

**APPLICATION IN TERMS OF THE SECTION 26 OF THE CITY OF
JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016, READ IN
CONJUNCTION WITH THE RELEVANT PROVISIONS OF THE SPATIAL
PLANNING AND LAND USE MANAGEMENT ACT “SPLUMA”, 2013 (ACT
16 OF 2013), FOR THE ESTABLISHMENT OF A TOWNSHIP ON A PART
OF THE REMAINING EXTENT OF PORTION 5 (A PORTION OF PORTION
4) OF THE FARM ZEVENFONTEIN NO. 407-J.R. TO BE KNOWN AS
PROPOSED RIVERSIDE VIEW EXTENSION 126**

CENTURY PROPERTY DEVELOPMENTS PTY LTD
P.O. Box 70406
BRYANSTON
2010

Tel No.: 011 300 8709
Cell No.: 072 318 5110
Fax No.: 011 300 8790

Ref No.: TP097

Enquiries: Lauren Libera
Date: January 2025

TABLE OF CONTENTS**1. PROPERTY INFORMATION**

- 1.1 Introduction and Property Description
- 1.2 Locality
- 1.3 Property Size
- 1.4 Property Ownership
- 1.5 Existing and Surrounding Zoning
- 1.6 Current and Surrounding Land Use
- 1.7 Legal Aspects
- 1.8 General

2. APPLICATION PROPOSAL

- 2.1 Proposed Zoning and Development Controls
- 2.2 Applicant's Intention
- 2.3 The Proposed Township Layout

3. MOTIVATION IN SUPPORT OF THE APPLICATION

- 3.1 Need and Desirability for a Residential Development
- 3.2 The Relevant Legislative and Policy Framework

4. CONCLUSION**PLANS**

- TP097/1 Locality Plan
- TP097/2 Zoning Plan
- TP097/3 Land Use Plan
- TP097/4 Density Plan
- TP097/L1 Layout Plan

APPENDICES

- Appendix 1: Zoning Certificate

1. PROPERTY INFORMATION

1.1 Introduction and Property Description

- 1.1.1 Application is hereby made in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016, read in conjunction with the relevant provisions of the Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013), for the establishment of a township, subject to certain conditions, on a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng. The township is to be known as proposed Riverside View Extension 126 and will comprise of sixteen (16) erven.
- 1.1.2 The effect of the application will be to procure the necessary rights to establish a residential township on a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, akin to nearby development.
- 1.1.3 Access to and egress from a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, shall be provided via Riverside View Extension 99 (Bass Avenue).
- 1.1.4 There are no conditions of title contained in the relevant Deed of Transfer pertaining to the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, which prohibits the establishment of the proposed township on the subject farm portion.
- 1.1.5 Details of the application are set out under Section Two (2) of this memorandum.

1.2 Locality (See Plan TP097/1)

- 1.2.1 The Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, forms part of the Helderfontein Residential Estate situated to the east of the Jukskei River and Riverside View Extensions 4, 6, 7, 19 and 20, to the south of the proposed Provincial Road K56 and Treesbank Agricultural Holdings, to the west of Glenferness Agricultural Holdings and to the north of the Reddham House School, in the farm area of Zevenfontein No. 407, Registration Division J.R., Province of Gauteng.
- 1.2.2 According to the City of Johannesburg Metropolitan Municipality's records the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, does not have a formal street address.
- 1.2.3 Access to and egress from a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, shall be provided via Riverside View Extension 99 (Bass Avenue).

1.3 Property Size

- 1.3.1 The physical size of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, as referred to in the relevant Deed of Transfer is 34,5129 hectares in extent.

- 1.3.2 The proposed township, View Riverside Extension 126, to be established on a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, measures approximately 2,2772 hectares in extent.

1.4 Property Ownership

The Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, is registered in the name of Century Property Developments Proprietary Limited (Registration Number 2002/023633/07) by virtue of Deed of Transfer T89408/2010.

1.5 Existing and Surrounding Zoning (See Plans TP097/2 and TP097/3)

- 1.5.1 In terms of the City of Johannesburg Land Use Scheme, 2018, the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, is currently zoned "Undetermined", permitting agricultural purposes, a dwelling house and urban agriculture, subject to certain conditions.
- 1.5.2 Attached hereto, as Appendix 1, is a copy of the zoning certificate received from the City of Johannesburg Metropolitan Municipality.
- 1.5.3 Erven in Riverside View Extension 99, situated directly to the east of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, are currently zoned "Residential 1", permitting a dwelling house, subject to certain conditions and "Private Open Space", permitting private open space including a clubhouse, restaurant, sport and recreational facilities, sales and administrative offices for the management of the estate and any other ancillary and related uses, subject to certain conditions, in terms of the City of Johannesburg Land Use Scheme, 2018.
- 1.5.4 The Remaining Extent of Portion 11 (a portion of Portion 8) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, situated directly the north-east of the subject farm portion, is currently zoned "Undetermined", permitting agricultural purposes, a dwelling house and urban agriculture, subject to certain conditions, in terms of the City of Johannesburg Land Use Scheme, 2018.
- 1.5.5 A part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, situated directly to the north of a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, is currently zoned "Undetermined", permitting agricultural purposes, a dwelling house and urban agriculture, subject to certain conditions, in terms of the City of Johannesburg Land Use Scheme, 2018.

An application in term of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016, read in conjunction with the relevant provisions of the Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013), for the establishment of a township, subject to certain conditions, on a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, to be known as proposed Riverside View Extension 106, was approved by the City of Johannesburg Metropolitan Municipality on the 26th of July 2024.

Erf 1 will be zoned “Residential 3”, permitting residential dwelling units including a clubhouse, restaurant, gymnasium, sport and recreational facilities, a childcare centre, sales and administrative office for the management of the estate, access purposes, security-controlled gatehouse access structures, parking, landscaping, refuse areas and ancillary and related uses, subject to certain conditions, in terms of the City of Johannesburg Land Use Scheme, 2018. Erf 2 will be zoned “Private Open Space”, defined as Ecological Open Space as per Clause 49(1) of the City of Johannesburg Land Use Scheme, 2018.

An application in term of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016, read in conjunction with the relevant provisions of the Spatial Planning and Land Use Management Act “SPLUMA”, 2013 (Act 16 of 2013), for the establishment of a township, subject to certain conditions, on a part of the Remaining Extent of Portion 5, (a portion of Portion 4), a part of the Remaining Extent of Portion 8 (a portion of Portion 3) and a part of the Remaining Extent of Portion 11 (a portion of Portion 8) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, to be known as proposed Riverside view Extension 114, was submitted to the City of Johannesburg Metropolitan Municipality on the 24th of July 2024, for consideration.

Erf 1 will be zoned “Residential 3” permitting residential dwelling units including a clubhouse, restaurant, gymnasium, sport and recreational facilities, a childcare centre, sales and administrative office for the management of the estate, access purposes, security-controlled gatehouse access structures, parking, landscaping, refuse areas and ancillary and related uses, subject to certain conditions, in terms of the City of Johannesburg Land Use Scheme, 2018. Erf 2 will be zoned “Private Open Space”, defined as Ecological Open Space as per Clause 49(1) of the City of Johannesburg Land Use Scheme, 2018.

- 1.5.6 Holdings 7 and 8, Portions 1 and 2 of Holding 9 Treesbank Agricultural Holdings, situated further to the north of the subject farm portion, are currently zoned “Agricultural”, permitting agricultural purposes, a dwelling house and urban agriculture, subject to certain conditions, in terms of the City of Johannesburg Land Use Scheme, 2018.
- 1.5.7 The Remaining Extent of Portion 14 of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, situated directly to the north-west of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, is currently zoned “Undetermined”, permitting agricultural purposes, a dwelling house and urban agriculture, subject to certain conditions, in terms of the City of Johannesburg Land Use Scheme, 2018.
- 1.5.8 The Remaining Extent of Portion 566 of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, also situated directly to the north-west of the subject farm portion, is currently zoned “Undetermined”, permitting agricultural purposes, a dwelling house and urban agriculture, subject to certain conditions, in terms of the City of Johannesburg Land Use Scheme, 2018.
- 1.5.9 Erf 175 Riverside View Extension 7, situated directly to the west of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, is currently zoned “Private Open Space”, permitting private open space, subject to certain conditions, in terms of the City of Johannesburg Land Use Scheme, 2018.

- 1.5.10 Erf 4920 Riverside View Extension 78, situated directly to the south of the subject farm portion, is currently zoned “Educational”, permitting places of instruction, places of public worship, a gatehouse, access and control, subject to certain conditions, in terms of the City of Johannesburg Land Use Scheme, 2018.

1.6 Current and Surrounding Land Use (See Plan TP097/3)

- 1.6.1 The Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, is currently vacant.
- 1.6.2 Erven in Riverside View Extension 99, situated directly to the east of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, are currently vacant or under construction for dwelling houses and the usual outbuildings and will be used for single residential purposes.
- 1.6.3 The Remaining Extent of Portion 11 (a portion of Portion 8) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, situated directly the north-east of the subject farm portion, is currently vacant.
- 1.6.4 Holdings 7 and 8 and Portions 1 and 2 of Holding 9 Treesbank Agricultural Holdings, situated further to the north of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, are currently developed with dwelling houses and the usual outbuildings and are used for rural residential purposes.
- 1.6.5 The Remaining Extent of Portion 14 of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, situated directly to the north-west of the subject farm portion, is currently developed with kennels, namely Badhams Fourways Kennels.
- 1.6.6 The Remaining Extent of Portion 566 of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, also situated directly to the north-west of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, is currently vacant (proposed Provincial Road K56).
- 1.6.7 Erf 175 Riverside View Extension 7, situated directly to the west of the subject farm portion, is currently vacant (ecological open space).
- 1.6.8 Erf 4920 Riverside View Extension 78, situated directly to the south of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, is currently developed with a school and ancillary and related use, namely Reddam House Helderfontein.

1.7 Legal Aspects

- 1.7.1 There are no conditions of title contained in the relevant Deed of Transfer pertaining to the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, which prohibit the establishment of the proposed township.

- 1.7.2 The Remaining Extent of Portion 5 (a Portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng on which the township is to be established, is subject, inter alia, to the following Conditions of Title:
- I. THE FORMER REMAINING EXTENT OF PORTION 5 (A PORTION OF PORTION 4) OF THE FARM ZEVENFONTEIN 407, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 66,7723 HECTARES (OF WHICH THE WITHINMENTIONED PROPERTY FORMS A PORTION) IS SUBJECT TO THE FOLLOWING CONDITIONS:
- (a) By Notarial Deed of Servitude No. 482/1951-S the within property is entitled to a Servitude of Right of Way 4,72 metres wide along the Northern Boundary of Portion 49 of Portion 2 of Portion D of portion of the withinmentioned farm Zevenfontein 407, Registration Division J.R., as will more fully appear from the said Notarial Deed NO. 482/1951-S attached to Deed of Transfer T14325/1934, the said property being held under Deed of Transfer T26728/1943.
- (b) By Notarial Deed No. 1306/62-S, the right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby conveyed as indicated by the line S1 on Diagram SG No. A2464/1911 together with ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed and diagram, grosse whereof is annexed to Deed of Transfer T3854/1954.
- (c) By Notarial Deed No. K2916/1975S, the right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby conveyed as indicated by the line ABC on Diagram SG No. A5980/1968 together with ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed and diagram, grosse whereof is annexed to Deed of Transfer T48324/1969.
- II. THE FORMER REMAINING EXTENT OF PORTION 5 (A PORTION OF PORTION 4) OF THE FARM ZEVENFONTEIN 407, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 52,1291 HECTARES (OF WHICH THE WITHINMENTIONED PROPERTY FORMS A PORTION) IS SUBJECT TO THE FOLLOWING CONDITIONS:
- (a) By Notarial Deed of Servitude K2194/2018S dated 4 April 2018, the withinmentioned property is subject to a servitude in perpetuity in favour of Eskom Holdings SOC Limited over a portion of the withinmentioned property for the construction of a substation, and all ancillary infrastructure necessary for the proper functioning of the sub-station, and to the extent required, office blocks or related infrastructure within the servitude area that is indicated by the figure A B C D A on Servitude Diagram SG No. 5836/2016, measuring 18 (eighteen) square metres, as will more fully appear from the said Notarial Deed.
- (b) By Notarial Deed of Servitude K2196/2018S dated 04 April 2018, the withinmentioned property is subject to a servitude of right of way and municipal purposes together with ancillary rights over a portion of the withinmentioned property, measuring 375 (three hundred and seventy five) square metres, as indicated by the figure A B C D E A on Diagram SG No. 462/2018, in favour of the City of Johannesburg Metropolitan Municipality, as will more fully appear from the said Notarial Deed.
- III. THE FORMER REMAINING EXTENT OF PORTION 5 (A PORTION OF PORTION 4) OF THE FARM ZEVENFONTEIN 407, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 36,9613 HECTARES (OF WHICH THE WITHINMENTIONED PROPERTY FORMS A PORTION) IS SUBJECT TO THE FOLLOWING CONDITIONS:

- (a) By Notarial Deed of Servitude K3206/2021S dated 16 April 2021, the withinmentioned property is subject to a perpetual servitude for sewer and other municipal purposes together with ancillary rights, measuring 3 (three) metres wide in extent, the centre line of which is indicated by the line A B C D E F G H J K L M N on Servitude Diagram SG No. 1184/2020, in favour of the City of Johannesburg Metropolitan Municipality, as will more fully appear from the said Notarial Deed.
- IV. THE FORMER REMAINING EXTENT OF PORTION 5 (A PORTION OF PORTION 4) OF THE FARM ZEVENFONTEIN 407, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 34,5129 HECTARES (OF WHICH THE WITHINMENTIONED PROPERTY FORMS A PORTION) IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - (a) By Notarial Deed of Servitude K1189/2023S dated 9 February 2023, the withinmentioned property is subject to a perpetual servitude for sewer and other municipal purposes, measuring 3 (three) metres wide in extent, the centre lines of which are indicated by the lines ABCDEFGH and FJ on Diagram SG No. 2220/2022, in favour of the City of Johannesburg Metropolitan Municipality, as will more fully appear from the said Notarial Deed.
- 1.7.3 The Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, is not subject to a mortgage bond.
- 1.7.4 Mineral rights are vested with the State and the subject application for township establishment will be circulated to the Department: Mineral Resources for their comment and consent in terms of Section 53 of the Minerals and Petroleum Resources Development Act, 2002 (Act 28 of 2002).

1.8 General

- 1.8.1 Geological Aspects:

A geological report was prepared by Louis Van Rooy Consulting Geotechnical Engineers, in March 2025, in respect of a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng. The geotechnical engineers concluded that a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, is suitable for development provided that appropriate foundation design and building procedures are implemented as detailed in their report enclosed with the application documentation.
- 1.8.2 Environmental Authorization:

Environmental authorisation from the Department of Agriculture and Rural Development has been granted in respect of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng. No development is permitted within the areas designated as medium and highly sensitive as per the findings of the conservation value of the site study. Development may only commence after confirmation of the availability of bulk services from the City of Johannesburg Metropolitan Municipality and no development related activities will be permitted within the 1 in 100 year flood line or within the wetland area and the associated thirty-two (32) meter buffer. Enclosed with the application documents is a copy of the Record of Decision (Gaut 002/09-10/N0792) from the Department of Agriculture and Rural Development dated the 20th of July 2011.

The above-mentioned ROD has been triggered by the construction of the Reddam House School on Riverside View Extension 78 and the construction of dwelling houses on Riverside View Extensions 85, 97, 98 and 99.

1.8.3 Flood Lines:

WSP Consulting Engineers were appointed to investigate the 1 in 50 and 1 in 100 year flood lines on a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, on which the proposed township is to be established. Proposed Riverside View Extension 126 is not affected by floodwater up the 50 and 100 year reoccurrence interval events as certified on the attached township layout plan.

1.8.4 Wetland Audit:

A part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, on which the proposed township is to be established, is not subject to a wetland.

1.8.5 Traffic Impact Assessment:

A traffic modeling report was prepared by Century Property Developments Pty Ltd, Civil Engineering Department, in March 2025, for the establishment of proposed township Riverside View Extension 126, subject to certain conditions, on a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, and submitted to the Johannesburg Roads Agency for approval.

1.8.6 Existing Services:

An outline scheme report in respect of water and sewer was prepared by Century Property Developments Pty Ltd, Civil Engineering Department, in March 2025, for the establishment of proposed township Riverside View Extension 126, subject to certain conditions, on a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, and submitted to Johannesburg Water for approval.

2. APPLICATION PROPOSAL

2.1 Rezoning and Proposed Controls

Application is hereby made in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016, read in conjunction with the relevant provisions of the Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013), for the establishment of a township, subject to certain conditions, on a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng. The township is to be known as proposed Riverside View Extension 126 and will comprise of sixteen (16) erven.

USE ZONE I: RESIDENTIAL 1

Erven 5900 to 5914 shall be zoned "Residential 1", permitting one (1) dwelling per erf, in terms of the City of Johannesburg Land Use Scheme, 2018, and shall be subject to the following further conditions:

Primary Rights:	As per Scheme
Consent Rights:	As per Scheme
No Rights:	As per Scheme
Height:	Three (3) storeys, provided that the height may be increased with the written consent of the Local Authority.
Coverage:	60%, provided that the coverage may be increased with the written consent of the Local Authority.
F.A.R:	1.0, provided that the floor area may be increased with the special consent of the Local Authority.
Density:	One (1) dwelling unit per erf.
Parking:	As per Scheme
Building Lines:	Two (2) meters along all boundaries, provided that all building lines may be relax by the Local Authority.

General Conditions:

1. Access to and egress from the erven shall be provided to the satisfaction of the Local Authority.
2. A line of no access shall be applicable along the proposed Provincial Road K56 as indicated on the township layout plan.
3. The erven shall be landscaped and maintained to the satisfaction of the Local Authority.
4. A contribution towards the provision of engineering services and an endowment in lieu of parks and open spaces shall be payable in terms of the provisions of the City of Johannesburg Municipal Planning By-Law, 2016, read in conjunction with the Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013).

USE ZONE 26: SPECIAL

Erf 5915 shall be zoned "Special", for access purposes, security-controlled gatehouse access structures, maintenance structures, parking, landscaping, refuse areas and municipal services purposes (including gas reticulation), in terms of the City of Johannesburg Land Use Scheme, 2018, and shall be subject to the following further conditions:

Primary Rights: Access purposes, security-controlled gatehouse access structures, maintenance structures, parking, landscaping, refuse areas and municipal services purposes (including gas reticulation).

General Conditions:

1. Access to and egress from the erf shall be provided to the satisfaction of the Local Authority.
2. The erf shall be landscaped and maintained to the satisfaction of the Local Authority.
3. The erf shall at the cost of the township owner, prior to or simultaneously with registration of the first erf/section in the township, be transferred to the Homeowner's Association for access purposes, parking, landscaping, refuse areas and municipal services purposes (including gas reticulation) and shall not be sold or transferred to any other person/entity and shall not be mortgaged.
4. Each and every owner in the township shall become a member of the Homeowner's Association and shall have free entrance to and usage of the erf.
5. The Homeowners' Association shall have full responsibility for the functioning and proper maintenance of the erf and the engineering services within the said erf, to the satisfaction of the City of Johannesburg Metropolitan Municipality, failing which such maintenance shall be done by the City of Johannesburg Metropolitan Municipality at the cost of the Homeowners' Association.
6. A contribution towards the provision of engineering services and an endowment in lieu of parks and open spaces shall be payable in terms of the provisions of the City of Johannesburg Municipal Planning By-Law, 2016, read in conjunction with the Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013).

2.2 Applicant's Intention

- 2.2.1 Application is hereby made in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016, read in conjunction with the relevant provisions of the Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013), for the establishment of a township, subject to certain conditions, on a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng. The township is to be known as proposed Riverside View Extension 126 and will comprise of sixteen (16) erven.
- 2.2.2 The effect of the application will be to procure the necessary rights to establish a residential township on a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, akin to nearby development.

- 2.2.3 Access to and egress from a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, shall be provided via Riverside View Extension 99 (Bass Avenue).
- 2.2.4 There are no conditions of title contained in the relevant Deed of Transfer pertaining to the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, which prohibits the establishment of the proposed township on the subject farm portion.

2.3 The Proposed Township Layout (See Plan TP097/L1)

- 2.3.1 The figure lettered ABCDEFGHJKLMNPQRSTUVWXYZA on the township layout plan attached hereto represents a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, measuring approximately 2,2772 hectares in extent.
- 2.3.2 It is proposed to establish a township on a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, to be referred to as proposed Riverside View Extension 126, comprising of sixteen (16) erven, as indicated.
- 2.3.3 The figure lettered ABCDEFGHJKLMNPQRSTUVWXYZA represents proposed Riverside View Extension 126, measuring approximately 2,2772 hectares in extent.
- 2.3.4 Proposed Erven 1 to 15 shall be zoned "Residential 1", permitting one (1) dwelling per erf, subject to certain conditions, in terms of the City of Johannesburg Land Use Scheme, 2018.
- 2.3.5 Proposed Erf 16 shall be zoned "Special", for access purposes, security-controlled gatehouse access structures, maintenance structures, parking, landscaping, refuse areas and municipal services purposes (including gas reticulation), in terms of the City of Johannesburg Land Use Scheme, 2018.
- 2.3.6 Access to and egress from a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, shall be provided via Riverside View Extension 99 (Bass Avenue).
- 2.3.7 A line of no access shall be applicable along the proposed Provincial Road K56 as indicated on the township layout plan.
- 2.3.8 A part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, on which the proposed township is to be established, is not affected by floodwater up to the 50 and 100 year reoccurrence interval event as endorsed on the township layout plan.
- 2.3.9 A part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, on which the proposed township is to be established, is not subject to a wetland.
- 2.3.10 The Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, slopes in an east to west direction towards the Jukskei River.

- 2.3.11 Contours are in accordance with the standards laid down in Schedule 1.4(11)(a) of the City of Johannesburg Metropolitan Municipal Planning By-Law, 2016.
- 2.3.12 Contours provided by the City of Johannesburg Metropolitan Municipality at two (2) meter intervals.
- 2.3.13 Co-ordinate System - WG29°.
- 2.3.14 Note that all areas referred to above are approximate and subject to final survey.

3. MOTIVATION IN SUPPORT OF THE APPLICATION

3.1 Need and Desirability for Residential Uses

- 3.1.1 The application site forms a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng.
- 3.1.2 The Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, is registered in favour of Century Property Developments Proprietary Limited (Registration Number 2002/023633/07) by virtue of Deed of Transfer T89408/2010.
- 3.1.3 The application site is situated to the east of Winnie Mandela Drive (Provincial Road K46) and to the south of the proposed Provincial Road K56.
- 3.1.4 Winnie Mandela Drive (Provincial Road K46), classified as a Class 2 Road, represents a north-south collector road which is currently being used as an alternative route to avoid traffic congestion on the N1 Motorway when commuting from the Pretoria area to the Sandton area. Winnie Mandela Drive (Provincial Road K46) is a major arterial road that runs through the City of Johannesburg, connecting areas such as Sandton, Bryanston and Fourways. The current upgrade of Winnie Mandela Drive (Provincial Road K46) would extend the road further north, improving access to the Diepsloot Category 2 Deprivation Zone and surrounding areas.
- 3.1.5 Proposed Provincial Road K56 is an approved Class 2 Road and is scheduled for future construction. Proposed Provincial Road K56 will in the near future represent an east-west linkage between Main Road (Provincial Road R55) and Winnie Mandela Drive (Provincial Road K46).
- 3.1.6 The application site is also located to the south of the planned Provincial Road PWV5 and the planned Provincial Road PWV9 intersection which will ensure regional accessibility in the long term.
- 3.1.7 Provincial Road PWV9 is an important component of the future Gauteng Strategic Major Road Network, aiming to serve as a north-south motorway connecting Johannesburg and Pretoria in Gauteng. It is envisioned as part of the N1 National Motorway, which is the busiest and most significant arterial in the country, linking Johannesburg with cities like Tshwane, Polokwane and Cape Town. As a Class 1 Road, Provincial Road PWV9 is designed to prioritize efficient traffic flow. It will likely consist of two or more carriageways, separated by a physical barrier or a wide median, ensuring the safety of opposing directions of traffic. Moreover, the intersection of Provincial Road PWV9 with Provincial Road PWV5 will provide valuable alternative access to the N1 Motorway and N14 Motorway, playing a significant role in alleviating traffic congestion in the region.
- 3.1.8 Provincial Road PWV5 is also a significant component of the future Gauteng Strategic Major Road Network, aiming to be developed as a motorway. It is intended to intersect with Provincial Road PWV3 and Provincial Road PWV9, providing crucial access to the N1 Motorway and N4 Motorway. The construction of these routes is planned in conjunction with the Gauteng Freeway Improvement Project (GFIP), which will have a notable impact on the motorway network in Gauteng. The successful implementation of the PWV (Pretoria-Witwatersrand-Vaal) routes is vital for effectively connecting the major metropolitan nodes within the Gauteng Province.

- 3.1.9 The application site is situated in the City of Johannesburg Metropolitan Municipality's Administrative Region A, Sub-Area four (4), north of the Fourways Regional Node, to the south of the Riversands Regional Node and further to the southeast of the Diepsloot Category 2 Deprivation Zone.
- 3.1.10 The application site is situated to the south of the Riversands Regional Node, to the north, east and west of the Helderfontein Residential Estate and further to the west of Glenferness Agricultural Holdings.
- 3.1.11 Access to and egress from a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, shall be provided via Riverside View Extension 99 (Bass Avenue).
- 3.1.12 A line of no access shall be applicable along the proposed Provincial Road K56 as indicated on the township layout plan.
- 3.1.13 The vision for this application is to transform a predominantly detached, low-density rural residential area into a lively residential region with medium residential densities. The aim is to allow for socio-economic diversification in close proximity to a mix of land uses and economic opportunities.
- 3.1.14 The primary objective is to provide development guidelines for a residential community that offers a range of housing options. In addition to the residential component, the development will share various social amenities such as a clubhouse, restaurant, delicatessen, function rooms, meeting spaces, games room, cinema room, gymnasium, spa, sport and recreational facilities, administrative offices, security-controlled gatehouse access structures, refuse areas and ancillary uses within the existing Helderfontein Residential Estate.
- 3.1.15 Residential developments across Gauteng and South Africa as a whole, have undergone substantial changes over recent decades, reflecting shifts in socioeconomic conditions, urban planning priorities and evolving lifestyle preferences.
- 3.1.16 Historically, residential developments were characterized by low-density layouts with expansive erven accommodating large single-dwelling homes and generous gardens. However, market trends now favour more compact configurations, with reduced garden sizes and an emphasis on shared amenities, or in some cases, smaller freehold erven offering distinct ownership advantages.
- 3.1.17 Preferences for sectional versus freehold title ownership differ depending on the area. However, in many locations, demand is growing for developments offering the autonomy and long-term investment security associated with freehold properties.
- 3.1.18 Regardless of ownership type, there is a consistent and rising demand for higher-density layouts, compact homes with smaller gardens to reduce maintenance costs and well-secured developments. Freehold properties in particular cater to those seeking greater control over their property within a secure environment, where access control and shared infrastructure responsibilities are efficiently managed among co-owners.
- 3.1.19 Modern homeowners prioritize comprehensive living solutions, blending functionality, aesthetic appeal and sustainability. Market trends, which continually evolve, must be integral to the design and planning of residential developments to meet these expectations effectively.

- 3.1.20 The preference for compact, well-designed homes with manageable outdoor spaces reflects a shift away from oversized properties with expansive lawns and high-maintenance features such as tennis courts or large swimming pools.
- 3.1.21 Instead, the focus has shifted to maximizing utility and comfort within smaller erven, with an emphasis on high-quality finishes, thoughtful design and efficient space utilization. Compact freehold properties in prime locations consistently demonstrate strong financial returns, enhancing their appeal in the residential market.
- 3.1.22 On a broader scale, the densification of urban areas supports the concept of a “compact city environment,” offering multiple benefits, including:
- Centralized proximity to workplaces, retail centres, places of worship, recreation facilities, healthcare and parks.
 - Reduced travel times and transport costs between key destinations.
 - Optimized use of existing municipal infrastructure, enhancing service delivery efficiency.
- 3.1.23 Historically, significant resources were allocated to servicing low-density developments, where individual erven often ranged between 2000m² and 4000m² or more. These layouts reflected economic and social conditions of the time, such as inexpensive labour, low fuel costs and favourable currency exchange rates.
- 3.1.24 By contrast, modern developments prioritize smaller freehold erven that cater to current economic realities while aligning with contemporary lifestyle preferences and urban planning policies.
- 3.1.25 A combination of policy initiatives and market demands has actively promoted densification, supporting more efficient land use and sustainable urban growth.
- 3.1.26 Numerous medium-density residential developments, including freehold erven, have been approved in the Dainfern/Helderfontein area, with a steady increase in applications for similar developments.
- 3.1.27 Housing markets must provide a range of property types and sizes to accommodate the various life stages and circumstances of residents. This variety not only supports community rejuvenation but also ensures sustained demand for services and infrastructure in the area.
- 3.1.28 The proposed development aligns with these planning principles and adheres to relevant legislative and policy directives. Extensive market research has been conducted to ensure the project’s long-term viability and alignment with local demand.
- 3.1.29 The proposed development density complements the existing character of the area, where similar projects have already been successfully undertaken.
- 3.1.30 The decision to pursue this development arises from the following considerations:
- The presence of comparable developments in the vicinity;
 - A clear and growing market demand for freehold residential properties;
 - The suitability of the land to accommodate the proposed density;
 - Strategic access points via Riverside View Extension 99 (Bass Avenue), ensuring seamless connectivity.

- Proximity to retail centres such as Dainfern Square, Lone Hill Shopping Centre, and Broadacres Shopping Centre, as well as key business and commercial nodes; and
 - Proximity to regional nodes such as the Riversands Regional Node and the Fourways Regional Node.
- 3.1.31 The proposed development controls will maintain the area's character and quality while providing the necessary flexibility for the applicant to address varying market demands.
- 3.1.32 Ensuring a balance of diverse ownership options and community integration is essential. The proposed freehold erven will meet the specific preferences of homeowners while supporting broader urban planning objectives.
- 3.1.33 Riverside View Extension 126 will serve as a critical addition to the Helderfontein Residential Estate, enhancing the value of surrounding properties and contributing to economic growth and housing provision in Johannesburg's northern regions.
- 3.1.34 Demand for residential properties in this area is fuelled by nearby business hubs, such as the Riversands Regional Node and Fourways Regional Node.
- 3.1.35 The Helderfontein Residential Estate is designed to integrate natural and recreational features, including walking trails and green spaces, fostering a harmonious living environment.
- 3.1.36 The proposed development of freehold erven on a part of the subject farm portion will establish a prestigious residential environment, addressing housing needs while promoting long-term sustainability and economic vitality.
- 3.1.37 Given the alignment with planning objectives, the availability of infrastructure and the robust market demand, the application merits approval.

3.2 The Relevant Legislative and Policy Framework

This section will comprise an analysis of the policies that guide the planning for the subject farm portion including the Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013), the draft Gauteng Spatial Development Framework 2030, the City of Johannesburg Metropolitan Municipality's Spatial Development Framework 2040, the City of Johannesburg Metropolitan Municipality's Regional Spatial Development Framework 2010/2011, Region A, Sub-Area Four (4) and the City of Johannesburg Metropolitan Municipality's Nodal Review Policy 2019/2020.

This section will give a brief overview of the guiding policy frameworks that have directed the content of this application.

3.2.1 The Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013)

The Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013), intends to provide a uniform framework for spatial planning and land use management in the republic. It seeks to promote consistency and uniformity in procedures and decision-making in spatial planning. The objectives of the Act are as follows:

- Provide for a uniform, effective and comprehensive system of spatial planning and land use management for the Republic;

- Ensure that the system of spatial planning and land use management promotes social and economic inclusion;
- Provide for development principles and norms and standards;
- Provide for sustainable and efficient use of land;
- Provide for cooperative government and intergovernmental relations amongst the national, provincial and local spheres of government; and
- Redress the imbalances of the past and to ensure that there is equity in the application of spatial development planning and land use management systems.

The application of the Spatial Planning and Land Use Management Act's principles apply to all organs of state and other authorities responsible for the implementation of legislation regulating the use and development of land.

The following principles apply to spatial planning, land development and land use management:

- (a) The principle of spatial justice, whereby: -
 - (i) Past spatial and other development imbalances must be redressed through improved access to and use of land.
- (b) The principle of spatial sustainability, whereby spatial planning and land use management systems must: -
 - (ii) Promote land development that is within the fiscal, institutional and administrative means of the Republic;
 - (iii) Ensure that special consideration is given to the protection of prime and unique agricultural land;
 - (iv) Uphold consistency of land use measures in accordance with environmental management instruments;
 - (v) Promote and stimulate the effective and equitable functioning of land markets;
 - (vi) Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;
 - (vii) Promote development in locations that are sustainable and limit urban sprawl; and
 - (viii) Promote development that results in communities that are viable.
- (c) The principle of efficiency, whereby: -
 - (i) Land development optimises the use of existing resources and infrastructure;
 - (ii) Decision making procedures are designed to minimise negative financial, social, economic or environmental impacts; and
 - (ii) Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.
- (d) The principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.
- (e) The principle of good administration, whereby: -
 - (i) All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in the Act;

- (iii) The requirements of any law relating to land development and land use are met timeously;
- (iv) The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them; and
- (v) Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.

The application for the establishment of a township on a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, is desirable as it complies with the development principles as presented in the Spatial Planning and Land Use Management Act “SPLUMA”, 2013 (Act 16 of 2013).

3.2.2 Gauteng Spatial Development Framework 2030 (Draft)

The Gauteng Spatial Development Framework 2030 was approved in November 2016 as the first Provincial Spatial Development Framework developed in terms of the provisions of the Spatial Planning and Land Use Management Act “SPLUMA”, 2013 (Act 16 of 2013). A reviewed Gauteng Spatial Development Framework 2030, released for public comment towards the end of 2022, seeks to direct, guide, focus and align, coordinate and harmonise all development spending in the province to ensure rapid, sustainable and inclusive provincial economic growth and township redevelopment allowing decisive spatial transformation.

In 2016 areas were identified within Gauteng for spatial targeting. The reviewed Gauteng Spatial Development Framework 2030 intends to spatially guide, direct, coordinate and align all public, social and infrastructure investment and spending in the province and to ensure rapid, sustainable and inclusive provincial economic growth, township redevelopment and decisive spatial transformation.

The following focus areas have been prioritised:

- **Focus Area 1: Shared Economic Prosperity**
These defined areas are the economic generators of the region's wealth and would be more responsive to investment. In order to accommodate future growth, the majority of provincial and municipal resources should be located to these defined areas.
- **Focus Area 2: Socio-Economic Integration**
These areas include historical informal townships which over time have become highly accessible to the provincial economic core but are in need of further integration.
- **Focus Area 3: Economic Consolidation:**
These areas are spatially distinct from the core Gauteng Region; however, these areas have retained highly productive economies. As such, these economic areas should be prioritised.
- **Focus Area 4: Social and Economic Support**
These areas are generally located on the periphery encouraging urban sprawl placing extensive pressure on service infrastructure. These areas are often associated with poorly serviced public transport, poor socio-economic performance and social dysfunction. Limited provincial and municipal resources should be focused on improving connections between different economies, social and economic upliftment. New settlements should be discouraged in social and economic support areas.
- **Focus Area 5: Urban Support Zone**

Resources in urban support areas should focus on bolstering existing economies (tourism, agri-processing, etc.), maintaining and preserving its natural assets of culture, heritage and biodiversity, building on agricultural potential.

A part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, falls within Focus Area 1: Shared Economic Prosperity, Focus Area 2: Socio-Economic Integration and Focus Area 3: Economic Consolidation which include the following spatial recommendations:

- Spatial Targeting Focus Area 1: Shared Economic Prosperity

Focus Area 1	Promoted
These focus areas are close to economic potential but are underdeveloped and include a large number of poor income households. Government and the private sector need to adopt a thoroughly coordinated and collaborative approach when investing in these areas.	Land Use and Economy • Acceleration of economic growth achieving urban competitiveness. • Encourage development corridors through land use rights and infrastructure. • Promotion of a broad social economic profile. • Promote compaction and clustering. • Increase densities around public transport, supported by infrastructure to meet housing needs. Nodal Support and Infill • Encourage compact, complex urban systems (along activity spines, existing and new nodes, corridors and public transport) supported by infrastructure as a growth management tool. • Identify well located neighbourhoods where infill opportunities can be augmented (where service and social infrastructure is available). • Avoid urban sprawl and lifestyle estates. • Sharing of social facilities. • Informal settlements prioritised. • Private sector development must provide higher residential densities, diverse mix of land uses and opportunities for socio economic diversification. • Municipalities must direct growth in areas that are in transition.

- Spatial Targeting Focus Area 2: Socio-Economic Integration

Focus Area 2	Promoted
These focus areas exhibit opportunities for socio-economic integration and are generally areas which have relatively high unemployment rates but are situated close to provincial core economic	Land Use and Economy • Facilitate local economic development. • Encourage the development of social infrastructure. • Higher densities must accommodate various socio-economic groups. • A diverse mix of land uses should be encouraged.

areas.	Identify well located neighbourhoods where infill opportunities can be augmented (where service and social infrastructure is available).
--------	--

- Spatial Targeting Focus Area 3: Economic Consolidation

Focus Area 3	Promoted
These areas present an opportunity to integrate economic functions in an unequal, unjust and fractured spatial economy. These areas form economic connectors between economic cores and the periphery of historic apartheid cities.	Land Use and Economy - Support economic linkages by providing the necessary transport infrastructure, suitable housing options, land identification and land banking. - Augment urban growth nodes. - Accelerate the development of Special Economic Zones where there is sufficient private sector interest. - Municipalities must encourage nodal master planning, transit orientated development, bulk infrastructure planning and manage progressive land use and innovative urban design. - Municipalities must ensure that the private sector provides high residential densities, a diverse mix of land uses and opportunities for socio economic diversification.

The application upholds the following principles specified in the Draft Gauteng Spatial Development Framework 2030: promotes compact and complex urban systems backed by infrastructure for growth management; enables infill opportunities where service and social infrastructure are accessible; offers increased residential densities, a varied mix of land use and expedites the development of a Special Economic Zone (Riversands Regional Node) where substantial private sector interest exists.

As such, the development of a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, for residential dwelling units complies with the objectives of the draft Gauteng Spatial Development Framework 2023.

3.2.3 The City of Johannesburg Metropolitan Municipality's Spatial Development Framework (SDF) 2040

The City of Johannesburg Metropolitan Municipality's Spatial Development Framework (SDF), 2040, promotes a compact polycentric city where the inner city would form the strong urban core lined by efficient public transport to dense, mixed use (residential and commercial) subcentres situated within a protected and integrated natural environment.

The future polycentric Johannesburg will bring jobs to residential areas and housing opportunities to job centers rather than merely transporting people between the two. It will create complete nodes where people can live, work and play that are efficiently connected by public transport. It will bridge spatial and social barriers and build a framework for a spatially just city.

To facilitate the spatial transformation needed in the city, the City of Johannesburg Metropolitan Municipality's Spatial Development Framework (SDF), 2040, endorses the following intertwined concepts of the new image of Johannesburg:

- **Compact City** – combining density, diversity, proximity and accessibility, reducing distances, travel times and costs, bringing jobs and social amenities to single use, marginalised residential areas, reducing energy consumption and infrastructure costs.
- **Inclusive City** – ensuring balanced service provision (hard and soft) and opportunities for all by diversifying land uses, promoting social mixing and bridging social, spatial and economic barriers.
- **Connected City** – enhancing public transit and information and communications technology infrastructure at provincial and urban scales to reconnect the city, starting from 'the Corridors of Freedom' to street and neighbourhood level connectivity.
- **Resilient City** – building a metropolitan open space system as a protection buffer, preserving valuable green infrastructure and areas of high agricultural potential, promoting sustainable energy use, reinforcing the urban development boundary and protecting biodiversity resources.
- **Generative City** – focusing investment in transformation areas and nodes towards achieving positive social, economic and environmental returns on investment; spurring economic growth and job creation and enhancing public space and promoting sustainability (social, environmental and economic).

It is imperative that the City of Johannesburg Metropolitan Municipality's Spatial Development Framework (SDF), 2040, supports the City's Economic Development Strategy and provides an enabling urban structure for economic growth, job creation and poverty alleviation.

The structure and efficiency of the urban system has a significant bearing on the economic growth potential of the city. The Compact Polycentric development approach addresses a number of the key deficiencies in the current spatial structure of the economy. The application of this approach for economic growth is summarised as follows:

- The Compact City model concentrates the factors of production, capital, people and resources close together in a shared space. The concentration of a variety of skills and resources and quality public environments creates vibrant and innovative cities and has substantial efficiency gains for the economy. This approach seeks to create higher urban value and equity in the urban system by combining the following elements: increased modal density, increased job density and diversification of economic opportunities, increased social density and increased people density.
- A strong urban core provides a large concentration of people, jobs and city amenities that allows for economies of scale and significant diversification within a mixed-use environment that is highly accessible internally and well connected to the rest of the city. Its centrality and diversity provide major opportunities for new economic growth without the need for major infrastructure expansion.
- Concentrated infrastructure investment yields higher returns; serves more people and increases the reliability of supply. High density compact environments also provide the opportunity for major infrastructure investment like public transport systems that would not be viable otherwise.

Densification and diversification should be focused around nodes, public transit stations and in the transformation zones.

The goal of density regulations is to assist the City of Johannesburg Metropolitan Municipality in curbing urban sprawl and locating the bulk of the city's residents across all income groups close to urban amenities, specifically public transportation infrastructure, employment and economic opportunities and social infrastructure.

For this reason, higher densities will be allowed within defined walking distance of mixed use and economic nodes and public transit stations.

The density regulations employ the following principles:

- a) To optimize the use of land and provide accommodation in close proximity to urban opportunities.
- b) To improve residents' quality of life by bringing them closer to urban opportunities and reduce travel times.
- c) To reduce pressure for the development of open spaces and environmentally sensitive areas.
- d) To reduce air, water and land pollution.
- e) To optimize the use of existing infrastructure and realizing that increasing existing infrastructure capacity is more efficient than building new infrastructure systems.
- f) Channel market supply into strategic densification areas.

In this regard, the application complies with the objectives of the City of Johannesburg Metropolitan Municipality's Spatial Development Framework (SDF), 2040, and should, therefore, be supported.

3.2.4 The City of Johannesburg Metropolitan Municipality's Regional Spatial Development Framework (RSDF) 2010/2011

A part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, is encompassed within the geographical boundaries delineated as Administrative Region A, according to the City of Johannesburg Metropolitan Municipality's Regional Spatial Development Framework (RSDF), 2010/2011. Within this framework, the area is further classified under Sub-Area Four (4), which outlines specific land-use characteristics and developmental objectives.

Sub-Area Four (4) is distinguished by its high-density urban residential zones integrated with clearly established mixed-use nodes. These nodes, anchored by the prominent Fourways Regional Node, serve as hubs for a wide array of services and employment opportunities. Additionally, district and neighbourhood nodes distributed across the Sub-Area provide localized support for both residential and business communities, contributing to a vibrant urban fabric.

Non-residential activities within Sub-Area Four (4) are predominantly concentrated in strategic locations, namely the Fourways Regional Node, as well as various district and neighbourhood nodes. Key transit corridors, including Winnie Mandela Drive, Cedar Road and Witkoppen Road, further accommodate and enhance the connectivity of these commercial and mixed-use areas, reinforcing their accessibility and economic vitality.

The City of Johannesburg Metropolitan Municipality promotes the establishment of a sustainable and coherent spatial structure within Sub-Area Four (4). This approach is aimed at fostering the efficient use of land resources while ensuring compatibility and integration among diverse land uses. Such spatial planning principles are integral to achieving long-term urban resilience, balanced growth and enhanced quality of life for residents.

According to the Fourways Development Framework, 2020, the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, is located within the designated Urban Development Boundary. This placement aligns the subject farm portion with areas prioritized for urban growth and infrastructure investment. The framework further classifies the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, within Zone Two (2), which permits low-density residential development. This zoning designation supports the establishment of residential communities while maintaining a balanced relationship with the surrounding urban and natural environments. Furthermore, Zone Two (2) encourages sustainable development practices that align with broader regional planning objectives, including the integration of green spaces and efficient infrastructure networks.

In accordance with the Fourways Development Framework, 2020, all development applications within Sub-Area Four (4) are required to adhere to its stipulations. These applications must also align with the City of Johannesburg Metropolitan Municipality's Growth Management Strategy, ensuring that spatial planning objectives are implemented holistically and consistently across the region.

The City of Johannesburg Metropolitan Municipality Spatial Development Framework, (SDF) 2040 prescribes a guide density of twenty (20) dwelling units per hectare for existing single dwellings and low-density residential areas located outside designated transformation zones, nodes, nodal buffers and transit-oriented nodes. This guide density serves as a benchmark for sustainable development, balancing growth with the preservation of low-density residential character in such areas.

For development proposals within low-density residential areas, specific criteria are emphasized. These include proximity to economic activities, public transit access, availability of open spaces and the adequacy of social infrastructure such as health, educational and public facilities.

The applicant has proposed a holistic residential development on a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, which comprises of fifteen (15) residential erven and one (1) internal road erf.

The development forms part of the existing Helderfontein Residential Estate situated to the east of the Jukskei River. The estate has been subdivided into five (5) phases, each registered as a distinct township with their respective extensions:

- Riverside View Extension 85 (Phase One - Proclaimed)
- Riverside View Extension 97 (Phase Two - Proclaimed)
- Riverside View Extension 98 (Phase Three - Proclaimed)
- Riverside View Extension 99 (Phase Four - Proclaimed)
- Riverside View Extension 126 (Phase Five)

It is noted that Riverside View Extensions 85, 97, 98 and 99 have already been proclaimed in the Gauteng Province Gazette and are currently under construction for residential dwelling houses.

The applicant has outlined the proposed densities for the five (5) phases of the development as follows:

Township Name	Township Area (ha)	Number of Units	Gross Density (units/ha)
Riverside View Ext 85	9,4912	58	6,1109
Riverside View Ext 97	12,5653	107	8,5155
Riverside View Ext 98	10,1227	111	10,9654
Riverside View Ext 99	5,1644	60	11,618
Riverside View Ext 126	2,2772	15	6,5870
Total	39,6208	351	8,0142

The total area of the development amounts to 39,6208 hectares, comprising 351 residential dwelling units, with an average gross density of 8,0142 dwelling units per hectare.

The proposed density for Riverside View Extension 126 is 6,5870 dwelling units per hectare, which is well below the prescribed guide density of twenty (20) dwelling units per hectare set out in the City of Johannesburg Metropolitan Municipality Spatial Development Framework (SDF), 2040. This demonstrates that the development proposal is aligned with the low-density residential framework and adheres to the broader objectives of sustainable growth and spatial equity.

The proposed development aligns with:

- The City of Johannesburg Metropolitan Municipality's Spatial Development Framework 2040, which promotes balanced density allocations while safeguarding residential character in low-density areas.
- The City of Johannesburg Metropolitan Municipality's Regional Spatial Development Framework 2010/2011, ensuring that the development is consistent with regional spatial planning directives.
- The Fourways Development Framework, 2020, which seeks to guide land-use planning in Sub-Area four (4).

Considering the above, the application meets all relevant planning criteria and policy objectives. It is, therefore, recommended that the proposed development be approved and supported for implementation.

3.2.5 The City of Johannesburg Metropolitan Municipality's Nodal Review Policy, 2019/2020

The Nodal Review Policy, 2019/2020, is guided by principles from the Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013), and the City of Johannesburg Metropolitan Municipality's Spatial Development Framework, 2040. The Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013), a national framework for spatial planning and land use management aims for consistency,

uniformity and alignment with the National Development Plan's vision. Planning principles detailed in the Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013), include spatial justice, spatial sustainability, efficiency, spatial resilience and good administration. The City of Johannesburg Metropolitan Municipality's Spatial Development Framework, 2040, based on the Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013), and other guidelines, envisions a compact, inclusive, connected, resilient and generative city for the Johannesburg metropolitan area. This vision involves increased density, diversity and accessibility, balanced service provision, enhanced public transit and information and communication technology infrastructure, preservation of green spaces and biodiversity and focused investment in transformation areas and nodes.

In terms of the Nodal Review Policy, 2019/2020, the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, has been earmarked for densities of between five (5) to ten (10) dwelling units per hectare. As such an overall density of six (6) dwelling per hectare in respect of proposed Riverside View Extension 126 is well within the said policies limitations.

- 3.2.6 The application in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016, read in conjunction with the relevant provisions of the Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013), for the establishment of a township, subject to certain conditions, on a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, to be known as Riverside View Extension 126, complies with the objectives of the City of Johannesburg Metropolitan Municipality's Regional Spatial Development Framework (RSDF), 2010/2011, and the City of Johannesburg Metropolitan Municipality's Spatial Development Framework (SDF), 2040.
- 3.2.7 The proposed development will provide diverse housing opportunities, social infrastructure and access to a functional economic node.
- 3.2.8 The proposed development also emphasizes the provision of social infrastructure, including social facilities, as well as passive and recreational open spaces. Accessible social and community infrastructure enhances the quality of life for residents and promotes community cohesion. These facilities not only provide services but also foster a sense of community identity, combat social isolation and alienation.
- 3.2.9 The application aims to create a vibrant and sustainable community by combining diverse housing options, social infrastructure and recreational spaces. It seeks to promote community well-being and contribute to the overall quality of life in the area.
- 3.2.10 The subject application will also encourage private investment, broaden the tax base of the City of Johannesburg Metropolitan Municipality and increase income generated from the provision of municipal services.
- 3.2.11 It is therefore, respectfully submitted that the present application is necessary, desirable and worthy of approval.

4. CONCLUSION

- 4.1 Application is hereby made in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016, read in conjunction with the relevant provisions of the Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013), for the establishment of a township, subject to certain conditions, on a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng. The township is to be known as proposed Riverside View Extension 126 and will comprise of sixteen (16) erven.
- 4.2 The effect of the application will be to procure the necessary rights to establish a residential township on a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, akin to nearby development.
- 4.3 Access to and egress from a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, shall be provided via Riverside View Extension 99 (Bass Avenue).
- 4.4 There are no conditions of title contained in the relevant Deed of Transfer pertaining to the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng, which prohibits the establishment of the proposed township on the subject farm portion.
- 4.5 The application represents an ideal opportunity to maximize development potential in direct proximity to other existing residential developments.
- 4.6 The application complies with a number of the General Principles of the Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013), and will advance the goals of the City of Johannesburg Metropolitan Municipality's Spatial Development Framework, 2040, and the City of Johannesburg Metropolitan Municipality's Regional Spatial Development Framework, 2010/2011, and should, therefore, be supported.
- 4.7 The Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013), desires the applicant to motivate the land development application in relation to the applicable Spatial Development Framework's policies and strategies, this motivation is guided by such relevant strategies, the application is also an improvement to the controlling town planning scheme and is necessary, desirable and worthy of approval.