a result of interventions.</li> <li>• Communication and co-operation between all stakeholders and future investors in the precinct area.</li> </ul>	<ul style="list-style-type: none"> <li>• Continued enforcement of Town Planning Scheme and By-Laws to ensure correct use of land.</li> <li>• Development in terms of interventions.</li> <li>• Continued communication and co-operation between all stakeholders and future investors in the precinct area.</li> </ul>	<ul style="list-style-type: none"> <li>• Sustainable: <ul style="list-style-type: none"> <li>Public Transport on Jan Smuts Avenue, Oxford Road and the Chester/Bolton/Glenhove link.</li> <li>Gautrain in operation and residents can use the Rosebank Station.</li> <li>Residents will use public and private transport to commute between regional economic nodes and Saxonwold and Parkwood. More residents will reside within walking distance of the Rosebank Regional Node and be able to use the relevant amenities and places of employment with ease.</li> <li>A protected inner core will enjoy a high environmental quality with the retention of heritage</li> </ul> </li> </ul>

		for the future.  Business will be consolidated and be renewed on a regular basis.
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The community and all stakeholders are encouraged to take ownership of their precinct. Invest, contribute, report illegal activities, report problems to the council, communicate and consider others.