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PROPERTY DEVELOPMENT PLAN

REMAINING EXTENT OF PORTION 315 AND PORTION 535
OF THE FARM SYFERFONTEIN NO 51 IR,
CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

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PROPERTY NO 1

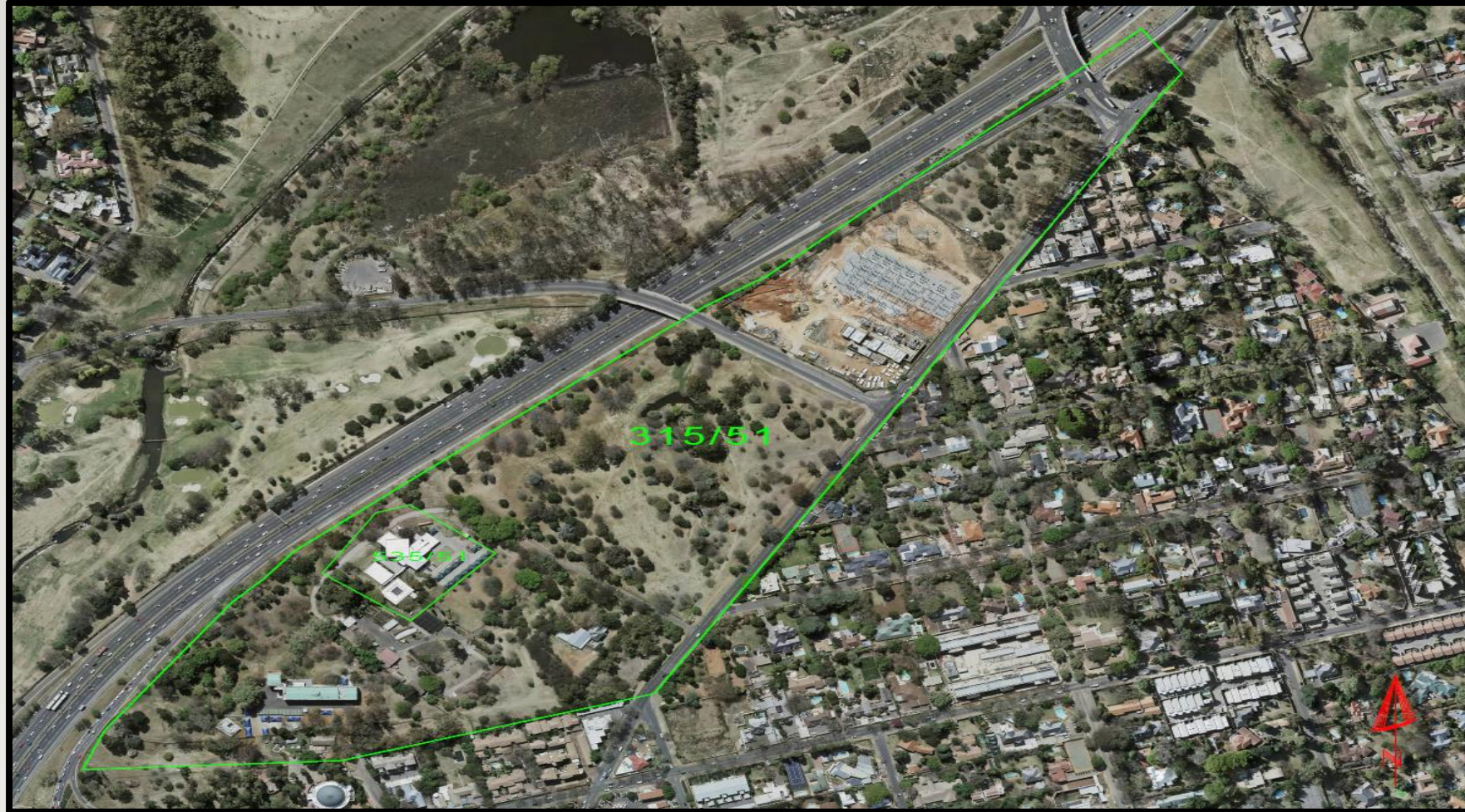
- **Property:** Remaining Extent of Portion 315 of the farm Syferfontein No 51 IR.
- **Owner:** City of Johannesburg Metropolitan Municipality.
- **Title Deed:** T77453/2002.
- **Size:** 20,5304 hectares.
- **Zoning:** Public Open Space.
- **Land Use:** City Power Substation, Johannesburg Water Laboratories, City Parks & Zoo Depot and Nursery, Veteran Car Club, Public Park, Parking Area, Roads.
- **Intention:** Relocate the City Parks and Zoo Depot from Paterson Park and Regularize the zoning and land uses on the property, through re-development of the public park.

3 | PROPERTY NO 2

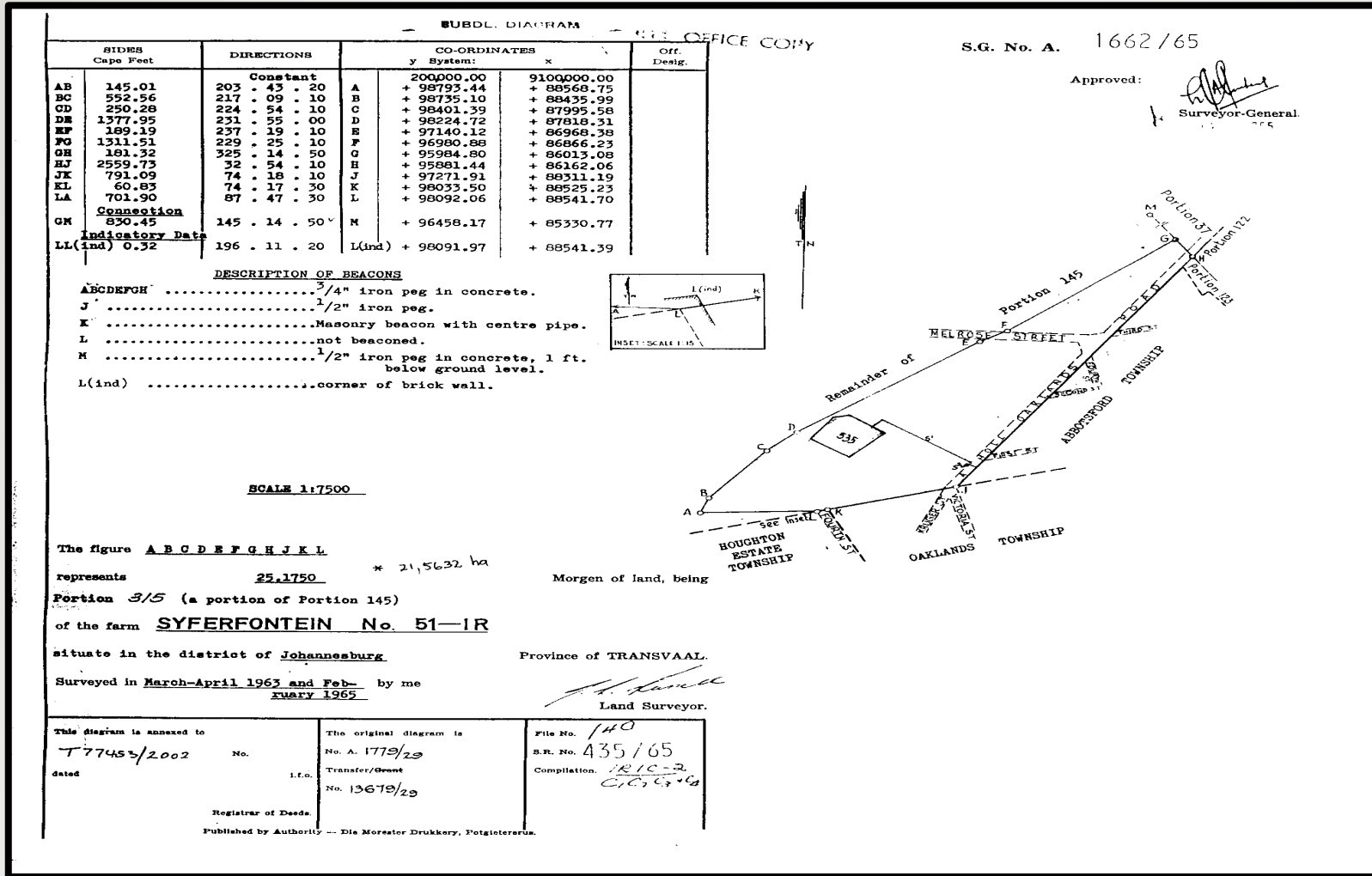
- **Property:** Portion 535 of the farm Syferfontein No 51 IR.
- **Owner:** City of Johannesburg Metropolitan Municipality.
- **Title Deed:** T77454/2002.
- **Size:** 0,9828 hectares.
- **Zoning:** Special for offices and related activities for the National Olympic Committee of South Africa.
- **Land Use:** SASCOC Offices.
- **Intention:** Retain land use and zoning, but regularize as an erf in a township.

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AERIAL PHOTOGRAPH



SURVEYOR-GENERAL DIAGRAM



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HIGH LEVEL URBAN DESIGN PROPOSAL



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DEVELOPMENT PROPOSAL

- **Portion 1: Public Park (± 7,72ha):**

This portion will be retained as a public open space and should be improved as a functional park with park furniture, walkways, lighting and the required safety measures. The portion will be zoned “Public Open Space”.

- **Portion 2: Johannesburg City Parks and Zoo Depot (± 1,56ha):**

This portion will be used for the consolidation of the JCPZ CYDNA and Paterson Park Depots. The responsibilities of the consolidated depot will be park maintenance in Region E, general grass cutting and horticultural work in wards 72, 73, 74 and 81. The consolidated facility will house 7 admin staff and 36 field/site workers. The facility will further accommodate 8 trucks, 3 light delivery vehicles, 6 trailers, 3 tractors and 5 private vehicles. The field/site workers will leave the depot at 07:45 and return at 15:20 every day, while supervisors will arrive on an ad-hoc basis for inspections and meetings. The portion will be zoned “Municipal”, with specific development controls and conditions.

DEVELOPMENT PROPOSAL

- **Portion 3: Johannesburg Water Laboratories ($\pm 1,37$ ha):**

This portion will accommodate the existing Johannesburg Water Laboratories. The portion will be zoned “Municipal”.

- **Portion 4: Shul Parking ($\pm 0,01$ ha):**

This portion will accommodate the parking area of the Shul that currently encroaches over the property boundary. The portion will be zoned “Parking”.

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DEVELOPMENT PROPOSAL

- **Portion 5: Johannesburg City Parks and Zoo Depot Offices (± 0,37ha):**

This portion will in future be used for offices and related uses for the Johannesburg City Parks and Zoo Depot. The portion will be zoned “Municipal”. The future use of the property is dependent on the lease with the Veteran Car Club.

- **Portion 6: Public Park (± 1,74ha):**

This portion will be retained as a public open space and should be improved as a functional park with park furniture, walkways, lighting and the required safety measures. The portion will be zoned “Public Open Space”.

DEVELOPMENT PROPOSAL

- **Portion 7: SASCOG Offices (± 0,98ha):**

This portion will accommodate the existing SASCOG Offices in terms of the lease agreement, but will be converted into an erf in a township. This portion will be zoned “Special” for offices and related activities for the National Olympic Committee of South Africa (As per Johannesburg Amendment Scheme 1474E, dated 29 January 2001).

- **Portion 8: City Power CYDNA Substation (± 2,58ha):**

This portion will accommodate the existing City Power CYDNA Substation. The portion will be zoned “Municipal”.

DEVELOPMENT PROPOSAL

- **Portion 9: Public Park (± 1,02ha):**

This portion will be retained as a public open space and should be improved as a functional park with park furniture, walkways, lighting and the required safety measures. The portion will be zoned “Public Open Space”.

- **Portion 10: Public Road and Parking (± 4,11ha):**

This portion will accommodate land for the future widening of Atholl Oaklands Road and access to the SASCOC Offices, JCPZ Depot and Public Parks. Public parking facilities will also be provided on this portion. The portion will be zoned “Public Road”.

CONCLUSION

- The current use of the property is not in line with the zoning or the title deed.
- The City requires space to relocate the City Parks and Zoo Depot from Paterson Park and intends to merge it with the CYDNA Depot.
- **No garden or other refuse areas will be developed on the property!**
- **No Pikitup Depot or Offices will be relocated to the property!**
- Community support and input is sought for the re-development and regularization of the property.

THE WAY FORWARD

- Refine the Urban Design Proposal with **input** from the surrounding Residents Associations (Nov 2019) into a Property Development Plan.
- Present the Property Development Plan to the Community at a public meeting and through documentation with the assistance of the Residents Associations (Jan 2020).
- Establish a Project Working Group to structure the development controls and development conditions of the different portions and to provide feedback to the community on a regular basis (Feb 2020 onwards).
- Proceed with Town Planning Applications (April 2020 onwards):
 - Removal of restrictive conditions of title.
 - Permanent closure of portions of the property as public open spaces.
 - Township establishment process to obtain correct zoning in terms of the Property Development Plan.