

COPY

Marsh

21st April 1966

Messrs. W. Rhodes-Harrison, Hoffe and Partners,
P. O. Box 1347,
JOHANNESBURG.

Dear Sirs,

CARLTON CENTRE

The correspondence and discussions between ourselves refer.

I wish to place on record my attitude in regard to the matters under discussion with the exception of the question of the parking provisions.

BLOCK 4:

- (a) I am prepared to recommend that the legal opinion given by Advocate Osborne be not contested subject to the bulk of the development being calculated in terms of the provisions of the Town Planning Scheme. In other words the solar shading galleries shall count as bulk. In terms of Advocate Osborne's opinion a bulk factor of 6.9 would apply providing an overall bulk of 1,435,766 English square feet.
- (b) I am prepared to recommend that the Council's consent be given to two free floors below ground level of shopping subject to the area of the shops on both floors combined shall not exceed 250,000 English square feet. The area of the shops to include all walls but to exclude malls and access ways external to the shop area. It is presumed that the upper level of shops has its floor level 6 ft below the mean of the pavement levels and you should check on this.
- (c) I am prepared to recommend that the Council's consent be given to a third basement known as the Service Level which shall be used for loading and offloading, storage, for European and Non-European restrooms, canteens etc. but which may not be used for retail or commercial purposes.

BLOCK 5 AND MAIN STREET:

- (a) I am prepared to recommend that the Council's consent be given to the establishment of a garage on the site.
- (b) I am prepared to recommend to Council that Smal Street be closed provided that the area shall not be counted for calculating bulk and that the closing will not affect the bulk at present applicable to the adjoining erven. The usual conditions applicable to a street closing will apply.

/2.....

2.

- (c) I am prepared to recommend that the Council's consent be given to two basement levels of shops and commercial undertakings on the basis that the bulk for the two floors combined shall not exceed 82,200 English square feet calculated as in (b) for Block 4.
- (d) Depending on my decision later, on parking I am also prepared to recommend that whatever number of floors are decided on should be given the Council's consent as free floors.
- (e) I shall recommend that the Council's consent be given to the establishment of two basements below Main Street connecting Block 4 to Block 5 subject to there being shops with a combined bulk calculated as before not exceeding 22,000 square feet and also pedestrian ways and access ramps. This consent to be subject to the necessary legal safeguards regarding claims for damages by a third party and the requirements should Main Street become a mass transit route. In addition the consent shall be subject to a condition that the areas developed below Main Street shall be set off against the permissible bulk on Block 5 on the basis of three times the area of the shops and the equivalent area of all the other development viz malls, access ramps, walls etc. to be deducted from such permissible bulk.
- (f) The consents contained under Paragraphs (a) to (e) of this section shall also be subject to the condition that no development may be permitted above the parkade other than 40 000 square feet of residential development.
- (g) I cannot commit my Council to any undertaking for the far distant future. Any changes at that time will have to be dealt with on their merits.

HEIGHT:

I am also prepared to recommend to Council that the height of the buildings with the dimensions and siting shown on your latest plan receive its consent.

I trust that this letter takes the matter considerably further and that in due course I shall receive your clients official acceptance of the conditions together with its formal application in respect of the various matters.

Yours faithfully,

(signed) B. L. Loffell

CITY ENGINEER

EP/HMM/HB

*Note. Letter of 30th July June 1966 received from Carlton
Leontre (lty) Ltd in which reference is made to the above
and a request for the matter to be placed before the Council
Annual.*

COPY

CARLTON CENTRE Ltd.

PD/MGS/GSF

14th August 1970.

Mr Eric Hall,
Deputy City Engineer,
City Hall,
JOHANNESBURG.

Dear Mr Hall,

As arranged at our meeting with you on 21st July, 1970,
I have pleasure in enclosing herewith six copies of the required memorandum
which attempts to set out the background and motivation of our company's
application for the transfer and disposal of surplus bulk from Carlton Centre
to contiguous properties.

Further copies of the memorandum are available should you
require them and we are available for further discussions with you on this
subject as soon as you have had the opportunity to consider the contents of
the memorandum.

Yours sincerely,

(signed) M. G. SHUTE
GENERAL MANAGER.

Encls.

Dear Councilor Lewis,
The memorandum referred to in the
above letter is attached to the wad of papers already
in your possession. I am available should you
require me later on.

H. W. Wagh.
4/3/71.

Copy

Marsh

16th October 1970

The General Manager,
Carlton Centre Limited,
P.O. Box 4587,
JOHANNESBURG.

Dear Sir,

APPLICATION FOR TRANSFER OF BULK FROM
CARLTON CENTRE

With reference to your letter of the 14th August 1970, your memorandum has been studied in detail and has been related to negotiations in the past in respect of the floor space permitted for the Carlton Centre development. At the outset I should make it clear that concessions were granted to you then which would not be recommended today.

I think that the contents of my letter of the 21st April 1966 addressed to Messrs W. Rhodes-Harrison, Hoffe & Partners sets out the details fully and I wish to comment on these in the light of your request. A copy of this letter is attached for easy reference. The following are my comments on the issues contained in my letter of the 21st April 1966 and the references coincide with those contained in that letter.

Block 4

- (a) The fact that I did not contest Advocate Osborne's opinion does not mean that I considered his opinion to be right. Members of my staff still hold the strong view that the Courts would have ruled against this opinion. Nevertheless, I took the decision on a basis of cooperating with you and of not being tied up in disputes at the outset. Your representatives will recall however, that in the negotiations for the closing of the additional section of Smal Street in Block 5, I made sure that the issue would be undeniably clear and that neither the street area nor the effect of the closing would alter permissible bulk on the adjoining stands - see '(b) Block 5 and Main Street' of my letter of the 21st April 1966.
- (b) It is the Council's present policy that floor space below ground level shall count as part of the permissible floor space of the site. But even at that time you were given the extra concession that covered pedestrian malls, etc. would not count as floor space.

/2.....

It is quite illogical for you to consider that because you did not use up some of this floor space below ground level that I should consider that it could be transferred elsewhere.

- (c) This was a specific concession given to aid the success of the proposed international hotel.

Block 5 And Main Street

- (a) No comment
- (b) This has been covered above
- (c) As already indicated this free floor space is unlikely to be granted today.
- (d) Free floors for parking are still given at the absolute discretion of the Council.
- (e) Shops erected below street level will be required to be deducted from the permissible bulk of the site requiring these - it is likely that the additional penalty could be waived.
- (f) This paragraph makes it clear that no development was to be permitted above the parking floors other than 40 000 sq. ft of residential development. This was done advisedly because calculations indicated that concessions regarding floor space in Block 4 had reached unreasonable proportions and a measure of balance was essential.

A further concession of the Exhibition Hall in place of the residential development was made but under no circumstances do I accept that you have any available floor space in respect of this site.

I wish to make it clear that I am opposed to your request for the transference of any unused bulk from the Carlton Centre, and further, dispute that there is in fact anything like the surplus of bulk which you claim.

Yours faithfully,

(signed) B. L. Loffell

CITY ENGINEER

EP/HMM/IJ
15th October 1970



Please note that our
new postal address is
P.O. Box 61587
Marshalltown, Transvaal.

44, Main Street, Johannesburg Telephone 838-8111 Telegrams "Anmercosa" ~~Box 4587 Johannesburg~~ **CARLTON CENTRE LTD**

Incorporated in the Republic of South Africa

PD/DBH/ET.

17th December, 1970.

P.R.B. Lewis, Esq.,
Room 105,
City Hall,
Rissik Street,
JOHANNESBURG.

Dear Mr. Lewis,

SURPLUS BULK & UNDER-STREET LINKS
SURROUNDING CARLTON CENTRE

Thank you very much for seeing Mark Shute, David Titlestad and myself in your office on Friday, 11th December, 1970, when Councillor Oberholzer was also present.

I must say, we are extremely disappointed with your ruling that the City will not contemplate any departure from the principle of not allowing the transfer of bulk across a street from the ownership of one developer to another, particularly where an under-street link is envisaged. You have confirmed that you agree with us that under-street links would be highly desirable. In the case of the Carlton Centre area, an opportunity to create vertical separation exists on a scale that has yet to present itself to other major cities of the world. We have the chance to improve on our mining camp plan with its narrow and congested streets and pavements, by a separation of traffic and pedestrians over eight or nine city blocks, and possibly more if the right incentives were created.

As we have explained, the main incentive involves the transference of bulk. It is a fact that the under-street link with the Empire block, which is about to be redeveloped by Sorec, would not be feasible unless some transfer of bulk was permitted in order to improve the economics of that project. It seems evident that, in order to create shopping precincts below street,

/the ...



the developer suffers certain economic disadvantages, especially where the full area of retail shopping counts for bulk. One can only bring about developments of this kind by creating some incentives for developers, either in the form of agreements to transfer bulk (with proper safeguards and limitations, if necessary) or by the award of bonus bulk in the proper circumstances.

In the particular case of the Sorec development of the Empire block, the situation is further aggravated by the fact that cinemas, which tend to be economic millstones in a central-city building development, are required to be included in that project. But cinemas are also the life-blood of the central city and should be encouraged, both as a public amenity and also as a generator of shopping, restaurant and other business activity, which ultimately leads to high rateable values for the central city. The town planning and architectural advantages arising from the under-street links have been fully set out in the letter written by Mr. Monty Sack, architect for the Sorec company, to the City Engineer, dated 18th August, 1970.

It is regrettable that as the City seems unwilling to change its attitudes in regard to the transference of bulk, this great chance for the city of Johannesburg will be lost. We feel sure that it would be possible to devise a formula which could achieve :-

- (a) A limit to the amount of bulk that would be permitted to be transferred.
- (b) A precise definition of the circumstances under which bulk could be transferred (probably dependent on the physical under-street link from site to site).
- (c) The imposition of such other safeguards that would protect the prime town planning reasons for restricting bulk, namely to limit the volume of pedestrians and traffic generated within a specific surface area in the city.

However, it would be fruitless to embark on the evolution of such a formula if, as we understand it, the City is totally opposed to any variation of the principle that bulk cannot be transferred from one site to another.

/The ...



- 3 -

The result of this decision is that the Empire block will be redeveloped without an under-street link creating an extension of the shopping arcades with Carlton Centre and when further surrounding developments come to be considered, such as the Colosseum block, the Carlton Cinema/Grey's block and other nearby developments, similar links are also likely to prove uneconomic.

We write this letter in a spirit of great disappointment. Nevertheless, we thank you for giving us time to explain the matter and to discuss it freely with you and Councillor Oberholzer.

Yours sincerely,

D.B. HOFFE,
MANAGING DIRECTOR.

OLD CAFE MILL

Hoffe

OU KAMPSE MILL

21st December 1970.

Mr. D.B. Hoffs,
Managing Director,
Carlton Centre Limited,
P. O. Box 61587,
MARSHALLTOWN.
Tvl.

Dear Mr. Hoffs,

SURPLUS BULK & UNDER-STREET LINKS SURROUNDING
CARLTON CENTRE.

I acknowledge with thanks receipt of your letter of the 17th December, regarding the matters discussed at our interview on the 11th December. Councillor Oberholzer and I will further investigate this matter and then communicate with you.

Yours faithfully,

COUNCILLOR PATRICK R.B. LEWIS,
CHAIRMAN, MANAGEMENT COMMITTEE.

4th March 1971.

The Managing Director,
Carlton Centre Ltd.,
P. O. Box 61587,
JOHANNESBURG.

Dear Mr. Hoffe,

SURPLUS BULK & UNDER STREET LINKS
SURROUNDING THE CARLTON CENTRE.

Further to my letter of the 21st December 1970, I have discussed your request further with the City Engineer. He and the senior members of his staff have been responsible for conducting all the negotiations in the past with your organisation. The City Engineer is adamant that he went to extraordinary lengths to recommend to Council numerous concessions in connection with the permissible bulk and that these concessions were on the basis that no further bulk would be permitted on your sites.

I think that the City Engineer's letter to you of the 16th February 1970 has set out the position fairly. Where negotiations of such an involved nature have reached a stage of complete agreement and the building has also reached an advanced stage of development, it would appear to be unreasonable that you should now dispute the agreement.

:- If ...

4th March 1971.

If you should still be aggrieved over the issues then I suggest that you make formal application to the City Engineer for the matter to be placed before the responsible Committees and support your application with a memorandum. Neither I nor my colleagues of the Management Committee can decide issues which have not received the consideration of the Committees. Any decisions in any case require the approval of the full Council.

Yours sincerely,

COUNCILLOR PATRICK R.B. LEWIS,
CHAIRMAN, MANAGEMENT COMMITTEE.

The Managing Director,
Carlton Centre Ltd.,
P.O. Box 61587,
JOHANNESBURG.

Dear Mr Hoffe,

SURPLUS BULK & UNDER STREET LINKS
SURROUNDING THE CARLTON CENTRE.

Further to my letter of the 21st December 1970, I have discussed your request further with the City Engineer. He and the senior members of his staff have been responsible for conducting all the negotiations in the past with your organisation. The City Engineer is adamant that he went to extraordinary lengths to recommend to Council numerous concessions in connection with the permissible bulk and that these concessions were on the basis that no further bulk would be permitted on your sites.

I think that the City Engineer's letter to you of the 16th October 1970 has set out the position fairly. Where negotiations of such an involved nature have reached a stage of complete agreement and the building has also reached an advanced stage of development, it would appear to be unreasonable that you should now dispute the agreement.

If you should still be aggrieved over the issues then I suggest that you make formal application to the City Engineer for the matter to be placed before the responsible Committees and support your application with a memorandum. Neither I nor my colleagues on the Management Committee can decide issues which have not received the consideration of the Committees. Any decisions in any case require the approval of the full Council.

Yours faithfully,

CHAIRMAN
MANAGEMENT COMMITTEE.

~~EP/HMM/HJ~~

2nd March 1971

CARLTON CENTRE LIMITEDMEMORANDUM TO THE CITY ENGINEER OF JOHANNESBURGTRANSFER OF SURPLUS BULK FROM
CARLTON CENTRE TO ADJOINING PROPERTIES1. INTRODUCTION

(a) The purpose of this memorandum is to set out the background and motivation relating to Carlton Centre's request to the City Engineer that it be permitted to transfer and dispose of 169,181 square feet of surplus bulk to developers of major new buildings contiguous to Carlton Centre.

(b) Carlton Centre representatives attended meetings with the City Engineer on 17th March, 1970 and the Deputy City Engineer on 21st July, 1970 at which this proposal was discussed and, at the latter meeting, Carlton Centre was requested to submit a memorandum on the subject.

(c) Annexures A to G attached hereto set out in full the calculations relating to the bulk entitlement on the Carlton Centre property between Main and Marshall Streets and also on the "Flag Hotel" site at the corner of Main and Kruis Streets.

2. PROJECT DESCRIPTION

(a) The developers of the Carlton Centre project are the Anglo American Corporation of South Africa, Limited and The South African Breweries. Also participating is Barclays Bank D.C.O.

(b) The total area of construction amounts to approximately 3,500,000 square feet of which 1,900,000 square feet is above ground and 1,600,000 square feet is below ground.

(c) The five principal components of Carlton Centre are an Office Tower of 50 floors with a gross area in excess of 1,000,000 square feet; an hotel of international class comprising 603 bedrooms and suites, ballroom and function room space for 1,500 people and comprehensive restaurant facilities; a column free, air-conditioned Exhibition Hall of 57,000 square feet which will offer a continuous programme of changing exhibitions throughout the year; 15 acres of planned shopping precincts that are traffic free, providing over 400,000 square feet of net rentable area which is

in the course of being leased to two major department stores and 200 other shops; a total of 2,000 car parking bays available in the below ground levels and in the above ground parkade, of which approximately half will be available at all times for short term parking.

3. PROGRAMME OF CONSTRUCTION

- (a) Three of the four below ground parking levels will open to the public for short term parking in September 1970.
- (b) The six floors of parking in the parkade building between Main and Marshall Streets will open to the public during the first half of 1971.
- (c) The first tenants will move into the Office Tower in the "low-rise" section of the building during May/June 1971.
- (d) The retail levels will open for business in July 1971.
- (e) The Exhibition Hall will commence operations shortly after the beginning of 1972.
- (f) The Carlton Hotel will be complete and ready for business during the middle of 1972.
- (g) The last Office Tower tenants will take occupation during the end of 1972.

4. PLANNING FEATURES OF CARLTON CENTRE THAT HAVE AFFECTED THE CITY ENGINEER'S DEPARTMENT

- (a) The most significant feature of Carlton Centre that has set it aside from any other commercial building development in the country, was the agreement of the City and of the Province to close those portions of Fox and Smal Streets that traverse the site, enabling the creation of the first "super block" for commercial purposes.
- (b) The City's agreement to permit the two below ground retail levels to carry through beneath Main Street has resulted in the creation of 15 acres of planned retail which is entirely traffic free. In giving its agreement to this feature of the planning, it will be remembered that the Municipality limited Carlton Centre in the depth that could be excavated beneath Main Street, with a view to a possible future subway system, and also imposed a "penalty" bulk formula of 3 : 1 in respect of the retail areas created beneath Main Street.

5. AMENITIES OF CARLTON CENTRE THAT WILL BENEFIT THE CITY

(a) The present extent of the open space in the central area of Johannesburg amounts to approximately 6 acres. The Carlton Centre "super block" is approximately 5 acres in area and of this no less than $3\frac{1}{4}$ acres will be retained as open space for the public, suitably treated with trees, gardens, fountains and sculpture. The project, therefore, offers the central area of Johannesburg its first dramatic street-level plaza.

(b) Concurrent with the increase of air travel to and from South Africa and the necessary development of the Jan Smuts International Airport, Carlton Hotel will provide the City with 1,200 additional beds at a time when the shortage of hotel accommodation in the city is becoming chronic. In a city that offers the arriving tourist little that is of immediate interest, the quality standards of Carlton Hotel will make an important impact on tourists from overseas, visitors from adjoining African countries and South Africans from other centres on visits to our city.

(c) The Exhibition Hall will serve two important purposes. Its programme of trade exhibitions and public shows throughout the year will not only attract additional visitors into the city but the commencement of its construction has already led to the agreement by certain major industries in the country to stage annual exhibitions. As an example, the motor industry in South Africa has agreed to re-introduce the annual South African Motor Show. In addition, its presence adjoining the Carlton Hotel provides an amenity for conventions and seminars that is unparalleled in South Africa and is only found in rare instances anywhere else in the world.

(d) It is believed that of all the components of the Carlton Centre, the public at large will judge the project on the strength of the two below ground retail levels. It is common knowledge that the street-grid system in Johannesburg, with narrow and congested pavements and with traffic intersections occurring at intervals of 250 feet, provides a shopping environment in the central city area that is both unattractive and exhausting for the pedestrian. The Carlton Centre shopping levels represent the first significant achievement in Johannesburg in the separation of traffic and pedestrians. Throughout the world, town planners have been increasingly urging the necessity of this separation as transportation problems mount and central city populations increase. The scale and planning of the Carlton Centre retail levels provide Johannesburg with an opportunity that has yet to present itself in other major cities in the world.

(e) The 50 storey Office Tower will be the tallest commercial building in the western world outside of America. It will be regarded as a prestigious symbol of achievement in South Africa and it will maintain Johannesburg's unrivalled claim to being the financial and commercial heartbeat of the Republic.

(f) As yet, it has not been possible for the Municipality to construct public parking garages that are conveniently located to the business and retail cores in the central area. Although the facilities offered by the Library Gardens, Van Der Byl and Von Brandis garages are convenient, they are unable to cope with the demand. Carlton Centre's garages will offer space for not less than 1,000 vehicles seeking short term parking and, in fact, the total facility will add approximately 7% to the total parking capacity in the central area.

6. UNDER-STREET LINKS TO ADJOINING DEVELOPMENTS

(a) The Carlton Centre project has stimulated a number of new building projects in the area and those already announced include the IBM building on Kruis Street between Main and Marshall Streets; the re-development of the Empire Cinema block; the re-development of the Colosseum Cinema block; the re-development of the Carlton Cinema block fronting on to Von Wielligh Street and the Bloch and Moshal, Gevisser building between Smal and Von Wielligh Streets which has its main frontage on to Market Street but which runs through to Commissioner Street with a 50 foot frontage.

(b) The impact that will be made by Carlton Centre's below ground shopping levels has been recognised by the adjoining developers. In recent months preliminary discussions have been held to ascertain the practicality of linking the Carlton Centre shopping levels with the below ground retail areas in the new developments by means of connecting malls beneath the intervening streets.

(c) Provided that the City Authorities are prepared to entertain Carlton Centre's application to dispose of its surplus bulk, as detailed further in this memorandum, Carlton Centre will be prepared to co-operate to the full in the establishment of the proposed under-street links. To achieve the links, Carlton Centre accepts that it will face expense brought about by the penetration of its perimeter piling and alterations to store fronts. Furthermore, that space presently planned for retail will have to be given over to non-revenue producing malls. The under-street links that have been discussed to date are as follows :-

- (i) Beneath Commissioner Street - to link the Mezzanine level of Carlton Centre with the Empire Cinema block.
- (ii) Beneath Commissioner Street - to link either the Mezzanine or Boulevard levels of Carlton Centre to the Bloch, Moshal, Gevisser re-development.
- (iii) Beneath Von Wielligh Street - to link the Boulevard level of Carlton Centre with the new development on the Carlton Cinema block.
- (iv) Beneath Kruis Street - to link the Mezzanine level of Carlton Centre with the Colosseum Cinema block.

(d) A further possibility exists that with the re-development of the Zambesi House block at some time in the future, a further link could be created between Carlton Centre and this block, beneath Von Wielligh Street.

(e) The advantages that flow from the creation of these under-street links between Carlton Centre's shopping levels and new retail areas in adjoining important projects are readily apparent. The fundamental principle introduced at Carlton Centre whereby physical separation of pedestrians and traffic is achieved can be further stimulated by the under-street links to provide a significant area of well-planned modern retail in the central city. It should be borne in mind that the new high rise buildings that will cluster round the Carlton Centre project will considerably intensify the population in this part of the city. While the creation of further "super blocks" in this area is unlikely, the creation of below street traffic free concourses that are linked, must inevitably improve the reticulation of pedestrians and reduce the congestion of pedestrians and vehicles at street intersections.

(f) The viability of below street retail areas will be greatly enhanced and it is anticipated that this will have the direct result of encouraging architects to create plazas at street level as a setting for their high rise office buildings, with shopping areas beneath the plaza.

(g) In the case of Commissioner, Von Wielligh and Kruis Streets, the location of Municipal services within the street areas have been carefully studied. No undue disturbance of Municipal services is expected by the creation of under-street links from the Carlton Mezzanine level beneath either Commissioner or Kruis

Streets. In the case of Von Wielligh Street, the proposed connection at the Boulevard level will avoid the various services located beneath the street following the creation of the Carlton "super block".

7. SURPLUS BULK HELD BY CARLTON CENTRE

(a) As indicated in the attached Annexures, the total amount of unused bulk attached to the Carlton Centre property lying between Main and Marshall Streets amounts to 169,181 square feet.

(b) Carlton Centre acquired the "Flag Hotel" site for the purpose of achieving a vehicle exit ramp northbound on to Kruis Street. At this stage, Carlton Centre does not propose to build on this site at ground level or above and, consequently, the total amount of bulk attaching to this site of 38,812 square feet will not be used at the present time.

(c) The application to the City of Johannesburg to permit the transfer and disposal of Carlton Centre's surplus bulk relates only to the surplus bulk attaching to the property between Main and Marshall Streets. The "Flag Hotel" bulk, presently unused, is not involved in the application and would only be brought into the picture at such time as another developer wished to acquire this site for the re-development of part or whole of the block bounded by Fox, Kruis, Main and Von Brandis Streets.

8. PROPOSAL REGARDING THE DISPOSAL OF SURPLUS BULK

It is proposed by Carlton Centre that the City should agree to re-zone the blocks contiguous to Carlton Centre to permit Carlton Centre to dispose of the surplus bulk it holds amounting to 169,181 square feet on the following conditions :-

(a) That either the property to be re-zoned shall be linked to Carlton Centre beneath the intervening street from one or other of the Carlton Centre retail levels, or that the property to be re-zoned shall be contiguous with Carlton Centre but prevented from being connected below street to the Carlton Centre retail areas due to physical limitations.

(b) That the property to be re-zoned shall be of sufficient size and significance to warrant the re-zoning, at the discretion of the City.

(c) That the developers that establish under-street links with Carlton Centre be entitled to create retail areas beneath the street surfaces without the application of any "penalty" bulk formula, in order that they may defray the construction cost of the link and ensure both the attractiveness of the link and continuity of public interest.

9. CONSIDERATIONS RELATING TO THE PROPOSAL

(a) Appropriate powers are vested in the City to permit the City to re-zone properties for bulk. It is understood that precedent exists and that properties have been re-zoned in the past to permit the transfer of bulk from one development to another on the lines proposed above.

(b) From the point of view of aesthetics, the proposal has much to commend it. The transfer of bulk to one or more of the four new developments referred to above will be of considerable assistance in achieving high rise buildings that are more appropriately in scale with the Carlton Centre Office Tower.

(c) Concern has been expressed by the City Engineer's Department relating to the possible "over-heating" of this area of the city if new high rise buildings are encouraged in this manner. The view has been expressed that the City Authorities must be constantly on their guard against vehicle and population densities being permitted to rise to congestion point in any part of the city. On the other hand, City Authorities have the responsibility of ensuring that everything is done to promote the welfare of the central area of Johannesburg and to maintain it as a vigorous and attractive "downtown". From the viewpoint of traffic, the area is well served by the one way street pairs of Commissioner and Market, and Marshall and Anderson. The extension of the below street shopping concourses will relieve the already over crowded pavements at the street level and excitingly promote the concept of separation of vehicles and pedestrians on a scale that no other city in the world has yet been able to achieve.

(d) Due to the established pattern of office accommodation and retail core in Johannesburg that presently has its junction on the west of the Carlton Centre site, the suggestion has been made that the City should only permit under-street links beneath Commissioner and Kruis Streets, and not to the east beneath Von Wielligh Street. It is believed that during the coming decade Carlton Centre will magnetise significant new development right round its periphery and that new office development can be expected to spread east to the S.A. Associated Newspapers building and beyond. It is

urged, therefore, that the under-street link beneath Von Wielligh Street should not arbitrarily be ruled out by the City Authorities at a time when new development on the Carlton Cinema block is already mooted.

10. CONCLUSION

Of the many objectives that the Carlton Centre project has sought to achieve, benefit to the citizens of Johannesburg has been first and foremost in the planning of the project. Achievement in architecture, the creation of open space for the public, the realisation of a modern shopping facility in a traffic free precinct and the creation of an international hotel will all bring benefits to the public, to the city and to the national economy. We believe that exceptional reasons exist in the present instance for the City to give favourable consideration to our proposals.

M. G. SHUTE
GENERAL MANAGER

CARLTON CENTRE LIMITEDCALCULATION OF SURPLUS BULK - CARLTON CENTRE

All available bulk on the 'super-block' bounded by Commissioner, Von Wielligh, Main and Kruis Streets has been employed in the project.

The following figures summarise the quantity of surplus bulk that is currently available from the Parkade block between Main and Marshall Streets and from the 'Flag Hotel' site at the corner of Main and Kruis Streets :-

1.0	<u>Parkade - Blocks 5 and 6</u>	
.1	Permissable bulk coverage above ground	345,702 sq.ft.
.2	Actual coverage	176,521 sq.ft.
.3	Coverage in hand	169,181 sq.ft.
2.0	<u>Old Flag Hotel Site</u>	
.1	Permissable bulk coverage	38,812 sq.ft.
.2	Actual coverage	Nil
.3	Coverage in hand	38,812 sq.ft.
3.0	<u>Summary</u>	
.1	Coverage in hand - Parkade	169,181 sq.ft.
.2	Coverage in hand - Old Flag Hotel Site	38,812 sq.ft.
.3	Total coverage in hand	207,993 sq.ft.

Attached are the detailed calculations supplied by our architects in support of the above summary :-

Parkade - Summary	- Annexure 'B'	dated 16.7.68
Parkade - Permissable Bulk	- Annexure 'C'	dated 16.7.68
Parkade - Actual Bulk	- Annexure 'D'	dated 16.7.68
Parkade - Penalty Bulk - Main St.	- Annexure 'E'	dated 16.7.68
Parkade - Below Grade Bulk	- Annexure 'F'	dated 5.7.68
Old Flag Hotel - Permissable Bulk	- Annexure 'G'	dated 9.3.70

ANNEXURE 'B'

Carlton Centre - Blocks 5 and 6

16th July, 1968

Parkade on Consolidated Stand No. 1126, Marshalltown

Summary of Bulk Calculations:

1.0	Permissable Bulk Coverage (See Annexure 'C')		345,702.05 sq.ft.
2.0	Actual Bulk Coverage (See Annexure 'D')	113,472.82	
3.0	Penalty Bulk Coverage for Areas Below Main Street (See Annexure 'E')	63,048.62	176,521.44 sq.ft.
4.0	Bulk Coverage in Hand		169,180.61 sq.ft.

Carlton Centre - Blocks 5 and 616th July, 1968Parkade on Consolidated Stand No. 1126, MarshalltownPermissable Bulk

1.0.0	<u>6 Storey Zone</u>		
1.1	Stands 432, 434, 436 and 441		
1.1.1	51.65 x 206.6 x 97.5%	10,670.89	
1.1.2	51.65 x 206.5 x 5 x 90%	48,019.00	58,689.89
1.2.0	Stands 447, 478, 479, 480, 481, 482, 483, 484, 485, 486 and 487		
1.2.1	206.6 x 206.6 x 97.5%	41,616.47	
1.2.2	206.6 x 206.6 x 5 x 90%	192,076.02	233,692.49
2.0.0.	<u>7 Storey Zone</u>		
2.1	Stands 432, 447, 478, 479, 480, 482, 484.		
2.1.1	51.65 x 51.65 x 2 x 90%	4,801.90	
2.1.2	51.65 x 103.3 x 4 x 90%	19,213.18	24,015.08
3.0.0	<u>8 Storey Zone</u>		
3.1	Stands 480, 482 and 484		
3.1.1	51.65 x 206.6 x 90%	9,606.59	9,606.59
4.0.0	<u>Bonus Bulk for Setbacks</u> @ 3 : 1 ratio		
4.1	<u>Main Street</u>		
	310'0" x 5'0" = 1,550 x 3 =	4,650.00	
4.1.1	<u>Marshall Street</u>		
	310'0" x 10'0" = 3,100 x 3 =	9,300.00	
4.1.2	<u>Von Wielligh Street</u>		
	191'5" x 10'0" = 1,916 x 3 =	5,748.00	19,698.00
	Total Permissable Bulk		345,702.05

Carlton Centre - Blocks 5 and 616th July, 1968Parkade on Consolidated Stand No. 1126, MarshalltownActual Bulk

1.0	<u>Ground Floor</u>		
.1	291'0" x 180'0"	52,380.00	
	<u>Less Open Shafts</u>		
.2	89'0" x 12'6"	<u>1,112.50</u>	51,267.50
2.0	<u>First Floor</u>		
	<u>Free Floor except for toilets</u>		
	<u>and Paid Pick-up</u>		
.1	93'0" x 36'6"		3,394.50
3.0	<u>2nd, 3rd, 4th, 5th and 6th</u>		
	<u>Floors - Free</u>		
4.0	<u>7th Floor</u>		
	<u>Exhibition Hall</u>		
.1	294'11" x 196'0"	57,804.32	
	<u>Less Mechanical Area</u>		
.2	89'0" x 12'6"	<u>1,112.50</u>	56,691.82
5.0	<u>7th Floor</u>		
	<u>Mezzanine Level</u>		
	<u>(Balance double volume)</u>		
.1	48'0" x 13'0"	624.00	
.2	115'0" x 13'0"	<u>1,495.00</u>	<u>2,119.00</u>
	<u>Total Actual Bulk</u>		<u><u>113,472.82</u></u>

ANNEXURE 'E'

Carlton Centre - Blocks 5 and 6

16th July, 1968

Area Below Main Street

Mezzanine Floor

1.0	62'3" x 310'9½"		19,346.68	
2.0	<u>Less Shopping Areas</u>			
.1	20'0" x 23'0"	460.00		
.2	9'0" x 17'0"	153.00		
.3	45'0" x 40'6"	1,822.50		
.4	66'0" x 62'3"	4,108.50	6,544.00	
			<u>12,802.68</u>	
3.0	<u>Penalty Bulk Coverage</u>			
.1	Shopping : 3 x 6,544.00		19,632.00	
.2	Other Areas : 1 x 12,802.68		12,802.68	32,434.68

Plaza Level

1.0	62'3" x 310'9½"		19,346.68	
2.0	<u>Less Shopping Areas</u>			
.1	23'0" x 62'3"	1,431.75		
.2	67'6" x 62'3"	4,201.85	5,633.60	
			<u>13,713.08</u>	
3.0	<u>Penalty Bulk Coverage</u>			
.1	Shopping : 3 x 5,633.63		16,900.89	
.2	Other Areas : 1 x 13,713.05		13,713.05	30,613.94
4.0	<u>Total Penalty Bulk Coverage</u>			<u>63,048.62</u>

Carlton Centre - Blocks 5 and 65th July, 1968Retail Areas Below Grade1.0 Mezzanine Level

.1	49'0" x 22'0"	1,078.00	
.2	56'0" x 22'0"	1,232.00	
.3	150'0" x 104'0"	15,600.00	
.4	74'0" x 43'0"	<u>3,182.00</u>	21,092.00

2.0 Plaza Level

.1	24'0" x 23'0"	552.00	
.2	36'0" x 20'0"	720.00	
.3	172'0" x 105'0"	18,060.00	
.4	75'0" x 45'0"	<u>3,375.00</u>	22,707.00

Total for Shops43,799.00Say = 44,000.00

Carlton Centre - Old Flag Hotel Site

9th March, 1970

1.0 Bulk Coverage

8 Storey (2 stands)

$$\begin{array}{rcll} 50' \times 50' & = & 2,500 \times 2 & = 5,000 \times 97.5\% = 4,875 \times 1 & = & 4,875 \\ & & & & & \\ & & & & & x 90.0\% = 4,500 \times 7 & = & 31,500 \\ & & & & & & & \underline{\hspace{1cm}} \\ & & & & & \text{Total} & & \underline{\underline{36,375}} \end{array}$$

2.0 Bulk Coverage in Hand

36,375 Cape sq.ft.

= 38,812 sq.ft.

Collection Number: A1132

Collection Name: Patrick LEWIS Papers, 1949-1987

PUBLISHER:

Publisher: Historical Papers Research Archive, University of the Witwatersrand, Johannesburg, South Africa

Location: Johannesburg

©2016

LEGAL NOTICES:

Copyright Notice: All materials on the Historical Papers website are protected by South African copyright law and may not be reproduced, distributed, transmitted, displayed, or otherwise published in any format, without the prior written permission of the copyright owner.

Disclaimer and Terms of Use: Provided that you maintain all copyright and other notices contained therein, you may download material (one machine readable copy and one print copy per page) for your personal and/or educational non-commercial use only.

This collection forms part of a collection, held at the Historical Papers Research Archive, University of the Witwatersrand, Johannesburg, South Africa.