



Email Notification

05 February 2024

COPIES TO:

The Objectors

Dear Sirs

**REZONING:
ERVEN 530 & 531 PARKWOOD
AMENDMENT SCHEME: 20-01-3940**

Our Ref: 20-01-3940

The above application was considered by the City of Johannesburg Municipal Planning Tribunal on 12 December 2023 when the following was resolved.

“That notwithstanding the provisions of any other law, the City of Johannesburg, in terms of duly authorized delegated authority in respect of Erven 530 & 531, Parkwood, approves in terms of Section 22 of the City of Johannesburg Municipal Planning By-Laws, 2016 the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning from “Business 1” to “Business 1”, subject to the general provisions of the scheme and the following conditions:

COLUMN 1	USE ZONE “Business 1”
COLUMN 2	DESCRIPTION OF LAND Erven 530 & 531, Parkwood
COLUMN 3	PRIMARY RIGHTS: (LAND USE TABLE 2) Dwelling units, hotel, place of instruction, shops, business purposes (excluding showrooms, warehouse, place of public worship, dry cleaners, and launderette), including ancillary and related uses including private open space, a clubhouse, and related recreational facilities for residents only.

Excluding the following from primary uses:

- a) Car sales lots;
- b) Motor showrooms;
- c) Public or private parking areas
- d) Self-storage; and
- e) Funeral parlours

COLUMN 4 *	USES WITH CONSENT: (LAND USE TABLE 2) As per Scheme
COLUMN 5 *	USES NOT PERMITTED: (LAND USE TABLE 2) As per Scheme including Place of Amusement
COLUMN 6	WIDTH OF SERVITUDE AREA / STREET: See Title Deed T6597/2016
COLUMN 7 *	STOREYS OR HEIGHT IN METRES: As per Scheme – ten (10) storeys excluding rooftop gardens and associated structures.
COLUMN 8 *	COVERAGE: As per Scheme – 80%, with 100% for basements mainly natural ground level as defined in the City of Johannesburg Land Use Scheme, 2018.
COLUMN 9 *	F.A.R. OR FLOOR AREA: As per Scheme – 5.0 Comprising the following areas per land use: Offices: 1 500m ² Restaurants: 825m ² Retail: 825m ²
COLUMN 10 *	PARKING PROVISION: As per Scheme – Parking Zone B
COLUMN 11 *	DENSITY: As per Scheme – a total of 300 dwelling units on the combined site, whereby inclusionary housing must be applicable to 150 dwelling units or in the event of the site being developed as a hotel a maximum of 300 bedrooms/suites shall be allowed.
COLUMN 12 *	BUILDING LINES: As per Scheme – zero (0) metres along all boundaries
COLUMN 13	SPECIFIC CONDITIONS: 1. Ancillary and related uses shall include but not be limited to inter alia the following: storage, maintenance area/s, gymnasium, meeting/board rooms, administrative

offices, launderette, recreational facilities, rooftop gardens (with related structures) and including a clubhouse for inhabitants and invited guests.

2. Access to and egress from the subject properties shall be to the satisfaction of the Council.

3. A Site Development Plan to the satisfaction of the Council shall be submitted prior to the approval of any building plans and development on the site and it shall be circulated to EISD prior to approval.

4. Clause 47 of the Scheme for Inclusionary housing shall be complied with upon submission and approval of a Site Development Plan.

5. A private open space may be situated on rooftops or non-permeable surfaces at a floor area of 991m² for social open spaces purposes for parks, gardening, landscape, active and passive recreation activities for grounds, play, rest, recreation, gardens only.

6. Roof gardens and associated structures may be permitted on the roof of the development. Recreational structures (such as gazebos, pergolas etc.), in addition to a clubhouse for inhabitant and invited guests may only be orientated towards the Oxford Road/Bolton Road frontage and shall be screened off along the southern boundary of the site (fronting onto Ashford Road) to the satisfaction of the Council.

7. Inclusionary Housing Requirements:

- a) At least 30% of 150 of the total units in the development must be for inclusionary housing as per The City of Johannesburg Inclusionary Housing Policy, 2019.
- b) At least 20% of the residential floor area must be made up of units that are 50% of the average market unit size.
- c) Minimum Design Requirements for Option 3 Inclusionary Housing:
 - I. Must include a private bathroom (within the unit, with access only from within that unit) with a minimum of a toilet, shower, and basin.
 - II. Must meet the size requirements in the Johannesburg Land Use Scheme, 2018 (7m² of habitable space per person) and be a minimum of 18m² per unit.

- III. Must have the same outward appearance as market units on the same property, or in the same development.
- IV. Must share common spaces, such as entrances, lifts, communal spaces, shared amenities, with market units in the same development or property. Access to these common facilities must be unconstrained for all residents.

8. Ground level interface between the sidewalk in the public road space and the development shall be integrated with the development and be pedestrian orientated and landscaped, and such space allocated for this public purpose on the site shall be indicated on the site development plan.

9. The following exclusions under the FAR provision – Access passages, gazebo's corridors, verandas, balconies, entrance halls and foyers, in a building containing two (2) or more dwelling units and a residential building; External fire escapes; and Atriums constructed of glass or similar material which are used mainly for garden purposes and may include subsidiary provisions for passive recreation.

9. Vehicular and pedestrian accesses to the development may be separate but shall be integrated with the public road space to promote public amenity and safety and shall be shown on the site development plan to the satisfaction of Council.

10. Where vehicular and pedestrian accesses are required to be placed abutting one another, sidewalk treatment shall be incorporated to ensure pedestrian priority and safety to the satisfaction of the Council.

11. The following design development guidelines shall be incorporated in the development and be complied with to the satisfaction of Council:

- No solid perimeter walls shall be permitted along street edges; and
- Provision shall be made for direct pedestrian access to buildings on the site from the street; and
- Separate pedestrian access from vehicular entrances shall be provided.

12.External lighting for the illumination of the building shall be indicated on the site development plan and shall be orientated toward the building and away from the areas south of Ashford Road to the satisfaction of the Council.

**13.A 5.0m x 5.0m splay is to be provided at the following intersections:
Oxford Road and Bolton Road; and
Oxford Road and Ashford Road.**

14.Erven 530 and 531 shall be consolidated to the satisfaction of Council.

**COLUMN 14 AMENDMENT SCHEME NO.
20-01-3940''**

Should an appeal be submitted from the applicant or any formal objector, it must be submitted within 28 days from the date of receipt of the notification of the decision letter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'K Daniels', enclosed within a thin circular line.

For: DEVELOPMENT PLANNING

Contact Person: K Daniels

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