

No Documents 373.

DEVELOPMENT OF ROSEBANK TOWNSHIP.

PROGRESS REPORT FOR PERIOD ENDED 28TH FEBRUARY 1971.

1. Present Development:

- 1.1. Rosebank Township was laid out primarily as a residential township, and, of necessity, shopping, office and service facilities have been provided for a large population as a result of its accessibility as, in the regional content, it is the most accessible area in the northern suburbs.
- 1.2. A large shopping and business centre has developed on the eastern boundary, fronting Tyrwhitt Avenue, Oxford Road, and Cradock Avenue, and another, approximately $\frac{1}{5}$ th in size, fronting Jan Smuts Avenue, Tyrwhitt Avenue, Seventh Avenue and Keyes Avenue on the western boundary.

2. Present Problems:

- 2.1. Both the eastern and western centres are easy to approach by way of the present major road system, but once the centres are entered, chaotic conditions are encountered as there is internal traffic congestion due to inadequate parking. Full use of the streets is denied as vehicles are parked on each side of the street. Commercial vehicles have difficulty in effecting deliveries.
- 2.2. The parking areas provided at both centres for off-street parking are totally inadequate, at least 4 times the present number of parking spaces are required.
- 2.3. There is a lack of beautification of both centres, particularly to the surrounds of the off-street parking areas.
- 2.4. There is discontinuity in the various shops established, and there is a large demand for smaller shops, all of which need main magnets for their existence.

3. Correction of Present Faults:

3.1. Co-ordination:

- 3.1.1. Ad hoc rezonings cannot now be considered. The two centres, in particular, must be pre-planned so that any future re-development will blend into a concept plan of the area of Rosebank involved.
- 3.1.2. Some 30 proposals, each seeing the opportunity in the light of its individual opportunity, for the re-development of various stands, or block of stands have been submitted, and the developers concerned are pressing for rezoning in order that development can proceed.

/3.1.3.

- 3.1.3. The local authority is the obvious body to ensure that redevelopment is co-ordinated and takes place in accordance with a carefully prepared scheme.

3.2. Objectives:

It is proposed

- 3.2.1. That the area of Rosebank to be redeveloped be bounded by Jellicoe Avenue, Oxford Road, Bolton Road and Jan Smuts Avenue. A print of Drawing No. M. 198Z is attached, showing this area, and the proposed rezoning of the various stands. This area will be referred to as Rosebank hereinafter.
- ***
- 3.2.2. That the arterial roads which bound Rosebank be redesigned in order that traffic by-passing Rosebank will not interfere with the activities in Rosebank, and which in themselves will not be congested by Rosebank activities.
- 3.2.3. That the internal road system in Rosebank be redesigned, with selected entries from the peripheral arterial roads, and with the provision of wider road reserves, where necessary, traffic lights, and one-way streets, will deal adequately with the traffic circulating within Rosebank, and can operate independently of the peripheral arterial roads.
- 3.2.4. That developers provide sufficient off-street parking in their schemes to supplement the present inadequate parking areas. In addition, it is proposed that the Council provides at least two parking garages.
- 3.2.5. That a physical re-arrangement of shops be made so as to separate shoppers, motor cars and commercial vehicles. Continuous shopping malls to be introduced, with the provision of more magnets and focal points.
- 3.2.6. In general to smarten up the area from an aesthetic point of view.

4. Action Taken:

The Chief Town Planner of the City Engineer's Department has arranged for, and is directing the various actions necessary which are -

- 4.1. The Road Planners, and Traffic Engineers are examining the peripheral arterial roads, and the internal road system of Rosebank, and are preparing a scheme to achieve the objectives set out in paras. 3.2.2. and 3.2.3.
- 4.1.2. The Road Planners and Traffic Engineers, have analysed the generation of traffic, which will arise, within Rosebank and the area of shopping and office space that can be permitted is directly proportional to the capacity of the internal and peripheral roads. It would appear that the total maximum areas, in so far as the Eastern and western complexes are concerned, that can be permitted are as follows:

/Eastern

	<u>Retail Area.</u>	<u>Office Area.</u>
<u>Eastern</u>	1,000,000 sq. ft.	250,000 sq. ft.
<u>Western</u>	160,000 sq. ft.	30,000 sq. ft.

A comprehensive traffic survey was carried out in Rosebank on the 26th and 27th February, 1971, which is being analysed to substantiate the above figures, and to determine the number of parking spaces that will be required.

- 4.2. The various proposals submitted by developers, which will be referred to in more detail later, have been discussed with the developers and/or their consultants, and modified where necessary.
- 4.3. A consulting architect, who is also a town planner with considerable experience in the design of shopping and business complexes has been appointed, and has prepared preliminary concept plans for the eastern and western complexes based on the discussions at which he is present, referred to in para. 4.2.
- 4.4. The consulting architect has been provided with drawings prepared prior to his appointment which include a 1:2500 topocadastral plan of the whole of Rosebank township and the abutting areas; plans indicating the owners of the various stands, with their areas, valuation, existing rights, proposed rezoning, and servitudes.
- 4.5. At the request of the consulting architect, drawings to a scale of 1:500 showing survey data for the two complexes, contours, and the position and depths of all services have been prepared. A survey has been carried out, and the position of all pedestrian, and vehicular entrances to all existing buildings, together with the position of show windows, recorded. The levels of pedestrian and vehicular entrances the floor level of existing shops, and the top of kerbs opposite these entrances have been taken to assist the consulting architect in his analysis. Building plans indicating details of the ground floor and upper floors, together with elevations and cross sections, of existing buildings have also been provided.

5.0. Developers Proposals:

5.1. Eastern Centre:

*** A print of Drawing No. M 198 East 3 on which is shown the ownership of the stands is attached for reference.

5.1.1. Stands 5 and 30 R.E.

The Firs Investment Pty. Ltd. applied for the rezoning of these stands to General Business, and, as an incentive offered to donate Stands 46 R.E., 47 R.E. and 48 Ptn. A to the Council for parking purposes. The Council opposed the rezoning but eventually, the Appellate Court ruled against the Council and the stands have been rezoned General Business. The owners also now own Stands 4, 31A, 30A and 30B.

/The

The original proposal was to erect a prestige block on Stands 5 and 30 R.E., consisting of a storage basement, a super-market and shops on the ground floor, with two storeys of offices. This would result in the building being separated from the eastern complex by the parking ground presently established on Stands 6 Ptn. 1 and 29 R.E., owned by the Council. It has been agreed in principle with the owners, that on an exchange of land basis, their proposed block be erected partially on these Council stands in order that their proposal can be integrated with the Eastern complex. Their consultant Prof. Shunn of the University of the Witwatersrand, has submitted sketches of this alternative which are being studied by the consultant architect. The owners have accepted the alternative in principle.

The present position is that, the owner has offered to provide a surfaced parking area on Stands 4, 31 R.E., 31 Ptn. A, 30 Ptn.A, 30 Ptn. B, together with the portions of Stand 5 and 30 R.E. not built on. In addition, the owner has offered to transfer the gift Stands 46 R.E., 47 R.E. and 48 Ptn.A unconditionally to the Council without a restrictive condition that they should be used for parking only. In return for these offers, the owner requests that floor space should be increased from 75,000 sq. ft. to 120,000 sq. ft., 80,000 sq. ft. to be used for shopping purposes on two floors, and the remaining 40,000 sq. ft. for offices. These offers are now being considered.

5.1.2. Stand 6 R.E. - The Boulevard.

The property on this stand is not to be redeveloped. The owners have been shown the preliminary concept plan and are in agreement with the proposal, realising that their property will benefit by being integrated into the eastern complex. The present access to the basement in the building will have to be altered. Alternative schemes have been explained to them, to which they raise no objection, and will be the subject of further discussion.

5.1.3. Stands 7 R.E., 28 Ptn. A. 28 Ptn. B and 29 Ptn. A.

The owners, The Old Mutual, have been interviewed, and have confirmed in writing that their Board raises no objection to the implementation of the scheme provided that the Company is compensated for any financial loss incurred by the deprivation of any of the Company's existing rights, interests, or accesses. In so far as this property is concerned, the scheme will permit additional shops to be built on Stand 29 Ptn. A, which will be to the benefit of the Company, as the present premises are overcrowded, shops being on the first floor owing to lack of space. Further discussions will be held at a later date.

5.1.4. Stands 27 Ptn. 3, 8 Ptn. 1, 8 R.E., 9 Ptn. A and 28 R.E.

Rosebank Galleries have submitted a proposal for rebuilding and enlarging the present buildings on these stands. The owners have offered, in exchange for increased rights, Consolidated lots 184 and 185, formerly Stands 39, 40, 41, 42, 66, 67 and 68 for parking purposes. Preliminary drawings of the proposal have been studied by the consultant architect.

In view of the preliminary studies by the traffic engineers - see para. 4.1.2. - the owners were requested to curtail their proposal by reducing the floor areas. Their consultant has advised that it is possible to curtail the proposal to the limit suggested. Further discussions are to take place.

5.1.5. Consolidated Stand 181 - O.K. Bazaars.

The owners have been interviewed and raise no objection to the Scheme. Their intention is to build two more storeys to their premises. The proposed pedestrian mall will cross their property and they are prepared to permit the developer of the block to the West - see para. 5.1.8.- to build the portion of the mall over their property, realising that the latter will be an attractive magnet at the end of the mall. The proposal will involve altering the position of the entrance to the Company's service basement to which they raise no objection. This alteration will be financed by the developer to the west. The owners have emphasised that the present advantage of having parking immediately adjacent to their premises shall be retained. This request has been provided for in the proposed scheme.

5.1.6. Stand 11 - Rosebank Mansions.

The owners are The Old Mutual and are in agreement with the proposal subject to certain reservations - see para. 5.1.3. The adjoining Stands 24 Ptn. 1 and 24 R.E. were leased from the Council for a period of 30 years ending 31st January 1992. An underground garage, to house 93 cars, has been built on these stands, the garage, in terms of the lease, being Council property. This garage will form part of a large parking garage in the scheme. and the loss of the use of the garage by the Old Mutual will, in all probability, have to be compensated in some form.

5.1.7. Stands 17 and 18:

The owners are desirous of developing these stands. An alternative proposal has been made to them, on an exchange of land basis, either to develop on portion of the Rosebank School site, which is to revert to the Council when the school vacates the site, or adjacent to Stands 22 R.E. and 23 R.E., known as Baker Square.

It does not appear possible to provide either of the alternative sites, and the owners may proceed on their own property.

5.1.8. Stands 46 R.E., 46 Ptn. A, 47 Ptn. A, 48 R.E., 49 Ptn. A, 49 R.E., 57 (the whole). 58 to 61.

Rosebank Parkade (Pty.) Ltd. own, or have options on these stands. The owners have carried out a detailed survey of the potential of Rosebank and have submitted a comprehensive report on this survey, together with a proposal to develop this block of stands, supported by a scale model of their proposal. However, in November 1970, they engaged Messrs. Burke, Kober, Nicholis and Archuleta of Los Angeles, U.S.A., a firm experienced in this type

of planning. Several discussions have taken place with the owners, together with Messrs. Kober and Archuleta. The consulting architect attended a site inspection with the owners and their consultants. The latter have submitted an alternative layout in sketch form. This alternative consists of a north-south shopping mall with strong magnets at each end, and a west-east shopping twin level mall to link eventually to the proposed south-north mall through the eastern complex, the junction being on Consolidated Lot 181 on which the O.K. Bazaars are established. This latter measure will integrate the proposal to the eastern complex. Adequate parking has been provided in the proposal. The owners propose to develop the proposal in two stages, the first on their property, and the second, the link to the O.K. Bazaars to be undertaken when the businesses on their property have become viable. The owners are in full agreement that the eastern complex should be developed as an entity, and have offered their full co-operation. Details have been submitted by the owner's consultants and have been studied by the consulting architect. In view of traffic problems - see para. 4.1.2. - the owners have been requested to reduce their proposal and amend the layout so as to eliminate the proposed south-north mall on their property. Further discussions are to take place.

5.1.9. Stand 44.

This property is owned by the United Building Society. The Company proposes to replace the existing flats with an office block. In so far as the scheme is concerned, it is proposed to link this block, with a mall running from West to East at first floor level through Stand 28 R.E. to the main South North mall of the eastern complex.

5.1.10. Stand 43.

It is proposed to offer the owners an alternative site for the church, either Stand 32, or Stands 39, 40, 67 and 68. The latter site is of sufficient area to build both a church and a hostel for the aged, which the owners desire. The owners agree with the alternative sites and prefer the latter proposal.

5.2. Western Centre:

A print of Drawing NO. M 198 West (B) on which is shown the stands concerned is attached for reference.

5.2.1. Stand 484, Parktown North:

The owners have reached the stage where they have a building permit to proceed. It will be undesirable for a satellite shopping and business centre to be established on this stand separated from the existing western centre by Jan Smuts Avenue, a main arterial road. It has been suggested that a

/triangular

triangular area of ground, which will include portion of Stand 161 Portion B, Rosebank, and portion of Tyrwhitt Avenue, which is to be closed between Keyes Avenue and Jan Smuts Avenue, be made available on an exchange basis. The owners are in favour particularly as they have options on Stands 162 Ptn. A and Ptn. B. Their consultants, Messrs. Moross and Partners, Chartered Architects, have submitted preliminary drawings of this alternative suggestion, which provides for twin level shopping areas, with several floors of offices above.

However, the owners wish to commence building without undue delay owing to the high interest charges on their investment on Stand 484. Their present attitude is that, perforce, they may have to proceed on Stand 484, Parktown North, but they are still considering the alternative.

5.2.2. Stand 161D.

A prospective tenant has approached the owners to provide 10,000 sq. ft. of shopping space. The owners intend to develop the Keyes Avenue frontage to meet this request. After seeing the proposals to modify the western shopping centre, the possibility of re-developing the whole site is being considered by the owners. It is known that the South African Permanent Mutual, who own the adjoining stand, Stand No. 161 R.E., are considering building a prestige block, when the present leases expire. Joint development of these two stands, together with Stand 161, R.E. of Ptn. C, presently occupied by a service garage, linked by a subway under Seventh Avenue to the proposed North/South mall is an attractive possibility. Discussions with the three owners individually are to take place. The owners of Stand 161D will not pursue the development of the Keyes Avenue frontage at present.

5.2.3. Stands 180 and 162B:

The building established on these stands is of recent construction. The owners have agreed in principle to the proposals at the western centre as it will be to their advantage. It is proposed that Tyrwhitt Avenue fronting their property will be replaced by a shopping mall linked to the proposed north-south mall through the complex.

5.2.4. Stand 182 Ptn. 1:

The owners, Merc Motors, wish to discontinue this business, and erect an office block. A counter proposal has been made to them, on an exchange of land basis, for the office block to be erected on a site presently part of Rosebank Park North. Negotiations are proceeding.

/5.2.5.

5.2.5. Stands 171 R.E. and 182 R.E.:

The owners, Central News Agency have submitted a proposal to erect a building to provide for shopping and to house their distribution centre presently operating from converted residences on these two stands. A counter proposal, on an exchange of land basis, that they develop the distribution centre on Stand 182 Ptn. 1, vide para. 5.2.3. However the owners are not keen on property development but only to establish a distribution centre as the present centre is working under adverse conditions at present. A further proposal is that the distribution centre be incorporated in the parking garage envisaged in the western complex and be leased on a long term basis. Negotiations are proceeding.

5.2.6. Stands 162C, 163 A, B and C:

The owners, L.H. and A. Behrmann have submitted a proposal for an office block on these stands. The preliminary drawings are being studied by the consultant architect.

6.0. General:

6.1. Concept Plans:

The Consultant Architect has prepared preliminary concept plans for both the eastern and western centres embodying the objectives, and the developers proposals. Broadly, the concept plans provide for shopping malls through both centres, with parking in close proximity, magnets being located at selected points. It is known that other developers wish to change the character of the present buildings. An overall preliminary concept plan for Rosebank has been prepared which will be amended to its final form when agreement has been reached with all developers.

6.2. Inducement to Developers:

It is not for the Council to correct the present errors in Rosebank. These corrections must be effected by the developers who will be given additional rights as an inducement.

6.3. Progress:

Substantial progress has been made over the period under review, It is emphasised that all work that has been done, and still to be carried out has been done at a departmental level and has still to be ratified by Council. It is anticipated that the proposal will be formally presented to Council during the first quarter of 1971.

/A

A meeting between the Management Committee and the members of the Executive Committee dealing with local authority development, together with the Director of Local Government is to take place at the end of March 1971, when the proposals for Rosebank will be discussed.

CTP/PFB/BvH.

CITY ENGINEER.

11.3.71.



CITY ENGINEERS DEPARTMENT
 TOWN PLANNING BRANCH



STADSIENGENIERSAFDELING
 STADSBEPANNINGSTAK

Proposed Rezoning

Voorgestelde Herindelning

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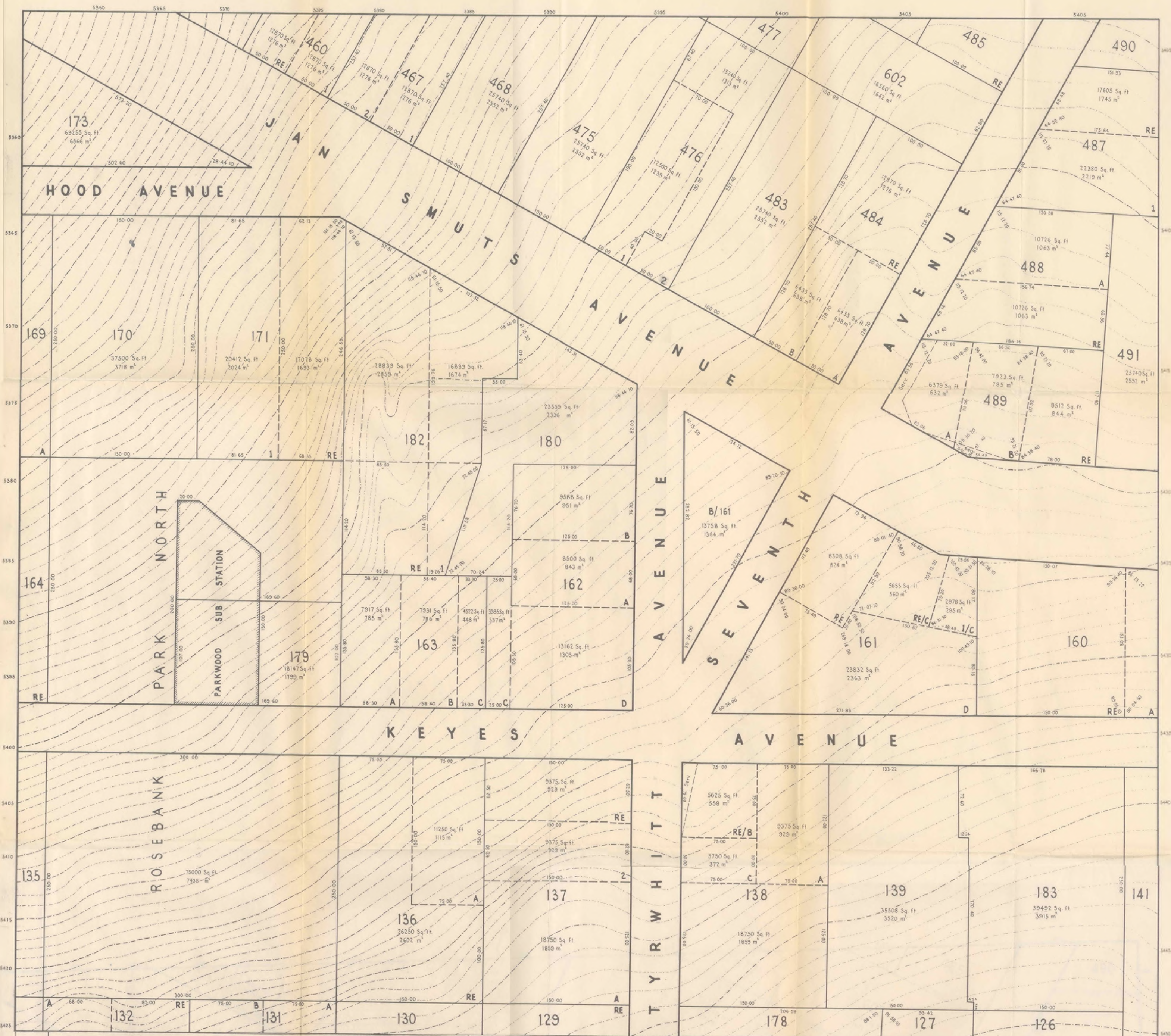
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CITY ENGINEERS DEPARTMENT
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