
ERF 1202 SOUTH HILLS

Memorandum in support of the application for the removal of restrictive title conditions in terms of Section 5 (5) of the Gauteng Removal of Restrictive Conditions Act of 1996 and the simultaneous rezoning in terms of Section 56(1) of the Town Planning and Townships Ordinance, 1986

November 2011

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1. AIM OF THE APPLICATION

The aim of the application is to remove restrictive title conditions A(1) to A(6) from title deed T6082/1997 in terms of Section 5(5) of the Gauteng Removal of Restrictive Conditions Act of 1996 and simultaneous rezone Erf 1202 South Hills in terms of Section 56(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), subject to the subdivision of Erf 1202 South Hills, from Public Open Space to Residential 1, Residential 3, Educational, Institutional, Public Open Space and Public Roads.

This application needs to be read with the township establishment application for South Hills Extension 2.

2. GENERAL INFORMATION

2.1 Property description

The property is currently known as Erf 1202 South Hills.

The property is currently part of the public park also known as Moffat Park.

2.2 Location

Erf 1202 South Hills is situated on South Rand Road (M38) to the south east of the CBD of the City of Johannesburg. Southern Klipriviersberg Road is abutting the property to the north and Nephin Road abuts the property on the eastern boundary.

Vickers Road (M19) forms an intersection with Southern Klipriviersberg Road to the north of the proposed township.

The Development is situated in close proximity of the N12 Highway to the south and the N17 Highway to the north. The Reading Interchange to the south east of the property is located in close proximity and is accessible through South Rand Road.

(See the attached Location plan for more detail)

2.3 Local authority

The property is located within the municipal area of the City of Johannesburg and within Administrative Region F, sub area 29.

2.4 Property size

According to Deed of Transfer T 6082/1997 the property is 37.6546 hectares in extent.

2.5 Existing land use

The property is currently predominantly vacant with the presence of a sports facility in the middle of the property. The property is also currently utilised for illegal dumping and some squatters are found on the site.

2.6 Surrounding land use structure

The surrounding land use structure is as follows:

North	:	Single residential houses, High density walk-up residential units, Industrial & Business activities
East	:	Single dwelling houses, High density walk-up residential units, Educational facilities, Industrial & Business Activities
South	:	Single dwelling houses, High density walk-up residential units & Business Activities
West	:	Single dwelling houses, High density walk-up residential units, Educational facilities & Business Activities

(See the attached land use plan for more detail)

2.7 Existing zoning

In terms of the Johannesburg Town Planning Scheme, 1979, the property are zoned "Public Open Space".

2.8 Surrounding zoning pattern

The surrounding zoning pattern is as follows:

- North : "Residential 1", "Residential 3", Residential 4" & "Business 1"
- East : "Residential 1", "Residential 3", Residential 4", "Business 1" & "Public Open Space"
- South : "Residential 1", "Residential 3", "Educational", "Special" & "Business 2"
- West : "Residential 1", "Residential 3", "Educational", "Municipal" & "Business 1"

(See the attached zoning plan for more detail)

3. LEGAL INFORMATION

3.1 Ownership

Erf 1202 South Hills is registered in the name of the City of Johannesburg.

(See the attached Resolution and Power of Attorney for more detail)

3.2 Restrictive title conditions

It is proposed to remove conditions A(1) to A(6) from title deed T6082/1997.

(See the attached Conveyancer Certificates and Title Deeds for more detail)

3.3 Bondholder

There is a NO bond registered over the properties.

4. TOWN PLANNING PROPOSALS

4.1 Removal of restrictive title conditions

Herewith we make application in terms of Section 5(5) of the Gauteng Removal of Restrictive Conditions Act of 1996, to remove the following title conditions:

- A. 1. The property may not be subdivided nor may any part or portion of it be sold, leased or disposed of in any way.
2. Not more than one residence with the necessary outbuildings may be built on the property without the written approval of the Townships Board first had and obtained.
3. No canteen, beer hall, restaurant, place for the sale of wines or spirituous liquors or place of business or store whatsoever may be opened or conducted on the property without the written approval of the townships Board first had and obtained.
4. Subject to the condition that all right of way on the general plan Klipriviersberg Estate Small Holdings traversing the property hereby transferred shall remain undisturbed.
5. The land is to be used solely for the purpose of a public park. This condition was imposed for the benefit of City Deep Limited.
6. The land is proclaimed land and as such is subject to the provisions of the Gold Law now or hereafter to be in force affecting such land, and subject to all mining titles and to all rights attached to them under the Gold Laws on and under the area of the said land. The City Deep Limited, or its successors in title retains and reserves to itself all mineral rights and rights to mine and all rights vested in it or to which it may be or become entitled as if it were freehold owner in respect of the said land, such as its rights to one half of claim licence or rental under any undermining lease received by the State, as will fully appear from the Certificate of Mineral rights no. 228/48 issued in terms of Section 71 of Act 47/1937.

4.2 Subdivision and zoning

The rezoning subject to the subdivision will consist of 597 erven and public roads.

Erven 1/1202 to 550/1202	:	Residential 1	(550 erven)
Erven 551/1202 to 572/1202	:	Residential 3	(22 erven)
Erf 573/1202	:	Educational	(1 erf)
Erven 574/1202 to 577/1202	:	Institutional	(4 erven)
Erven 578/1202 to 597/1202	:	Public Open Space	(20 erven)

Street Names : Proposed names for new Streets/Roads/Crescents.

(See attached map 2 documents as well as proposed subdivision diagram)

4.3 Town planning controls

All erven will be subject to the provisions as set out in terms of the Johannesburg Town Planning Scheme of 1979, unless otherwise stated beneath.

Erven 1/1202 to 550/1202 : Residential 1

Zoning	:	"Residential 1"
Primary Uses	:	As per Scheme
Secondary Uses	:	As per Scheme
No Uses	:	As per Scheme
Height	:	As per Scheme – Two (2) storeys provided that the height may be increased with the consent of the council
Coverage	:	As per Scheme – 60% provided that the council may authorize a reasonable increase in coverage upon approval of a building plan.
F.A.R	:	As per Scheme – 1,0, provided that the FAR may be increased with the special consent of the Council.
Density	:	As per Scheme – 1 dwelling house per erf
Building Lines	:	As per Scheme <ul style="list-style-type: none"> - 1m along one of the side boundaries and the rear boundary, provided that the carport may be erected within the side boundary upon clearance on the building plan that no engineering services are affected. - 2m along all street boundaries.
Lines of No Access	:	As per Scheme

Erven 551/1202 to 572/1202 : Residential 3

Zoning	:	"Residential 3"
Primary Uses	:	As per Scheme
Secondary Uses	:	As per Scheme
No Uses	:	As per Scheme
Height	:	As per Scheme – Four (4) storeys provided that the height may be increased with the consent of the council.
Coverage	:	As per Scheme – 40% provided that the coverage may be increased with the consent of the Council.
F.A.R	:	As per Scheme – 1,6, provided that the FAR may be increased with the special consent of the Council.
Density	:	240 dwelling units per hectare
Parking	:	As per Scheme – 0.75 parking bays per dwelling unit, of which one third shall be covered to the satisfaction of the Council, together with the necessary manoeuvring space shall be provided on the erf to the satisfaction of the Council, provided that the above parking ratio may be relaxed to the satisfaction of the Council.
Building Lines	:	As per Scheme - 3m along all other boundaries.
Line of no Access	:	As per Scheme

General Conditions:

1. A Site development plan to the satisfaction of the Council shall be submitted for evaluation and be approved prior to the submission of building plans.
2. The erf shall be landscaped, preferably by the planting of indigenous trees and shrubs, and maintained to the satisfaction of the Council.
3. On site storm water attenuation shall be provided and maintained to the satisfaction of the Council (JRA), if required.

4. The storm water attenuation area shall be fenced and all the necessary safety precautionary measures shall be imposed, implemented and maintained by the owner at all times to the satisfaction of the Council.
5. Ingress to and egress from the erf shall be located, built, paved and maintained to the satisfaction of the Council (JRA) as per approved SDP.
6. A Screen wall or fence, of which the height, extent and material shall be to the satisfaction of the Council, shall be erected and maintained along the boundaries of the erf, if and when required.

Erf 573/1202	:	Educational
Zoning	:	"Educational"
Primary Uses	:	As per Scheme
Secondary Uses	:	As per Scheme
No Uses	:	As per Scheme
Height	:	As per Scheme – Three (3) storeys provided that the height may be increased with the consent of the council.
Coverage	:	40% provided that the coverage may be increased with the consent of the Council.
F.A.R	:	0.4, provided that the FAR may be increased with the special consent of the Council.
Parking	:	Effective, paved and demarcated parking together with the necessary manoeuvring space shall be provided on the erf to the satisfaction of the Council in the following ratios: <ul style="list-style-type: none"> - Nursery school, crèche, day care centre & playgroups: <ul style="list-style-type: none"> o One (1) parking bay per seven (7) children or part thereof o One (1) parking bay per classroom - Tertiary institutions, schools <ul style="list-style-type: none"> o One (1) parking bay per fifteen (15) scholars/children o One (1) parking bay per classroom o Social Halls <ul style="list-style-type: none"> o One (1) parking bay per six (6) seats - Places of Public Worship <ul style="list-style-type: none"> o One (1) parking bay per three (3) seats

- Parking for all other uses shall be provided to the satisfaction of the Council.
- Parking ratios may be relaxed to the satisfaction of the Council.

Building Lines : As per Scheme

- 5m along Erf 573/1202 abutting Wax Flower Road.
- 3m along all other boundaries.

General Conditions:

1. A Site development plan to the satisfaction of the Council shall be submitted for evaluation and be approved prior to the submission of building plans.
2. The erf shall be landscaped, preferably by the planting of indigenous trees and shrubs, and maintained to the satisfaction of the Council.
3. On site storm water attenuation shall be provided and maintained to the satisfaction of the Council (JRA), if required.
4. The storm water attenuation area shall be fenced and all the necessary safety precautionary measures shall be imposed, implemented and maintained by the owner at all times to the satisfaction of the Council.
5. Ingress to and egress from the erf shall be located, built, paved and maintained to the satisfaction of the Council (JRA) as per approved SDP.
6. A Screen wall or fence, of which the height, extent and material shall be to the satisfaction of the Council, shall be erected and maintained along the boundaries of the erf, if and when required.

Erven 574/1202 to 577/1202 : Institutional

Zoning : "Institutional"

Primary Uses : As per Scheme

Secondary Uses : As per Scheme

No Uses : As per Scheme

Height : As per Scheme – Three (3) storeys

Coverage : As per Scheme

F.A.R : As per Scheme

Parking : Effective, paved and demarcated parking together with the necessary manoeuvring space shall be provided on the erf to the satisfaction of the Council in the following ratios:

- Places of Public Worship
 - o One (1) parking bay per six (6) seats
- Places of Instruction
 - o Nursery school, crèche, day care centre & playgroups
 - One (1) parking bay per seven (7) children or part thereof
 - One (1) parking bay per classroom
 - o Tertiary institutions, schools
 - One (1) parking bay per fifteen (15) scholars/children
 - One (1) parking bay per classroom
- Institutions
 - o One (1) parking bay per bed
 - o Six (6) parking bays per 100m² gross leasable medical floor area
 - o One (1) parking bay per consulting room
- Parking for all other uses shall be provided to the satisfaction of the Council.

Building Lines : As per Scheme

- 5m along Erf 577/1202 abutting Southern Klipriviersberg Road.
- 3m along all boundaries.

Line of no Access : As per Scheme

- Along Erf 577/1202 abutting Southern Klipriviersberg Road.

General Conditions:

1. A Site development plan to the satisfaction of the Council shall be submitted for evaluation and be approved prior to the submission of building plans.
2. The erf shall be landscaped, preferably by the planting of indigenous trees and shrubs, and maintained to the satisfaction of the Council.
3. On site storm water attenuation shall be provided and maintained to the satisfaction of the Council (JRA), if required.
4. The storm water attenuation area shall be fenced and all the necessary safety precautionary measures shall be imposed, implemented and maintained by the owner at all times to the satisfaction of the Council.
5. Ingress to and egress from the erf shall be located, built, paved and maintained to the satisfaction of the Council (JRA) as per approved SDP.

6. A Screen wall or fence, of which the height, extent and material shall be to the satisfaction of the Council, shall be erected and maintained along the boundaries of the erf, if and when required.

Erven 578/1202 to 597/1202 : Public Open Space

Zoning : "Public Open Space"

Primary Uses : As per scheme

Secondary Uses : As per Scheme

No Uses : As per Scheme

Height : One Storey

Coverage : 10%

Building Line : As per Scheme

- 5m along Erf 579/1202 & 580/1202 abutting Southern Klipriviersberg Road.
- 5m along Erf 596/1202 abutting South Rand Road.

Line of No Access : As per Scheme

- Along Erf 579/1202 & 580/1202 abutting Southern Klipriviersberg Road.
- Along Erf 596/1202 abutting South Rand Road.

General Condition (applicable to all erven):

1. The erf lies in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the Local Authority must indicate the measures to be taken, in accordance with the recommendations contained in the Engineering – Geological Report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions, unless it is proved to the Local Authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

4.4 Access and roads

The company Mariteng Consulting Engineers performed a detailed traffic study for the proposed development. The findings of the traffic study were incorporated into the proposed layout plan and recommended as follow:

The proposed development will obtain direct access from the following access points along Nephin Road:

- Lily Road opposite Frankfort Street
- Wax Flower Road opposite Steelpoort Street
- Snapdragon Road opposite Messina Street
- Orchard Road opposite Winburn Street
- Buttercup Road opposite Coalbrook Street
- Columbine Road opposite Kinahan Road

The proposed township is situated on South Rand Road (M38) to the south east of the CBD of the City of Johannesburg. Southern Klipriviersberg Road is abutting the property to the north and Nephin Road abuts the proposed township on the eastern boundary.

Vickers Road (M19) forms an intersection with Southern Klipriviersberg Road to the north of the proposed township and provides direct access to the N17 Highway to the north. The Development is situated in close proximity of the N12 highway to the south. The Reading Interchange to the south east of the property is located in close proximity and is accessible via South Rand Road.

Southern Klipriviersberg Road is part of the Strategic Public Transport Network (SPTN), which is based on a network of routes along the City's primary Mobility Spines linking and enhancing accessibility between residential departure points and nodal destination points (RSDF 201/2011). Southern Klipriviersberg Road has been earmarked to form part of the proposed Bus Rapid Transit (BRT).

Southern Klipriviersberg has been classified as a Mobility Road and South Rand Road has been classified as a Mobility Spine. Along both Mobility Spines and Mobility Roads higher density residential development is supported.

(See the attached Location plan for more detail)

4.5 Services

The City of Johannesburg will provide services to the proposed township.

The company Bigen Africa has compiled an outline services report dealing with engineering services.

5. MOTIVATION

5.1 RSDF 2010/2011

The Growth Management Strategy of the City of Johannesburg prescribes that future growth, in terms of population and economic growth, of the City is accompanied by complimentary services and infrastructure whilst also meeting spatial and socio-economic objectives. Areas along public transport routes have been classified as High Priority areas. These areas present latent opportunities to restructure the current fragmented City form and to provide more inclusive environments for the City's communities. In these areas it is the City's intention to prioritise infrastructure provision and institutional support in order to:

- Achieve appropriate and effective densities
- Create an optimum mix of uses
- **Encourage the creation of inclusionary housing to facilitate affordable and "gap-market" housing.**

The objectives of the Supporting Sustainable Environmental Management strategy of the City of Johannesburg is to create and maintain a network of open spaces, supporting of sustainable storm water catchment practices and the protecting important environmental areas.

The Managing Urban Growth and Delineating an Urban Development Boundary strategy outlines the following objectives:

- **Combating urban sprawl**
- **Focusing on infill development**
- **Supporting a more efficient urban form that is public transport orientated.**
- **Protecting environmental sensitive areas, agricultural land and open space**

The property is situated in Administrative Region F, Sub Area 29 of the Regional Spatial Development Framework (2010-2011) of the City of Johannesburg. The proposed properties form part of the larger area known as Moffat Park. The RSDF of 2010/2011 has the following remarks on Moffat Park:

“Moffat Park is a prominent feature in the area. **The large site has become increasingly derelict and dangerous and a problematic part of the area**”.

Development Objective 3 for Sub Area 29 in the RSDF 2010/2011 deals entirely with Moffat Park. The proposed interventions are the optimal uses of the area. The guidelines set out to achieve the said intervention are as follows:

- Implementing of urban design proposals and the development of multifunctional recreational facilities.
- **Investigating the possible limited development of the park.**
- **Suitable alternative uses to recreation may be considered by the City as long as it's to the City's satisfaction.**

Based on the above, the following can be concluded:

- The proposed development is situated along a public transport route and is thus classified as a High Priority area;
- The proposed development is classified as an Inclusionary Housing development;
- The proposed development aims to facilitate and maintain the existing open space system;
- The proposed development aims to protect the important environmental areas;
- The proposed development combats urban sprawl;
- The proposed development focuses on infill development;
- The proposed development supports an efficient urban form that is public transport orientated;
- The proposed development deals with an area that is increasingly becoming more dangerous and a problematic area for the City;

In terms of the RSDF 2010/2011 the proposed development is supported.

5.2 City of Johannesburg Tender

The City of Johannesburg Housing Department set out a tender for the development of the area know as Moffat Park for Inclusionary or Low-Cost Housing. The Tender was awarded to Standard Bank who in turn appointed a turnkey contractor to bring the proposed development to realization.

The tender was set out and awarded to Standard Bank with the full support of the Mayoral Committee of the City of Johannesburg.

This application is the formalization of the approved tender that was awarded to Standard Bank.

(Please see attached the resolution extracts from the MAYCOM)

5.3 Park Closure

The properties concerned are currently zoned "Public Open Space" in terms of the Johannesburg Town Planning Scheme of 1979. The Mayoral Committee resolution dated 5 May 2011 resolved that, City of Johannesburg Property Company (Pty) Ltd (JPC) and City of Johannesburg: Department Housing, proceed with the closure of the public parks situated on Erf 1202 South Hills, Portion 65 of the farm Klipriviersberg no. 106 – I.R. and Holding 88 Klipriviersberg Estate Small Holdings A.H.

JPC is currently in the process of closing the said parks, and upon completion thereof will issue the necessary closure certificates.

(Please see attached the resolution extracts from the MAYCOM)

5.4 Environmental Sensitivities

Various environmental sensitivities exist on the proposed development site. A full Environmental Impact Assessment (EIA) is in the process of being completed and complies fully with the regulations as set out in the National Environmental Management Act, Act 107 of 1998 as was amended.

The environmental sensitivities identified during the scoping phase of the EIA process have been fully incorporated and protected in terms of the proposed development layout.

The environmental sensitivities identify are:

- Ridge
- Wetlands
- Heritage

The Ridge is protected and incorporated into the larger public open space system within the proposed layout. A 50m buffer has been allowed for between the edge of the ridge and development. The wetlands and possible heritage areas have been incorporated in to the public open space system as well. A 30m buffer around the wetland has been allowed for to protect the wetland.

5.5 Design of the Township

The township has been designed with the Governments Breaking New Ground principles in mind. The township design is based on the integration that needs to be achieved not only in terms of mix tenure options, but also mix income groups. The Breaking New Ground principles of the Government have the vision to integrate communities to such an extent that they not only share infrastructure, but also social and economic opportunities within the same township. South Hills Extension 2 and the rezoning and subdivision of Erf 1202 South Hills have been designed with this in mind.

Careful consideration has been given to the needs of the eventual residents of this area, but also the existing residents in the surrounding areas. Great consideration was given to the fact that the existing residents must not be alienated from the new social and economic opportunities that are created in the proposed township. Careful consideration was also given to the integration of the urban fabric and how the old will fit in with the new.

Access throughout the site was a high priority during design. Access is not only important to facilitate easy movement through the township by means of vehicular or pedestrian movement, but is also an important function of security in the proposed township. Pedestrian movement has been given a high priority and special pedestrian movement corridors have been identified and created to link the different sections and opportunities within the township via these links.

Ample social amenities are provided within the new development layout. The existing sport facilities on the property will be accommodated within erf 573/1202 and eventually form part of an educational facility. These facilities will be formalized and thus will be granted the opportunity to expand to better suit the needs of the community.

Public Open Space forms an integral part of the design of the township. **57% of the area within the proposed layout is utilized for Public Open Space.** A large portion of this area is set aside due to environmental sensitivities and is thus protected against development. Public Open Space even that's not environmentally sensitive are also provided to facilitate urban parks for the use of the community.

A mix housing tenure is provided within the proposed layout. In the development the Residential 3, Sectional Title erven will be developed to accommodate the desired mix of RDP/BNG-, Social-, Gap- and Affordable Housing opportunities. These will be developed to accommodate typologies of 2, 3, and 4 storey residential blocks. These blocks will accommodate a variety of different size units, depending on the market segment.

The Residential 1, Full Title erven will be developed to accommodate Gap- and Affordable Housing opportunities. These will be developed as free standing units on erven of 180m² to 350m². The 140m² to 160m² erven will be developed as semi-detached housing units. Different size units ranging from 40m² to 120m² will be developed on the Residential 1 erven.

The proposed over all density of South Hills Extension 2 needs to be calculated with the proposed rezoning and subdivision of Erf 1202 South Hills. The combined **total of units** that is envisioned to be developed is **5161 residential units**. The total area of the **combined site** is 161 8867m² (South Hills Extension 2) + 37 7444m² (Erf 1202 South Hills) = **199 6311m² or 199.6311 hectares**. ***The overall density of the proposed development is thus only 25.85 units per hectare.***

All roads reserves have been designed with the minimum standards for road reserve in mined as set out by the Johannesburg Roads Agency. The minimum road reserve width provided is 10,5m wide. These roads are intended for access purposes to individual Residential 1 erven only. All Residential 3 erven obtain access from roads with a minimum road reserve of 13m & 16m wide. All social, educational and business facilities obtain access from road reserves with a minimum width of 13m. The largest road reserve provided within the township is 16m wide.

(Please see attached the Urban Design Principles)

5.6 Need and Desirability

It is a given fact that one of the development priorities of today lies in the provision of housing. The Reconstruction and Development program of the Government has identified five inter-linked policy programs, whereby housing is defined as a basic need. A tremendous backlog in the provision of housing exists and has to be addressed as a matter of priority.

Development pressure in housing provision has placed enormous pressure on the development of vacant land within the urban edge in close proximity of the Johannesburg CBD and existing transport routes.

The proposed development of Erf 1202 South Hills promotes the 2030 Vision for the City of Johannesburg. All six of the development principles have been taken into account with the design of the township. These core principles are as follow:

Proactive absorption of the poor

The development of Erf 1202 South Hills take into account the needs of the poor to share in the same benefits of more affluent sectors of the economy.

Balanced and shared growth

Integrated development ensure a diverse range of sectors and a very strong domestic demand resulting in domestic investment, thus increasing the number of participants within the economy and ensure growth amongst all citizens.

Facilitation social mobility

The proposed development of improved structures through cross subsidisation will promote an upliftment of the poor thus creating a sense of ownership.

Settlement restructuring

The proposed development will provide the City of Johannesburg the opportunity to relocate an informal settlement through the housing grants and rental opportunities created through diversity in rental opportunities.

Sustainability and environmental justice

The development will ensure the development of a open space system to conserve the wetland area around in the Moffat Park area.

Innovative governance solutions

The City of Johannesburg takes responsibility in housing provision and development of communities through proper governance.

The proposed rezoning and subdivision consists of the creation of 597 erven with a combined area of 37.7 hectares.

It is intended to develop the proposed residential development as a full integrated residential township that caters for various residential houses from RDP residential houses to upper end affordable housing and four storey walk ups. Various urban amenities are incorporated to create a holistic township with schools, churches, business activities and a fully integrated open space system.

The proposed development of the Erf 1202 South Hills will contribute to the improvement of the services and infrastructure.

Transport facilities in the area will benefit from the proposed development. The proposed township will support the future upgrading of Southern Klipriviersberg Road to accommodate the BRT.

The proposed development promotes a safe and user friendly urban environment. An open space system has been identified along the centre of the Moffat Park area. This area together with the open space system created within the development will be development to attract economic social investment that will contribute to the quality of life within this integrated development.

The development will provide a high quality environment through the application of appropriate urban design principles.

(Please see attached the Urban Design Principles)

The development will make provision for a wide range of housing systems that will provide local residents with a choice of residential area, housing type and density. The development will be developed as a fully integrated development.

The proposed development will have no negative impact on the surrounding area. In fact the proposed development will improve the infrastructure of the area, create improved transport systems and a functional open space system that will benefit the community as a whole.

From a town planning point of view, it is considered that the proposed development will be able to be well integrated into the urban fabric of the surrounding area. The property is in close proximity to the Central Business District of Johannesburg. The property is also very accessible to various major roads, therefore bringing employees close to places of employment and reducing the cost and inconvenience of travelling long distances.

The property is well located in terms of accessibility to transport routes and urban facilities such as recreational, educational and health care.

Finally, from a strategic planning point of view it is deemed both necessary and desirable to develop parcels of land within the municipal area of the City of Johannesburg. Especially those that is highly accessible to necessary urban facilities and amenities. The edition of the dominant potential of such parcels of land would be felt not only in the cities physical base and the efficient utilization of its services reticulation, but also in the social contribution to the area and the cities community.

6. CONCLUSION

Application is made to remove the restrictive title conditions A(1) to A(6) from title deed T6082/1997 in terms of Section 5(5) of the Gauteng Removal of Restrictive Conditions Act of 1996 and to simultaneous rezone Erf 1202 South Hills in terms of Section 56(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), subject to the subdivision of Erf 1202 South Hills.

The proposed rezoning is in line with the City of Johannesburg goals for the Moffat Park area, as was set out in the RSDF of 2010/2011.

The application is the result of a tender set out by the City of Johannesburg: Housing Department for the development of the area.

The proposed development design was based on the Governments Breaking New Ground Principles. Urban design of the proposed development received an enormous amount of attention. This was done to ensure that a sustainable urban environment will be created for the community.

The need for and desirability of the application has been shown in the preceding sections.

This application will assist in satisfying the demand for residential housing within the greater Johannesburg area by way of utilizing parcels of land within the municipal area of Johannesburg.

It is submitted that the application represents a necessary and desirable proposal, and satisfies the requirements of good town planning.

PLANS

LOCATION PLAN

ERF 1202 SOUTH HILLS

PLANS

ZONING PLAN

ERF 1202 SOUTH HILLS

PLANS

LAND USE PLAN

ERF 1202 SOUTH HILLS

PLANS

URBAN DESIGN PLANS

ERF 1202 SOUTH HILLS

SOUTH HILLS EXTENSION 2

Memorandum in support of the
application for Township Establishment
in terms of section 96(1) of the Town
Planning & Townships Ordinance of
1986 (Ordinance 15 of 1986)

November 2011

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1. AIM OF THE APPLICATION

Application is made in terms of Section 96(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), to establish a township on Holding 88 Klipriviersberg Estate Small Holding A.H. and Portion 65 (a portion of portion 7) of the farm Klipriviersberg No. 106 – I.R.

The township will be known as South Hills Ext. 2.

The aim of the application is to establish a township on the mentioned property, to be developed as an Integrated Residential Housing project.

This application needs to be read with the rezoning application for Erf 1202 South Hills.

2. GENERAL INFORMATION

2.1 Property description

The property is currently known as Holding 88 Klipriviersberg Estate Small Holding A.H. and Portion 65 (a portion of portion 7) of the farm Klipriviersberg No. 106 – I.R.

The property is also currently known as Moffat Park.

2.2 Location

The proposed township is situated on South Rand Road (M38) to the south east of the CBD of the City of Johannesburg. Southern Klipriviersberg Road is abutting the property to the north and East Road abuts the proposed township on the western boundary.

Vickers Road (M19) forms an intersection with Southern Klipriviersberg Road to the north of the proposed township.

The Development is situated in close proximity of the N12 Highway to the south and the N17 Highway to the north. The Reading Interchange to the south east of the property is located in close proximity and is accessible through South Rand Road.

(See the attached Location plan for more detail)

2.3 Local authority

The property is located within the municipal area of the City of Johannesburg and within Administrative Region F.

2.4 Property size

According to Deed of Transfer T21254/1939 Holding 88 Klipriviersberg Estate Small Holding A.H. is 40.47 hectares in extent.

According to Deed of Transfer T14062/1948 Portion 65 (a portion of portion 7) of the farm Klipriviersberg No. 106 – I.R. is 121.5 hectares in extent.

2.5 Existing land use

The property is currently predominantly vacant with the presence of a sports facility on the south-western corner of the property. Pikitup currently has a garden refuse collection site on the property and obtains access from East Road. The property is also currently utilised for illegal dumping and some squatters are found on the site.

2.6 Surrounding land use structure

The surrounding land use structure is as follows:

North	:	Single residential houses, High density walk-up residential units, Industrial & Business activities
East	:	Single dwelling houses, High density walk-up residential units, Educational facilities, Industrial & Business Activities
South	:	Single dwelling houses, High density walk-up residential units & Business Activities
West	:	Single dwelling houses, High density walk-up residential units, Educational facilities & Business Activities

(See the attached land use plan for more detail)

2.7 Existing zoning

In terms of the Johannesburg Town Planning Scheme, 1979, the properties are zoned "Public Open Space".

2.8 Surrounding zoning pattern

The surrounding zoning pattern is as follows:

- North : "Residential 1", "Residential 3", Residential 4" & "Business 1"
- East : "Residential 1", "Residential 3", Residential 4", "Business 1" &
"Public Open Space"
- South : "Residential 1", "Residential 3", "Educational", "Special" & "Business 2"
- West : "Residential 1", "Residential 3", "Educational", "Municipal" &
"Business 1"

(See the attached zoning plan for more detail)

3. LEGAL INFORMATION

3.1 Ownership

Holding 88 Klipriviersberg Estate Small Holding A.H. and Portion 65 (a portion of portion 7) of the farm Klipriviersberg No. 106 – I.R. is registered in the name of the City of Johannesburg.

(See the attached Resolution and Power of Attorney for more detail)

3.2 Restrictive title conditions

In terms of Deed of Transfer T21254/1939 there are no restrictive title conditions.

In terms Deed of Transfer T14062/1948 Condition (a) must be disposed of.

(See the attached Conveyancer Certificates and Title Deeds for more detail)

3.3 Bondholder

There is a NO bond registered over the properties.

4. ENVIRONMENTAL INFORMATION

4.1 Topography

The property has a average gradient of approximately 1:20 sloping towards the wetland areas and the Ridge. Vegetation is very disturbed with rubble illegally dumped together with grass lands and areas along the wetland have some large trees. A valley is located in the middle of the property and falls from the south (highest point) to the north (lowest point) of the development.

Areas with greater gradients than 1:4 are found on the property and will not be utilised for development.

4.2 Geology

A geological investigation for the proposed township has been undertaken by the WSM Leshika Consulting (Pty) Ltd and is attached in the annexure.

According to the recommendations of the report, it should be possible to develop the site as a residential township, provided cognizance is taken of the various factors discussed in the report.

4.3 Flood lines

The property is affected by a flood line.

A professional engineer certified the layout plan, indicating the 1:50 year and the 1:100 year flood lines.

(See attached layout plan)

4.4 Contours

Contours are in accordance with the provisions of Regulation 18 of the Town Planning and Townships Ordinance of 1986.

Contours were surveyed by Global Geomatics Land Surveyors.

The contour interval is 0.5m.

(See attached layout plan)

5. PROPOSED TOWNSHIP

5.1 Erven and zoning

The township consists of 1166 erven in total and is to be developed in phases.

Erven 1 to 1059	:	Residential 1	(1059 erven)
Erven 1060 to 1125	:	Residential 3	(66 erven)
Erf 1126	:	Business 1	(1 erf)
Erf 1127	:	Educational	(1 erf)
Erven 1128 to 1135	:	Institutional	(8 erven)
Erf 1136	:	Municipal	(1 erf)
Erven 1137 to 1166	:	Public Open Space	(30 erven)

Street Names : Proposed names for new Streets/Roads/Crescents.

(See attached layout plan)

5.2 Town Planning Controls

All erven will be subject to the provisions as set out in terms of the Johannesburg Town Planning Scheme of 1979, unless otherwise stated beneath.

Erven 1 to 1059	:	Residential 1
Zoning	:	"Residential 1"
Primary Uses	:	As per Scheme
Secondary Uses	:	As per Scheme
No Uses	:	As per Scheme
Height	:	As per Scheme – Two (2) storeys provided that the height may be increased with the consent of the council
Coverage	:	As per Scheme – 60% provided that the council may authorize a reasonable increase in coverage upon approval of a building plan.
F.A.R	:	As per Scheme – 1,0, provided that the FAR may be increased with the special consent of the Council.
Density	:	As per Scheme – 1 dwelling house per erf
Building Lines	:	As per Scheme <ul style="list-style-type: none"> - 3m along Erven 1 to 8, Erven 118 to 123 & Erven 317 to 323 abutting Southern Klipriviersberg Road. - 1m along one of the side boundaries and the rear boundary, provided that the carport may be erected within the side boundary upon clearance on the building plan that no engineering services are affected. - 2m along all street boundaries.
Lines of No Access	:	As per Scheme <ul style="list-style-type: none"> - Along Erven 1 to 8, Erven 118 to 123 & Erven 317 to 323 abutting Southern Klipriviersberg Road.

Erven 1060 to 1125 : Residential 3

Zoning	:	"Residential 3"
Primary Uses	:	As per Scheme
Secondary Uses	:	As per Scheme
No Uses	:	As per Scheme
Height	:	As per Scheme – Four (4) storeys provided that the height may be increased with the consent of the council.
Coverage	:	As per Scheme – 40% provided that the coverage may be increased with the consent of the Council.
F.A.R	:	As per Scheme – 1,6, provided that the FAR may be increased with the special consent of the Council.
Density	:	240 dwelling units per hectare
Parking	:	As per Scheme – 0.75 parking bays per dwelling unit, of which one third shall be covered to the satisfaction of the Council, together with the necessary manoeuvring space shall be provided on the erf to the satisfaction of the Council, provided that the above parking ratio may be relaxed to the satisfaction of the Council.
Building Lines	:	As per Scheme <ul style="list-style-type: none"> - 5m along Erven 1063 to 1068 abutting East Road. - 5m along Erf 1068, Erven 1081 to 1085 & Erf 1092 abutting Southern Klipriviersberg Road. - 3m along all other boundaries.
Line of no Access	:	As per Scheme <ul style="list-style-type: none"> - Along Erven 1063 to 1068 abutting East Road. - Along Erf 1068, Erven 1081 to 1085 & Erf 1092 abutting Southern Klipriviersberg Road. - Along Erf 1093 abutting Leadwood Road.

General Conditions:

1. A Site development plan to the satisfaction of the Council shall be submitted for evaluation and be approved prior to the submission of building plans.
2. The erf shall be landscaped, preferably by the planting of indigenous trees and shrubs, and maintained to the satisfaction of the Council.
3. On site storm water attenuation shall be provided and maintained to the satisfaction of the Council (JRA), if required.
4. The storm water attenuation area shall be fenced and all the necessary safety precautionary measures shall be imposed, implemented and maintained by the owner at all times to the satisfaction of the Council.
5. Ingress to and egress from the erf shall be located, built, paved and maintained to the satisfaction of the Council (JRA) as per approved SDP.
6. A Screen wall or fence, of which the height, extent and material shall be to the satisfaction of the Council, shall be erected and maintained along the boundaries of the erf, if and when required.

Erf 1126 : **Business 1**

Zoning : "Business 1"

Primary Uses : As per Scheme

Secondary Uses : As per Scheme

No Uses : As per Scheme

Height : As per Scheme – Two (2) storeys provided that the height may be increased with the consent of the Council

Coverage : As per Scheme – 40% provided that the coverage may be increased with the consent of the Council.

F.A.R : As per Scheme – 0.6, provided that the FAR may be increased with the special consent of the Council.

Parking : Effective, paved and demarcated parking together with the necessary manoeuvring space shall be provided on the erf to the satisfaction of the Council in the following ratios:

- 6 parking bays per 100m² gross-leasable retail floor area.
- 4 parking bays per 100m² gross-leasable office floor area.
- 8 parking bays per 100m² gross-leasable medical consulting room floor area.

- 10 parking bays per 100m² net-leasable restaurant floor area.
- 2 parking bays per 100m² for all other restaurant floor area.
- 1 parking bay per 6 seats for cinemas.
- 1 parking bay per bedroom or suite and 6 parking bays per 100m² gross-leasable public room floor area for hotels.
- All other uses to the satisfaction of the City Council.

Building Lines : As per Scheme

- 5m along Erf 1126 abutting South Rand Road.
- 5m Along Erf 1126 abutting Camel Thorn Road.
- 3m along all other boundaries.

Line of no Access : As per Scheme

- Along Erf 1126 abutting South Rand Road.
- Along Erf 1126 abutting Camel Thorn Road.

General Conditions:

1. A Site development plan to the satisfaction of the Council shall be submitted for evaluation and be approved prior to the submission of building plans.
2. The erf shall be landscaped, preferably by the planting of indigenous trees and shrubs, and maintained to the satisfaction of the Council.
3. On site storm water attenuation shall be provided and maintained to the satisfaction of the Council (JRA), if required.
4. The storm water attenuation area shall be fenced and all the necessary safety precautionary measures shall be imposed, implemented and maintained by the owner at all times to the satisfaction of the Council.
5. Ingress to and egress from the erf shall be located, built, paved and maintained to the satisfaction of the Council (JRA) as per approved SDP.
6. A Screen wall or fence, of which the height, extent and material shall be to the satisfaction of the Council, shall be erected and maintained along the boundaries of the erf, if and when required.

Erf 1127 : Educational

Zoning : "Educational"

Primary Uses : As per Scheme

Secondary Uses : As per Scheme

No Uses : As per Scheme

- Height : As per Scheme – Three (3) storeys provided that the height may be increased with the consent of the council.
- Coverage : 40% provided that the coverage may be increased with the consent of the Council.
- F.A.R : 0.4, provided that the FAR may be increased with the special consent of the Council.
- Parking : Effective, paved and demarcated parking together with the necessary manoeuvring space shall be provided on the erf to the satisfaction of the Council in the following ratios:
- Nursery school, crèche, day care centre & playgroups:
 - o One (1) parking bay per seven (7) children or part thereof
 - o One (1) parking bay per classroom
 - Tertiary institutions, schools
 - o One (1) parking bay per fifteen (15) scholars/children
 - o One (1) parking bay per classroom
 - o Social Halls
 - o One (1) parking bay per six (6) seats
 - Places of Public Worship
 - o One (1) parking bay per three (3) seats
 - Parking for all other uses shall be provided to the satisfaction of the Council.
 - Parking ratios may be relaxed to the satisfaction of the Council.
- Building Lines : As per Scheme
- 5m along Erf 1127 abutting Camel Thorn Road.
 - 5m along Erf 1127 abutting Milkwood Road.
 - 3m along all other boundaries.

General Conditions:

1. A Site development plan to the satisfaction of the Council shall be submitted for evaluation and be approved prior to the submission of building plans.
2. The erf shall be landscaped, preferably by the planting of indigenous trees and shrubs, and maintained to the satisfaction of the Council.
3. On site storm water attenuation shall be provided and maintained to the satisfaction of the Council (JRA), if required.

4. The storm water attenuation area shall be fenced and all the necessary safety precautionary measures shall be imposed, implemented and maintained by the owner at all times to the satisfaction of the Council.
5. Ingress to and egress from the erf shall be located, built, paved and maintained to the satisfaction of the Council (JRA) as per approved SDP.
6. A Screen wall or fence, of which the height, extent and material shall be to the satisfaction of the Council, shall be erected and maintained along the boundaries of the erf, if and when required.

Erven 1128 to 1135 : Institutional

Zoning	:	"Institutional"
Primary Uses	:	As per Scheme
Secondary Uses	:	As per Scheme
No Uses	:	As per Scheme
Height	:	As per Scheme – Three (3) storeys
Coverage	:	As per Scheme
F.A.R	:	As per Scheme
Parking	:	Effective, paved and demarcated parking together with the necessary manoeuvring space shall be provided on the erf to the satisfaction of the Council in the following ratios: <ul style="list-style-type: none"> - Places of Public Worship <ul style="list-style-type: none"> o One (1) parking bay per six (6) seats - Places of Instruction <ul style="list-style-type: none"> o Nursery school, crèche, day care centre & playgroups <ul style="list-style-type: none"> • One (1) parking bay per seven (7) children or part thereof • One (1) parking bay per classroom o Tertiary institutions, schools <ul style="list-style-type: none"> • One (1) parking bay per fifteen (15) scholars/children • One (1) parking bay per classroom - Institutions <ul style="list-style-type: none"> o One (1) parking bay per bed o Six (6) parking bays per 100m² gross leasable medical floor area o One (1) parking bay per consulting room

- Parking for all other uses shall be provided to the satisfaction of the Council.

Building Lines : As per Scheme

- 5m along Erf 1128 abutting South Rand Road.
- 3m along all boundaries.

Line of no Access : As per Scheme

- Along Erf 1128 abutting South Rand Road.

General Conditions:

1. A Site development plan to the satisfaction of the Council shall be submitted for evaluation and be approved prior to the submission of building plans.
2. The erf shall be landscaped, preferably by the planting of indigenous trees and shrubs, and maintained to the satisfaction of the Council.
3. On site storm water attenuation shall be provided and maintained to the satisfaction of the Council (JRA), if required.
4. The storm water attenuation area shall be fenced and all the necessary safety precautionary measures shall be imposed, implemented and maintained by the owner at all times to the satisfaction of the Council.
5. Ingress to and egress from the erf shall be located, built, paved and maintained to the satisfaction of the Council (JRA) as per approved SDP.
6. A Screen wall or fence, of which the height, extent and material shall be to the satisfaction of the Council, shall be erected and maintained along the boundaries of the erf, if and when required.

Erf 1136 : Municipal

Zoning : "Municipal"

Primary Uses : As per Scheme

Secondary Uses : As per Scheme

No Uses : As per Scheme

Height : As per Scheme – Two (2) storeys provided that the height may be increased with the consent of the council.

Coverage : As per Scheme – 30% provided that the coverage may be increased with the consent of the Council.

- F.A.R : As per Scheme – 0.6, provided that the FAR may be increased with the special consent of the Council.
- Parking : Effective, paved and demarcated parking together with the necessary manoeuvring space shall be provided on the erf to the satisfaction of the Council.
- Building Lines : As per Scheme
- 5m along Erf 1136 abutting East Road.
 - 3m along all other boundaries.

General Conditions:

1. A Site development plan to the satisfaction of the Council shall be submitted for evaluation and be approved prior to the submission of building plans.
2. The erf shall be landscaped, preferably by the planting of indigenous trees and shrubs, and maintained to the satisfaction of the Council.
3. On site storm water attenuation shall be provided and maintained to the satisfaction of the Council (JRA), if required.
4. The storm water attenuation area shall be fenced and all the necessary safety precautionary measures shall be imposed, implemented and maintained by the owner at all times to the satisfaction of the Council.
5. Ingress to and egress from the erf shall be located, built, paved and maintained to the satisfaction of the Council (JRA) as per approved SDP.
6. A Screen wall or fence, of which the height, extent and material shall be to the satisfaction of the Council, shall be erected and maintained along the boundaries of the erf, if and when required.

Erven 1128 to 1135 : Public Open Space

- Zoning : "Public Open Space"
- Primary Uses : As per scheme
- Secondary Uses : As per Scheme
- No Uses : As per Scheme
- Height : One Storey
- Coverage : 10%

Building Line : As per Scheme

- 5m along Erf 1137 & Erf 1143 abutting East Road.
- 5m along Erf 1154 & Erf 1162 abutting Southern Klipriviersberg Road.
- 5m along Erf 1164 abutting South Rand Road.

Line of No Access : As per Scheme

- Along Erf 1154 & Erf 1162 abutting Southern Klipriviersberg Road.
- Along Erf 1164 abutting South Rand Road.
- Along Erf 1164 abutting Camel Thorn Road as indicated on the layout plan.

General Condition (applicable to all erven):

1. The erf lies in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the Local Authority must indicate the measures to be taken, in accordance with the recommendations contained in the Engineering – Geological Report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions, unless it is proved to the Local Authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

5.3 Access and roads

The company Mariteng Consulting Engineers performed a detailed traffic study for the proposed development. The findings of the traffic study were incorporated into the proposed layout plan and recommended as follow:

The proposed development will obtain direct access from the following access points:

- From South Rand Road opposite Aida Street.
- From East Road three new accesses will be created with the intersection of Milkwood Road, Buffalo Thorn road & Weeping Willow Road.
- Two intersections on Southern Klipriviersberg Road opposite Vickers Road and South Road.

The proposed township is situated on South Rand Road (M38) to the south east of the CBD of the City of Johannesburg. Southern Klipriviersberg Road is abutting the property to the north and East Road abuts the proposed township on the western boundary.

Vickers Road (M19) forms an intersection with Southern Klipriviersberg Road to the north of the proposed township and provides direct access to the N17 Highway to the north. The Development is situated in close proximity of the N12 highway to the south. The Reading Interchange to the south east of the property is located in close proximity and is accessible via South Rand Road.

Southern Klipriviersberg Road is part of the Strategic Public Transport Network (SPTN), which is based on a network of routes along the City's primary Mobility Spines linking and enhancing accessibility between residential departure points and nodal destination points (RSDF 201/2011). Southern Klipriviersberg Road has been earmarked to form part of the proposed Bus Rapid Transit (BRT).

Southern Klipriviersberg has been classified as a Mobility Road and South Rand Road has been classified as a Mobility Spine. Along both Mobility Spines and Mobility Roads higher density residential development is supported.

(See the attached Location plan for more detail)

5.4 Services

The City of Johannesburg will provide services to the proposed township.

The company Bigen Africa has compiled an outline services report dealing with engineering services.

6. MOTIVATION

6.1 RSDF 2010/2011

The Growth Management Strategy of the City of Johannesburg prescribes that future growth, in terms of population and economic growth, of the City is accompanied by complimentary services and infrastructure whilst also meeting spatial and socio-economic objectives. Areas along public transport routes have been classified as High Priority areas. These areas present latent opportunities to restructure the current fragmented City form and to provide more inclusive environments for the City's communities. In these areas it is the City's intention to prioritise infrastructure provision and institutional support in order to:

- Achieve appropriate and effective densities
- Create an optimum mix of uses
- **Encourage the creation of inclusionary housing to facilitate affordable and "gap-market" housing.**

The objectives of the Supporting Sustainable Environmental Management strategy of the City of Johannesburg is to create and maintain a network of open spaces, supporting of sustainable storm water catchment practices and the protecting important environmental areas.

The Managing Urban Growth and Delineating an Urban Development Boundary strategy outlines the following objectives:

- **Combating urban sprawl**
- **Focusing on infill development**
- **Supporting a more efficient urban form that is public transport orientated.**
- **Protecting environmental sensitive areas, agricultural land and open space**

The property is situated in Administrative Region F, Sub Area 29 of the Regional Spatial Development Framework (2010-2011) of the City of Johannesburg. The proposed properties form part of the larger area known as Moffat Park. The RSDF of 2010/2011 has the following remarks on Moffat Park:

"Moffat Park is a prominent feature in the area. **The large site has become increasingly derelict and dangerous and a problematic part of the area**".

Development Objective 3 for Sub Area 29 in the RSDF 2010/2011 deals entirely with Moffat Park. The proposed interventions are the optimal uses of the area. The guidelines set out to achieve the said intervention are as follows:

- Implementing of urban design proposals and the development of multifunctional recreational facilities.
- **Investigating the possible limited development of the park.**
- **Suitable alternative uses to recreation may be considered by the City as long as it's to the City's satisfaction.**

Based on the above, the following can be concluded:

- The proposed development is situated along a public transport route and is thus classified as a High Priority area;
- The proposed development is classified as an Inclusionary Housing development;
- The proposed development aims to facilitate and maintain the existing open space system;
- The proposed development aims to protect the important environmental areas;
- The proposed development combats urban sprawl;
- The proposed development focuses on infill development;

- The proposed development supports an efficient urban form that is public transport orientated;
- The proposed development deals with an area that is increasingly becoming more dangerous and a problematic area for the City;

In terms of the RSDF 2010/2011 the proposed development is supported.

6.2 City of Johannesburg Tender

The City of Johannesburg Housing Department set out a tender for the development of the area known as Moffat Park for Inclusionary or Low-Cost Housing. The Tender was awarded to Standard Bank who in turn appointed a turnkey contractor to bring the proposed development to realization.

The tender was set out and awarded to Standard Bank with the full support of the Mayoral Committee of the City of Johannesburg.

This application is the formalization of the approved tender that was awarded to Standard Bank.

(Please see attached the resolution extracts from the MAYCOM)

6.3 Park Closure

The properties concerned are currently zoned "Public Open Space" in terms of the Johannesburg Town Planning Scheme of 1979. The Mayoral Committee resolution dated 5 May 2011 resolved that, City of Johannesburg Property Company (Pty) Ltd (JPC) and City of Johannesburg: Department Housing, proceed with the closure of the public parks situated on Erf 1202 South Hills, Portion 65 of the farm Klipriviersberg no. 106 – I.R. and Holding 88 Klipriviersberg Estate Small Holdings A.H.

JPC is currently in the process of closing the said parks, and upon completion thereof will issue the necessary closure certificates.

(Please see attached the resolution extracts from the MAYCOM)

6.4 Environmental Sensitivities

Various environmental sensitivities exist on the proposed development site. A full Environmental Impact Assessment (EIA) is in the process of being completed and complies fully with the regulations as set out in the National Environmental Management Act, Act 107 of 1998 as was amended.

The environmental sensitivities identified during the scoping phase of the EIA process have been fully incorporated and protected in terms of the proposed development layout.

The environmental sensitivities identify are:

- Ridge
- Possible endangered plant species
- Wetlands
- Heritage

The Ridge is protected and incorporated into the larger public open space system within the proposed layout. A 50m buffer has been allowed for between the edge of the ridge and development. The wetlands and possible heritage areas have been incorporated in to the public open space system as well. A 30m buffer around the wetland has been allowed for to protect the wetland.

A 2003 study showed that an endangered plant species are located in a concentrated circle of approximately 40m in diameter on the property. The EIA is currently underway and is trying to confirm that the plant species still exist on the property. The current layout haven't been designed to accommodate the plan species if it still exist. If additional buffers are required around the plant species, the layout have been designed to accommodate the buffer without the need to redesign.

6.5 Design of the Township

The township has been designed with the Governments Breaking New Ground principles in mind. The township design is based on the integration that needs to be achieved not only in terms of mix tenure options, but also mix income groups. The Breaking New Ground principles of the Government have the vision to integrate communities to such an extent that they not only share infrastructure, but also social and economic opportunities within the same township. South Hills Extension 2 and the rezoning and subdivision of Erf 1202 South Hills have been designed with this in mind.

Careful consideration has been given to the needs of the eventual residents of this area, but also the existing residents in the surrounding areas. Great consideration was given to the fact that the existing residents must not be alienated from the new social and economic opportunities that are created in

the proposed township. Careful consideration was also given to the integration of the urban fabric and how the old will fit in with the new.

Access throughout the site was a high priority during design. Access is not only important to facilitate easy movement through the township by means of vehicular or pedestrian movement, but is also an important function of security in the proposed township. Pedestrian movement has been given a high priority and special pedestrian movement corridors have been identified and created to link the different sections and opportunities within the township via these links.

Ample social amenities are provided within the new development layout. The existing sport facilities on the south west corner of the property are accommodated within erf 1128. These facilities will be formalized and thus will be granted the opportunity to expand to better suit the needs of the community.

Public Open Space forms an integral part of the design of the township. **57% of the area within the proposed layout is utilized for Public Open Space.** A large portion of this area is set aside due to environmental sensitivities and is thus protected against development. Public Open Space even that's not environmentally sensitive are also provided to facilitate urban parks for the use of the community.

A mix housing tenure is provided within the proposed layout. In the development the Residential 3, Sectional Title erven will be developed to accommodate the desired mix of RDP/BNG-, Social-, Gap- and Affordable Housing opportunities. These will be developed to accommodate typologies of 2, 3, and 4 storey residential blocks. These blocks will accommodate a variety of different size units, depending on the market segment.

The Residential 1, Full Title erven will be developed to accommodate Gap- and Affordable Housing opportunities. These will be developed as free standing units on erven of 180m² to 350m². The 140m² to 160m² erven will be developed as semi-detached housing units. Different size units ranging from 40m² to 120m² will be developed on the Residential 1 erven.

The proposed over all density of South Hills Extension 2 needs to be calculated with the proposed rezoning and subdivision of Erf 1202 South Hills. The combined **total of units** that is envisioned to be developed is **5161 residential units**. The total area of the **combined site** is 161 8867m² (South Hills Extension 2) + 37 7444m² (Erf 1202 South Hills) = **199 6311m² or 199.6311 hectares.** ***The overall density of the proposed development is thus only 25.85 units per hectare.***

All roads reserves have been designed with the minimum standards for road reserve in mined as set out by the Johannesburg Roads Agency. The minimum road reserve width provided is 10,5m wide. These roads are intended for access purposes to individual Residential 1 erven only. All Residential 3 erven obtain access from roads with a minimum road reserve of 13m & 16m wide. All social, educational and business facilities obtain access from road reserves with a minimum width of 13m. The largest road reserve provided within the township is 16m wide.

(Please see attached the Urban Design Principles)

6.6 Need and Desirability

It is a given fact that one of the development priorities of today lies in the provision of housing. The Reconstruction and Development program of the Government has identified five inter-linked policy programs, whereby housing is defined as a basic need. A tremendous backlog in the provision of housing exists and has to be addressed as a matter of priority.

Development pressure in housing provision has placed enormous pressure on the development of vacant land within the urban edge in close proximity of the Johannesburg CBD and existing transport routes.

The proposed development of South Hills Extension 2 promotes the 2030 Vision for the City of Johannesburg. All six of the development principles have been taken into account with the design of the township. These core principles are as follow:

Proactive absorption of the poor

The development of South Hills extension 2 take into account the needs of the poor to share in the same benefits of more affluent sectors of the economy.

Balanced and shared growth

Integrated development ensure a diverse range of sectors and a very strong domestic demand resulting in domestic investment, thus increasing the number of participants within the economy and ensure growth amongst all citizens.

Facilitation social mobility

The proposed development of improved structures through cross subsidisation will promote an upliftment of the poor thus creating a sense of ownership.

Settlement restructuring

The proposed development will provide the City of Johannesburg the opportunity to relocate an informal settlement through the housing grants and rental opportunities created through diversity in rental opportunities.

Sustainability and environmental justice

The development will ensure the development of an open space system to conserve the wetland area around in the Moffat Park area.

Innovative governance solutions

The City of Johannesburg takes responsibility in housing provision and development of communities through proper governance.

The proposed township consists of 1126 erven with a combined area of 161 hectares.

It is intended to develop the proposed residential development as a full integrated residential township that caters for various residential houses from RDP residential houses to upper end affordable housing and four storey walk ups. Various urban amenities are incorporated to create a holistic township with schools, churches, business activities and a fully integrated open space system.

The proposed development of the South Hills Extension 2 township will contribute to the improvement of the services and infrastructure.

Transport facilities in the area will benefit from the proposed development. The proposed township will support the future upgrading of Southern Klipriviersberg Road to accommodate the BRT.

The proposed development promotes a safe and user friendly urban environment. An open space system has been identified along the centre of the Moffat park area. These areas together with the open space systems created within the township will be developed to as an attractive economic social investment that will contribute to the quality of life within this integrated development.

The development will provide a high quality environment through the application of appropriate urban design principles.

(Please see attached the Urban Design Principles)

The development will make provision for a wide range of housing systems that will provide local residents with a choice of residential area, housing type and density. The township will be developed as a fully integrated development.

The proposed township will have no negative impact on the surrounding area. In fact the proposed development will improve the infrastructure of the area, create improved transport systems and a functional open space system that will benefit the community as a whole.

From a town planning point of view, it is considered that the proposed township will be able to be well integrated into the urban fabric of the surrounding area. The property is in close proximity to the Central Business District of Johannesburg. The property is also very accessible to various major roads, therefore bringing employees close to places of employment and reducing the cost and inconvenience of travelling long distances.

The property is well located in terms of accessibility to transport routes and urban facilities such as recreational, educational and health care.

Finally, from a strategic planning point of view it is deemed both necessary and desirable to develop parcels of land within the municipal area of the City of Johannesburg. Especially those that is highly accessible to necessary urban facilities and amenities. The edition of the dominant potential of such parcels of land would be felt not only in the cities physical base and the efficient utilization of its services reticulation, but also in the social contribution to the area and the cities community.

7. CONCLUSION

Application is made in terms of Section 96(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), to establish a township on Holding 88 Klipriviersberg Estate Small holding A.H. and Portion 65 (a portion of portion 7) of the farm Klipriviersberg No. 106 – I.R.

The proposed township application is in line with the City of Johannesburg goals for the Moffat Park area, as was set out in the RSDF of 2010/2011.

The application is the result of a tender set out by the City of Johannesburg: Housing Department for the development of the area.

The proposed township design was based on the Governments Breaking New Ground Principles. Urban design of the proposed township received an enormous amount of attention. This was done to ensure that a sustainable urban environment will be created for the community.

The need for and desirability of the application has been shown in the preceding sections.

This application will assist in satisfying the demand for residential housing within the greater Johannesburg area by way of utilizing parcels of land within the municipal area of Johannesburg.

It is submitted that the application represents a necessary and desirable proposal, and satisfies the requirements of good town planning.

PLANS

LOCATION PLAN

SOUTH HILLS EXTENSION 2

PLANS

ZONING PLAN

SOUTH HILLS EXTENSION 2

PLANS

LAND USE PLAN

SOUTH HILLS EXTENSION 2

PLANS

URBAN DESIGN PLANS

SOUTH HILLS EXTENSION 2

PLANS

LAYOUT PLAN

SOUTH HILLS EXTENSION 2

PLANS

SUBDIVISION PLAN

ERF 1202 SOUTH HILLS
