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Ordinary Meeting of Council 24 September 1974

MANAGEMENT COMMITTEE 16.9.74  
TOWN PLANNING COMMITTEE 4.9.74

CITY ENGINEER'S DEPARTMENT (TOWN PLANNING BRANCH)

6. NEW DOORNFONTEIN DEVELOPMENT PROJECT

Description: The development area is in the northern portion of New Doornfontein bounded by Harrow Road and Sivewright Avenue on the west; Charlton Terrace and Bertrams Road on the north; Erin Street on the east and Beit Street on the south.

History: Speculative land acquisition by the New Doornfontein Development Company (Pty) Limited (hereinafter referred to as the D.D.C.) commenced in 1968. In late 1972 the first proposals of the company for redevelopment were received consisting of:

- (a) approximately 40 000 m<sup>2</sup> regional shopping centre;
- (b) approximately 250 000 m<sup>2</sup> office floor area in three towers, two of which were nearly as high as Carlton Centre office block; and
- (c) over 200 000 m<sup>2</sup> flats, mostly high-rise.

These proposals were excessive as far as traffic management was concerned and were deficient in open space provision. The scheme was, however, abandoned by the Development Company which then underwent a reorganisation involving a change in ownership and agreement that the D.D.C. would put forward a development scheme on a more modest scale.

/Owing

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Owing to the land acquisition programme of the D.D.C. and its policy of demolition of those houses purchased, schemes for rehabilitation of the area prepared by the City Engineer's Department were no longer valid and any opportunity to rehabilitate had been lost.

Until its reorganisation, the D.D.C. had intended to purchase all the privately owned sites in the area. This policy has now been abandoned.

Land Ownership: The ownership of land in the area now falls into the following categories:

* Privately owned (shown crossed in blue on Plan 1067 UD 50c laid on the table)	34 stands
Council owned	30 stands
Residue owned by D.D.C.	<u>245 stands</u>
TOTAL	<u>309 stands</u>

Existing Zoning: The stands along Beit Street are zoned "General Business" permitting shops and offices to a height of four stories and 70% coverage.

The balance of the area is zoned "General Residential" permitting flats four storeys in height with 60% coverage. Council land consists of 10 stands in Teeger Square zoned "Public Open Space", being used mainly as a tennis recreational facility. In addition, the Council owns Stands 105 to 108, 124 to 127 and 926 on which is established a social and recreational centre. The Council also owns the residue of 11 stands adjoining the Harrow Road off-ramp acquired originally for road purposes.

/Character

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Character of the Area: This section of New Doornfontein is dominantly residential and although zoned mainly for general residential purposes is occupied extensively by houses catering for the lower income groups.

Between 1968 and 1970 three houses were demolished and modern flats were built on four stands. By November 1972 the D.D.C. had 103 vacant stands and an additional 18 vacant houses. By September 1973 the figures were 133 and 10 respectively.

The buildings on the business stands along Beit Street are generally in good condition but the shops are of limited attraction.

With half the land lying idle rehabilitation is no longer a viable proposition.

The Suggested Outline Development Plan: Following numerous meetings between representatives of the D.D.C. and Council officials, the following guide points were agreed upon:

1. As far as future allowable bulk was concerned the present zoning was to be regarded as the maximum development potential, but in terms of land use a rezoning to allow for a maximum floor space of 80 000 m<sup>2</sup> for offices, 11 000 m<sup>2</sup> for shops and the residue for residential use may find favour with the Council.
2. All roads around the development will require widening, the exact width depending on design but generally to create 20 m to 23 m road reserves.
- /3. A repositioning

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3. A repositioning of internal streets and Council-owned land as well as the reconstruction of services would be possible, but at the developer's expense.
4. No expropriation of the stands privately owned was envisaged but they could be integrated into the total redevelopment.
5. Open space provision amounting to 1 ha per 1 000 persons was to be provided.
6. Office buildings should be arranged to provide an effective noise barrier to Harrow Road and similar considerations regarding noise should apply to the high-rise residential buildings along Beit Street.

Development Plan as Submitted: (Plan 1067 UD 50c laid on table)

Proposes	80 000 m <sup>2</sup> offices
	11 000 m <sup>2</sup> shopping/offices
	140 260 m <sup>2</sup> residential

Total estimated number of dwellings 1 169  
(average size 120 m<sup>2</sup>)

Total estimated residential population 2 630  
(2,25 per dwelling)

Total area of park 3,64 ha plus 1 984 m<sup>2</sup>  
(recreation centre)

This conforms to the suggestions for the development plan.

/Owing

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Owing to road widenings and building line restrictions, the privately owned stands at the periphery of the scheme have no development potential. The future of these stands must still be investigated. However, privately owned Stands 101, 329 to 331, 353, 407, 412 to 415, 424, 425, 441 to 443, 475 and 476 have been included in the scheme (a total of 17 stands).

Method of Development: The D.D.C. intends to consolidate its stands with those in the Council's ownership and together with some road areas proposed to be closed, to create 45 new erven (of which 11 will consist of park or public open spaces and one will be a recreation centre) for sale or development by D.D.C.

Owing to the varied heights of development (low in the north and high in the south) it is intended that development controls be imposed on each of the erven individually to ensure that the resultant development conforms to the development plan. Similar controls are proposed for each of the developable privately owned stands so that they will conform with their immediate neighbours.

/Conclusion:

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Conclusion: A considerable amount of time has been spent by D.D.C. and Council officials in the formulation of the basis of a workable development plan which is now acceptable. Various matters of design and procedure still have to be finalised but it is timeous for the Council to consider the scheme and to decide that approval in principle may be given, so that the remaining details may be completed in the security of Council's acceptance.

The area has been inspected.

IT IS RECOMMENDED

That the development plan 1067 UD 50c referred to in this section of the report, prepared for the New Doornfontein development, be accepted in principle.

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