MOTIVATIONAL MEMORANDUM: SIMULTANEOUS REZONING AND REMOVAL OF RESTRICTIVE CONDITIONS OF PORTION 1 OF ERF 116 AND ERF 279 ROSSMORE
MOTIVATIONAL MEMORANDUM:

Simultaneous Rezoning and Removal of Restrictive Title Conditions of Portion 1 of Erf 116 and Erf 279 Rossmore on behalf of Adv. A. P. Joubert

Compiled by:

<table>
<thead>
<tr>
<th>Title</th>
<th>Position</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
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<td>JUNIOR TOWN PLANNER</td>
<td>15 MARCH 2019</td>
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</tbody>
</table>

Reviewed by:

<table>
<thead>
<tr>
<th>Title</th>
<th>Position</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>SASKIA COLE</td>
<td>PROFESSIONAL TOWN PLANNER</td>
<td>1 APRIL 2019</td>
</tr>
</tbody>
</table>
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1 INTRODUCTION

The purpose of this memorandum is to support the application in terms of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) for the amendment of the City of Johannesburg Land Use Scheme, 2018 for the rezoning of Portion 1 of Erf 116 and Erf 279 Rossmore (hereafter referred to as the “properties”) from “Residential 1” to “Residential 4” with an increased density and the simultaneous removal of title restrictive conditions A.(1), A.(2), A.(3), A.(4), A.(5) and A.(6) from T79932/2006 in respect of for Portion 1 of Erf 116 Rossmore and conditions A.(a), A.(b) and A.(c) and B.(a), B.(b) and B.(c) from T55425/1993 in respect of Erf 279 Rossmore.

2 SITE CONTEXT

2.1 LOCALITY

The properties are located at No. 8 (Erf 1/116) and No. 10 (Erf 279) Chiselhurst Drive, Rossmore and measure ± 1,181m² and ± 4,324m² respectively.

FIGURE 1: LOCALITY PLAN
2.2 OWNERSHIP

The properties are registered at the deeds office as follows:

<table>
<thead>
<tr>
<th>Property details</th>
<th>Registered owner</th>
<th>Title deed no</th>
<th>Extent(m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Portion 1 of 116 Rossmore</td>
<td>Alweyn Petrus Joubert</td>
<td>T79932/2006</td>
<td>1181</td>
</tr>
<tr>
<td>Erf 279 Rossmore</td>
<td>Alweyn Petrus Joubert</td>
<td>T55425/1993</td>
<td>4326</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>5507</td>
</tr>
</tbody>
</table>

2.3 REGISTERED BONDS

Erf 279 Rossmore is subject to a mortgage bond held by Investec. A bond holders consent will be submitted as soon as it is received.

3 EXISTING ZONING AND DEVELOPMENT CONTROLS

3.1 EXISTING ZONING

The properties are zoned in terms of the City of Johannesburg Land Use Scheme, 2018, as follows:

TABLE 1:EXISTING ZONING

<table>
<thead>
<tr>
<th>Development Control</th>
<th>Portion 1 of Erf 116 and Erf 276 Rossmore</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning</td>
<td>Residential 1</td>
</tr>
<tr>
<td>Primary Rights</td>
<td>Dwelling House</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>1,2</td>
</tr>
<tr>
<td>Coverage</td>
<td>50% for one storey</td>
</tr>
<tr>
<td></td>
<td>50% for two storeys</td>
</tr>
<tr>
<td></td>
<td>40% for three storeys</td>
</tr>
<tr>
<td>Height</td>
<td>3 Storeys</td>
</tr>
</tbody>
</table>
### 3.2 RESTRICTIVE TITLE CONDITIONS

Application is hereby made to remove the following title conditions as they are mainly included and enforced by the City of Johannesburg Land Use Scheme, 2018 and or are encapsulated in alternate South African law:

- Erf 279 Rossmore (T55425/1993) – Conditions A.(a), A.(b) and A.(c) and B.(a), B.(b) and B.(c).

The conditions read as follows:

<table>
<thead>
<tr>
<th>Erf 1/116 ROSSMORE (T79932/2006)</th>
<th>ERF 279 ROSSMORE (T55425/1993)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.(1) The erf is transferred for residential purposes only, and only one residence with the necessary outbuildings may be erected thereon. The building of such residence and outbuildings shall not be commenced until the plans and specifications have been approved by the registered owner of the township.</td>
<td>A.(a) The lot is transferred for residential purposes only, and only one residence with the necessary outbuildings may be erected thereon. The buildings of such residence and outbuildings shall not be commenced until the plans and specifications have been approved by the registered owner of the township.</td>
</tr>
<tr>
<td>A.(2) The transferee shall observe the frontage line as laid down for buildings in this township, which line is fixed at a distance of not less than 3,05 metres from the road boundary.</td>
<td>A.(b) No shops or business premises of whatsoever description, nor slaughter poles shall be allowed to be opened or erected on this lot.</td>
</tr>
<tr>
<td>A.(3) The transferee shall not have the right to sub-divide or transfer any portion thereof.</td>
<td>A.(c) The mineral rights in and under the lot shall remain vested in South African Townships Mining and Finance Corporation, Limited, or its successors in township title, together with all rights pertaining to the holder of mineral rights under the Precious and Base Metals Act 1908, and any statutory amendment thereof. A Certificate of Rights reserved in above under No.100/37 dated 15 November 1937.</td>
</tr>
<tr>
<td>A.(4) No shops or business premises of whatever description nor slaughter poles shall be allowed to be opened or erected on this erf.</td>
<td>B.(a) The lot is transferred for residential purposes only, and only one residence with the necessary outbuildings may be erected thereon. The buildings of such residence and outbuildings shall not be commenced until the plans and specifications have been approved by the registered owner of the township.</td>
</tr>
<tr>
<td>A.(5) No livery stable nor stable for race horses in training nor for riding schools shall be permitted on the erf.</td>
<td>B.(b) No shops or business premises of whatsoever description, nor slaughter poles shall be allowed to be opened or erected on this lot.</td>
</tr>
</tbody>
</table>
A.(6) The mineral rights in and under the erf shall remain in the SOUTH AFRICA TOWNSHIPS, MINING AND FINANCE CORPORATION LIMITED, or its successors in township title, together with all rights pertaining to the holder of mineral rights under the Precious and Base Metals Act 1908, and any statutory amendment thereof.

B.(c) The mineral rights in and under the lot shall remain vested in SOUTH AFRICAN TOWNSHIPS MINING AND FINANCE CORPORATION, LIMITED, or its successors in township title, together with all rights pertaining to the holder of mineral rights under the Precious and Base Metals Act 1908, and any statutory amendment thereof.

Erf 279 Rossmore is also subject to a servitude (Endorsement on Page 6) which reads as follows:

By virtue of endorsement K3173/1993 Erf 279 is subject to a sewer servitude in favour of Erf RE/110 Rossmore, 1.8m wide as indicated on the SG diagram(4789/1993) by line bc.

This servitude will remain in force.

4 PROPOSED ZONING AND DEVELOPMENT CONTROLS

Application is made to amend the land use rights of the properties to reflect the following proposed zoning and development rights:

<table>
<thead>
<tr>
<th>Development Control</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning</td>
<td>“Residential 4“</td>
</tr>
<tr>
<td>Primary Rights</td>
<td>Dwelling Units, Residential Buildings</td>
</tr>
<tr>
<td>Secondary Rights</td>
<td>As per scheme</td>
</tr>
<tr>
<td>Density</td>
<td>100 dwelling units per hectare (thus allowing 55 dwelling units on these two erven)</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>2.0 (allowing 11,014m²)</td>
</tr>
<tr>
<td>Coverage</td>
<td>As per Scheme : 60%</td>
</tr>
<tr>
<td></td>
<td>Basement 80%</td>
</tr>
<tr>
<td>Height</td>
<td>As per Scheme : 6 Storeys</td>
</tr>
<tr>
<td>Parking</td>
<td>As per scheme</td>
</tr>
<tr>
<td>Building Lines</td>
<td>As per scheme – 3m along the street boundary</td>
</tr>
</tbody>
</table>
5 SURROUNDING ZONING

In terms of the City of Johannesburg Land Use Scheme, 2018 the zoning of the erven surrounding the properties are as follows:

<table>
<thead>
<tr>
<th>Legend</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Site</td>
<td>“Residential 4”</td>
</tr>
<tr>
<td>Special (Offices)</td>
<td></td>
</tr>
<tr>
<td>“Residential 1”</td>
<td></td>
</tr>
<tr>
<td>“Residential 3”</td>
<td></td>
</tr>
<tr>
<td>“Educational”</td>
<td></td>
</tr>
</tbody>
</table>

TABLE 2: ZONING MAP
6 SURROUNDING LAND USE

The properties are surrounded mainly by stand-alone houses on large stands, a residential cluster house complex, guest house and the University of Johannesburg’s Kingsway campus as illustrated in the map below:

![Map of Surrounding Land Use](image)

Legend
- The Site
- Dwelling Units
- University
- Cluster housing
- Guesthouse
- Private Open Space

TABLE 3: LAND USE MAP

7 CONSOLIDATION

An application for consolidation of Portion 1 of Erf 116 and Erf 279 Rossmore has been submitted simultaneously with this application.
8 REMOVAL OF RESTRICTIVE CONDITIONS

The removal of the title restrictions is motivated as follows, being mainly that most of the conditions now appear and are enforced by the City of Johannesburg Land Use Scheme, 2018, and there is no need to duplicate the conditions in the title deed as well.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A.(1) The erf is transferred for residential purposes only, and only one residence with the necessary outbuildings may be erected thereon. The building of such residence and outbuildings shall not be commenced until the plans and specifications have been approved by the registered owner of the township.</td>
<td>Land use, density and submission of building plans is legally enforced in terms of the City of Johannesburg Land Use Scheme, 2018, as guided by the spatial development framework.</td>
<td>A.(a) The lot is transferred for residential purposes only, and only one residence with the necessary outbuildings may be erected thereon. The buildings of such residence and outbuildings shall not be commenced until the plans and specifications have been approved by the registered owner of the township.</td>
<td>Land use, density and submission of building plans is legally enforced in terms of the City of Johannesburg Land Use Scheme, 2018.</td>
</tr>
<tr>
<td>(2) The transferee shall observe the frontage line as laid down for buildings in this township, which line is fixed at a distance of not less than 3.05 metres from the road boundary.</td>
<td>Building lines and the position of a building areas legally enforced in terms of the City of Johannesburg Land Use Scheme, 2018.</td>
<td>(b) No shops or business premises of whatsoever description, nor slaughter poles shall be allowed to be opened or erected on this lot.</td>
<td>Land use is legally enforced in terms of the City of Johannesburg Land Use Scheme, 2018.</td>
</tr>
<tr>
<td>3</td>
<td>The transferee shall not have the right to sub-divide or transfer any portion thereof.</td>
<td>The City of Johannesburg in terms of the Spatial Development Framework is encouraging densification. This condition impedes the vision of the City. Density is legally enforced in terms of the City of Johannesburg Land Use Scheme, 2018.</td>
<td>(c) The mineral rights in and under the lot shall remain vested in South African Townships Mining and Finance Corporation, Limited, or its successors in township title, together with all rights pertaining to the holder of mineral rights under the Precious and Base Metals Act 1908, and any statutory amendment thereof. A Certificate of Rights reserved in above under No.100/37 dated 15 November 1937.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>4</td>
<td>No shops or business premises of whatever description nor slaughter poles shall be allowed to be opened or erected on this erf.</td>
<td>Land use is legally enforced in terms of the City of Johannesburg Land Use Scheme, 2018.</td>
<td>B.(a) The lot is transferred for residential purposes only, and only one residence with the necessary outbuildings may be erected thereon. The buildings of such residence and outbuildings shall not be commenced until the plans and specifications have been approved by the registered owner of the township.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(5)</td>
<td>No livery stable nor stable for race horses in training nor for riding schools shall be permitted on the erf. <strong>Land use is legally enforced in terms of the City of Johannesburg Land Use Scheme, 2018.</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(6)</td>
<td>The mineral rights in and under the erf shall remain in the SOUTH AFRICA TOWNSHIPS, MINING AND FINANCE CORPORATION LIMITED, or its successors in township title, together with all rights pertaining to the holder of mineral rights under the Precious and Base Metals Act 1908, and any statutory amendment thereof. <strong>As the custodian of mineral rights, only the state can authorise exploitation of mineral resources and grant these rights through the minister.</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

9 DEVELOPMENT INTENT

The proposed development has not been finalised at this time, but will be a residential building conforming to the market demand. In terms of the City of Johannesburg Land Use Scheme, 2018, dwelling units and a residential building are primary rights under a “Residential 4” zoning. A residential building is defined as:

| "residential building" | Means the use of a building/s, excluding a dwelling house and/or dwelling unit, that contains habitable rooms, with or without common ablution facilities and with common kitchen-, dining- and/or lounge facilities such as hostels and dormitories. Such definition includes but is not restricted to hostels, hotels, dormitories, communes, boarding houses, guest houses (excluding converted dwelling houses and/or dwelling units), bed and breakfast and old age homes that may or may not include ancillary frail care facilities. |

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*Note: The above definitions and regulations are subject to modifications and updates as per the current land use and development regulations.*
10 PARKING

Parking will be provided be as per scheme.

11 ENGINEERING SERVICES

In accordance with the engineering reports attached the following engineering services should be provided in order to accommodate the proposed development:

11.1 WATER AND SEWER (SEE ADDENDUM 1)

In March 2019, Klunene Consulting Civil Engineers prepared an Outline Scheme Report for Water and Sewer (Report KL19-002-OSR). In terms of this report, there is an existing 110 mm diameter steel water network for water and 150 mm Clay pipe for sewer in the vicinity of the proposed site and the development will connect to these pipes (refer to Figure 3-1 and 4-1 in the report). Calculations in regards to water and sewer reticulation are based on Johannesburg City Council and Red Book Standards and the results indicate that the existing network does have sufficient capacity to service the proposed development.

The report will be submitted to Johannesburg Water for comment.

11.2 ROADS AND STORMWATER (SEE ADDENDUM 2)

In March 2019, Klunene Consulting Civil Engineers prepared an Outline Scheme Report for Roads and Stormwater (Report KL19-002-OSR). In terms of this report, there is an existing stormwater network in the vicinity of the proposed site (refer to Figure 3-1 of the Roads and stormwater report). In regards to roads, there is a fully functional road network in the area. The proposed development can adequately be serviced from the existing municipal reticulation systems for a sewer and stormwater network.

The report will be submitted to the Johannesburg Roads Agency for approval.
11.3 TRAFFIC (SEE ADDENDUM 3)

In March 2019, traffic engineers, Paruk Consulting, prepared a Traffic Impact Statement which concludes that the traffic impact arising from the proposed development is deemed to be small and negligible on the surrounding road network.

The report will be submitted to the Johannesburg Roads Agency for approval.

11.4 ELECTRICAL (SEE ADDENDUM 4)

CKR Consulting Engineers have calculated the electricity supply load for the proposed land use rights, dated 28 February 2019. The diversified load for the quantum of apartments as envisaged, would be 330 kVA.

The calculation will be submitted to City Power for comment.

12 MOTIVATION

The motivation for this development is expressed in terms of the need and desirability below:

12.1 NEED

The proposed rezoning is to allow for the development of a high density residential development composed of apartments and hotel related uses. The object of this development is to provide high quality residential accommodation in a well located and easily accessible area. The need and desirability for this type of development in this area can be attributed to the following:

- Locality
- Preference for smaller units
- Security

12.1.1 LOCALITY

Rossmore has been classified by the City of Johannesburg as part of the knowledge precinct under the Empire-Perth Development Corridor. This is indicative of the current residential development trajectory advocated for by the extensive need of residential densification within the precinct. The reason for the spike in growth is attributed to the introduction of the Bus Rapid Transit system known as Rea-Vaya, concentration of educational institutions along the Empire-Perth corridor and
the variety of mixed uses along the corridor. Urban development dictates that compatible uses and services be built within close proximity to areas of economic opportunities and potential. For this reason, there has been a major surge in residential development within this area, but in the form of high density apartments. The increased population density within the economic hub supports the economic centre as well as the infrastructure, specifically public transport. Along with the residential development, social and recreational facilities have also expanded.

The site is well located in close proximity to other amenities such as educational institutions, retail centres, public transport catchment centres and various complementing uses.

12.1.2 PREFERENCE FOR APARTMENTS

The residential character of many of the north-western suburbs in Johannesburg has been undergoing a change in terms of density and housing typology. The unsustainable nature of stand-alone dwelling units on large properties has led to high maintenance costs and has therefore not been favoured by many new homeowners. The convenient and safer apartment development has become much more favoured due to the minimal maintenance and usually more secure development.

The target market for this development are professionals who are already in the industry, seeking trendy accommodation to own or rent in an area with a great potential of high quality accommodation and secure lifestyles with growth in value of homes year on year. Since the proposed development is located in the development hub of the Knowledge Precinct, boasting numerous new developments, it is clear that the development of the subject site will conform to the standard set out by previous developments and result in the overall enhancement of the area and an increase in property values.

In addition to the user favouring the apartments, in terms of sustainability, increasing residential densities optimise existing infrastructure, prevents urban sprawl and reduces travel distances. The notion of the compact city will be realised in this development as it will accommodate a substantial amount more residents on the property, and will be close to a number of amenities and places of work.

The proposed development can offer units of various sizes, including bachelor (studio) apartments, one and two-bedroom units as well as a hotel contingency. This provides a type of service which is slowly becoming more popular, but is also a market that is not yet over populated. It can provide
longer term (but still temporary) accommodation in the form of serviced apartments, specifically a
 targeted at business people who require accommodation for 1 or two months at a time.

The other units can be available at a much more affordable cost due to the smaller unit size, making
the accommodation much more accessible to the younger demographic who are not yet able to
afford the luxury apartments currently available in the Knowledge precinct.

It is important to target this gap market and create an inclusionary environment where
accommodation can be sought for a variety of income groups, without compromising on quality
and location (to places or work and recreation, as well as public transport facilities).

12.1.3 SECURITY

An unfortunate reality in South Africa today, is the prevalence of crime and as such, the need for
secure housing. The development of secured residential complexes has soared in recent years in
response to the increase in home invasions and violent crimes. Many new homeowners, as well as
people who have lived on stand-alone dwellings have opted to move into higher density, secured
premises. In addition to the clearly visible security usually present at the complexes and residential
buildings, the controlled access and general “eyes” present deter criminals. The higher number of
people living within the buildings also provide a sense of security for residents.

Therefore, the development of higher density residential buildings is a much needed form of
housing, especially from a security perspective.

12.2 DEVELOPMENT POLICY

12.2.1 REGIONAL SPATIAL DEVELOPMENT FRAMEWORK 2010/11

The site falls within Region B, Sub Area 3 of the Regional Spatial Development
Framework, 2010/2011. The development objective of the RSDF is to strengthen the institutional
corridor with the provision of associated uses. The RSDF further puts more emphasis on ensuring
compatibility between uses.

12.2.2 EMPIRE PERTH DEVELOPMENT CORRIDOR

The Empire-Perth Development Corridor denotes that Johannesburg is characterised by severe
urban inefficiencies and an urban form and social profile that makes it one of the most inequitable
cities in the world. As a result, the development corridor has been introduced as an approach by the
City to face its challenges of urban inefficiency and inequality. Furthermore, in addressing this, the
City is using the philosophy of Transit Oriented Development and its associated strategies. Transit Oriented Development on a broader

In this regard proposed development of high density residential will support the public transport systems and contribute in creating a sustainable, efficient alternative means of transport. The site is conveniently located close to a wide variety of social facilities and economic opportunities.

Housing typologies in the north-western suburbs are infamously low to medium density (stand-alone dwellings) which has contributed immensely to urban sprawl in Johannesburg. This development however, intends to bridge this gap by addressing the demand and needs of housing densification.

The Empire-Perth Corridor advocates for the following development controls:

<table>
<thead>
<tr>
<th>Height</th>
<th>4-6 Storeys</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coverage</td>
<td>60% (residential)</td>
</tr>
<tr>
<td>Land Use</td>
<td>High density Residential – provided that community facilities e.g. clinics, doctors rooms, and low intensity neighbourhood retail centres can be allowed if there is a clear indication that developments will comply with the design principles in terms of pedestrian accessibility, pedestrian oriented activity at street level, a vertical mix of activity and support of public transport facilities.</td>
</tr>
<tr>
<td>Density</td>
<td>Up to 100 du/ha</td>
</tr>
</tbody>
</table>

Through provision of residential apartments, the proposed development aims at maximising the infrastructure currently in place. Inclusivity is of utmost importance in development, especially in a social fragmented city such as South African Cities. With more people living in close proximity to their place of work, less strain is placed on the road networks as public transport becomes a much more viable mode of transportation. There is therefore less reliance on private cars and as a result reduces the individuals carbon footprint.

12.2.3 CITY OF JOHANNESBURG SPATIAL DEVELOPMENT FRAMEWORK 2016

The City of Johannesburg Spatial Development Framework 2020, implemented in July 2016 largely advocates for higher density inclusionary housing developments. Such developments should consider and implement the following principles, specifically with regard to residential development:
a. Increase the viability of existing and proposed public transport infrastructure and services;
b. Optimise the use of land and provide accommodation in close proximity to urban opportunities;
c. Improve the residents’ quality of life by bringing them closer to urban opportunities and reduce travel times;
d. Reduce air, water and land pollution; and
e. Optimise existing infrastructure.

The proposed development wholly aligns to the notions of inclusion and sustainability as advocated for in the SDF. The entire development is aimed at achieving a more equitable city by providing residential apartments in close proximity to employment opportunities, transport infrastructure, social amenities and recreational facilities.

In order to achieve a sustainable and compact city, one must employ densification development strategies to reduce the building footprints. This in turn, will ensure optimal use of service infrastructure as well as transport infrastructure.

One of the key requirements for successful public transport networks is densification that advocates the notion of close proximity, walking distances to such transportation routes. It is imperative to implement such a rationale within areas of development opportunities, as these have a wider sphere of influence and have a larger significance within the larger metropolitan area.

12.3 PUBLIC INTEREST

The proposed development is for the provision of quality residential accommodation in a well located and central area. It is in the public interest to promote the provision of housing, especially when located in areas with ease of access to public transportation, places of employment, economic activity, social amenities and recreation facilities. The proposed development will only result in positive growth, integration and inclusion within the city, through its address appeal and access to amenities, infrastructure and opportunity.

13 SPLUMA DEVELOPMENT PRINCIPLES

In terms of the Spatial Planning and Land Use Management Act (Act 16 of 2013) (SPLUMA), the following principals apply to spatial planning, land development and land use management and are hereby applied to this application:
SPLUMA Referral | Proposed Development Compliance
---|---
7 (a) | Spatial Justice | This rezoning is being submitted to amend the development rights on the site, in accordance with the development policy. In this process, the land will be used more efficiently, as the development controls will be maximised.
7 (b) | Spatial Sustainability | This rezoning will allow the best possible use in the more efficient and equitable manner. As it is a low impact facility, it makes use of the existing infrastructure and will put little strain on the exiting service network.
7 (c) | Efficiency | Due to the fact that this rezoning ensures the current development is optimally built in terms of development controls within the regional node, the principles of efficiency are completely applied and adhered to.
7 (e) | Good Administration | This property is not in contravention with the development policy of the City of Johannesburg. Therefore, this application is in line with the governmental policy affecting the spatial development of the area and does not deviate from it.

### RECOMMENDATION

The application is in line with the City of Johannesburg's vision for this area and supports the policy. We are of the opinion that the proposed development would align with the surrounding area. We therefore recommend that the application be approved.
LOCALITY PLAN

FIGURE 2: LOCALITY PLAN
ZONING MAP

Legend

- The Site
- "Residential 4"
- Special (Offices)
- "Residential 1"
- "Residential 3"
- "Educational"

TABLE 4: ZONING MAP
LAND USE MAP

Legend
- The Site
- Dwelling Units
- University
- Cluster housing
- Guesthouse
- Private Open Space

TABLE 5: LAND USE MAP