
**MEMORANDUM IN SUPPORT OF AN APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP,
PROPOSED GLEN ACRES EXTENSION 4, ON A PART OF HOLDING 225, GLEN AUSTIN
AGRICULTURAL HOLDINGS**

BACKGROUND

This proposed township was initially submitted to the then Midrand Town Council in 2005.

Since then the Gautrain route was proclaimed over the application property and excluded from the township itself and the access and egress requirements amended as a result. The township owner has also had their own issues to deal with which has affected the progress of the township application known as Glen Acres Extension 4.

The township owner was recently advised by the Development Planning Department that while they would support the application it is required to be re-advertised. Since the initial submission of the application there has been the introduction of a new town planning scheme and the revised City of Johannesburg Nodal Review recommendations and the possibility that social and other factors may have changed. The township was lodged before the Gautrain route was expropriated from the property and developed.

There were no objections when the application was first submitted and advertised. The COJ Development Planning Department would, however, like to be able to evaluate the proposed township in the light of its current and most up to date development policies.

This memorandum is therefore also an updated motivation in terms of what is believed to be the prevailing planning scenario within which this proposed township is to be established.

1.0 PURPOSE OF THIS APPLICATION

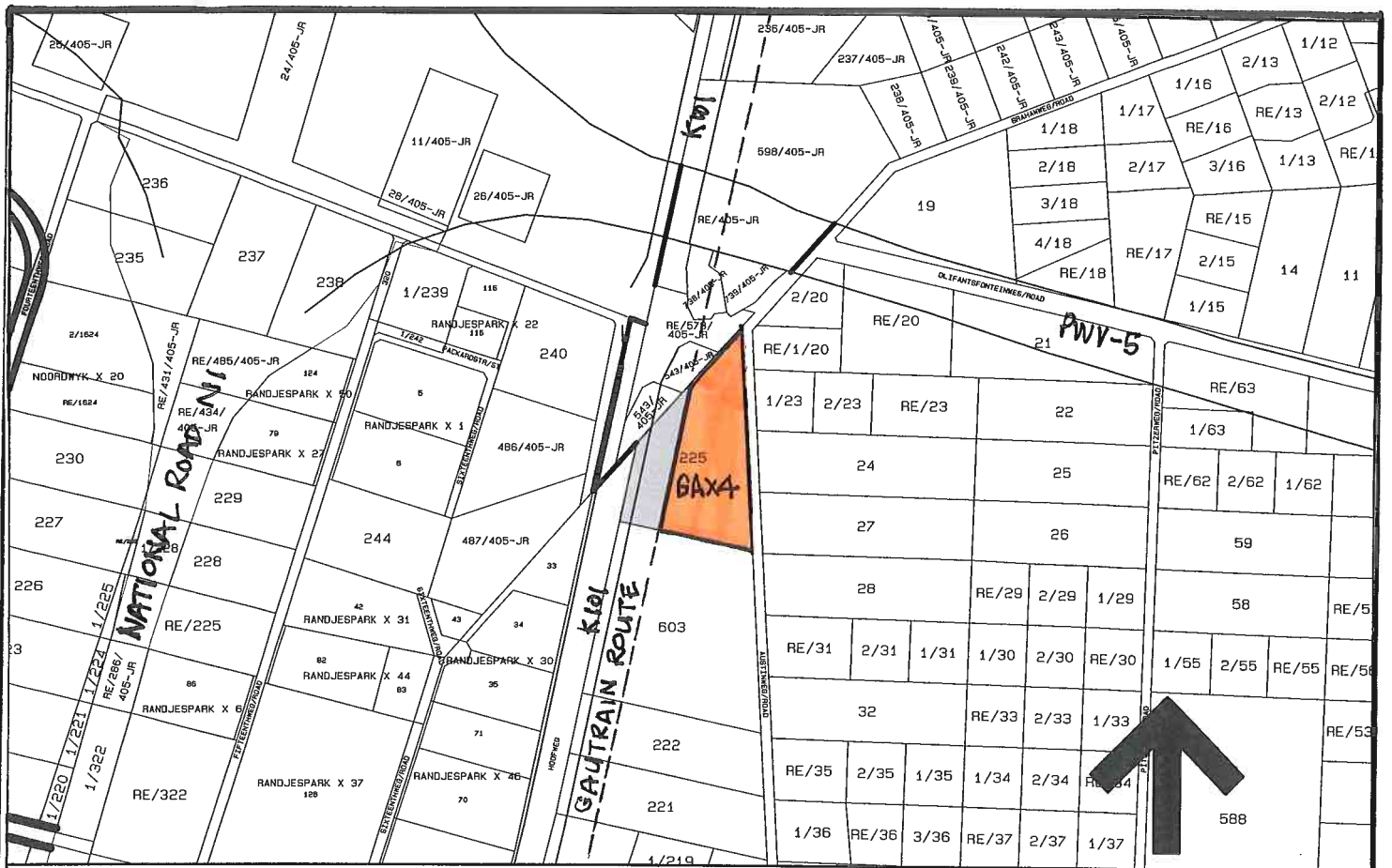
This application is for the establishment of a township in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016 on a part of Holding 225, Glen Austin Agricultural Holdings.

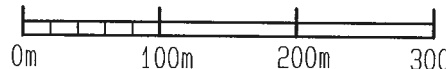
It is proposed that the township will consist of 2 erven for the following purposes, namely:

Two erven **"Special" for shops, offices, business buildings, conference centres, hotels, restaurants, health and sports facilities, access control facilities, streets and public thoroughfares; and any other use or amendment to development controls with the approval of the local authority, subject to certain conditions**

FAR 0,4 Coverage 40% Height 2 storeys

And/or for



LOCALITY PLAN  1 : 20 000

PROPOSED TOWNSHIP GLEN ACRES EXTENSION 4

a part of
Situating on ✓ HOLDING 225

GLEN AUSTIN AGRICULTURAL HOLDINGS

Local Authority CITY OF JOHANNESBURG -

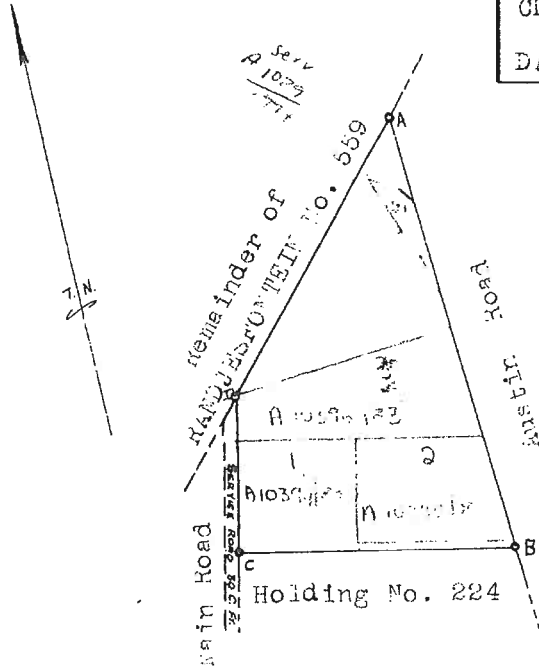
Approved

Surveyor General

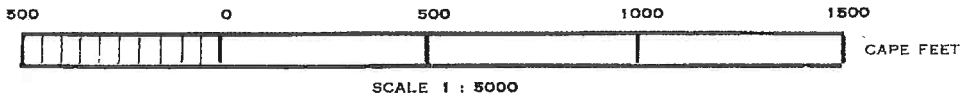
Description of Beacons

A B C D : 3 Iron standards

SIDES CAPE FEET		ANGLES	
AB	1097.46	A	45.05.30
BC	670.36	B	74.45.20
CD	393.44	C	90. 0. 0
DA	767.16	D	150. 9.10



For Servitudes
Deductions and
Endorsements
See Over.



The figure A B C D A

represents 4.9770 Morgen of land being

HOLDING No. 225

GLEN AUSTIN AGRICULTURAL HOLDINGS

situate in the District of Pretoria

Province of Transvaal

Surveyed in May to July 1944 by me

E. A. ...
Land Surveyor.

This diagram is annexed to
Transfer Deed No. _____ dated _____
in favour of _____

File No. 13426 A
General Plan No. A. 5352/44
Survey Records No. 1594/44

A. & H. - 2/48-1502

REGISTRAR OF DEEDS

JR 5V-413
JR7C-18

dwelling units/ residential buildings, subject to conditions : Coverage 50% FSR 0,6
Height 3 storeys

1.2 Township name

The Midrand Town Council previously allocated the name **GLEN ACRES EXTENSION 4** to this proposed township.

This name is retained in this re-advertised application.

2.0 GENERAL INFORMATION

2.1 Local Authority

City of Johannesburg, Region A

2.2 Locality (See Locality Plan)

The property is located between Old Pretoria Main Road (Road K101), Olifantsfontein Road (Road P795) and Austin Road in Glen Austin Agricultural Holdings.

2.3 Property Description

Holding 225, Glen Austin Agricultural Holdings, Registration Division J.R., Gauteng

2.4 Extent

The property is **4,2629 ha** in extent.

The application property is affected by a widening of the Old Pretoria Main Road (K101) and also the alignment of the Gautrain route along its western boundary. Both areas as referred to have been excluded from the township.

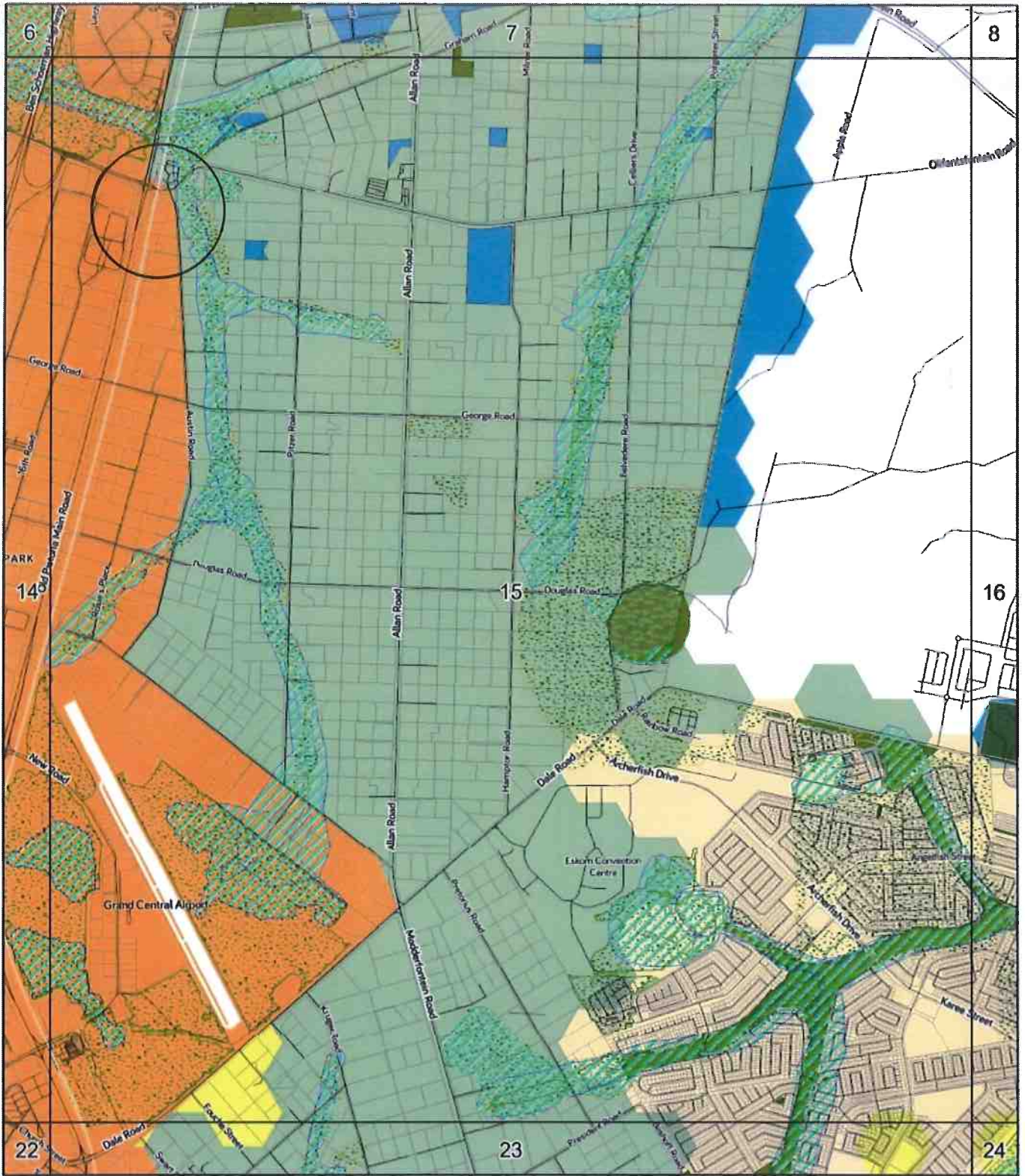
The township area is then a reduced area of some **2,9873 hectares** in extent (subject to final survey).

2.5 Registered Owner

AGGELIKI ANTONIADES vide Deed of Transfer **T54289/1981**.

2.6 Title Deed

In terms of the applicable Deed of Transfer the property comprising this proposed township is held as an agricultural holding and is subject to such terms and conditions as are applicable in terms of the Agricultural Holdings (Gauteng)

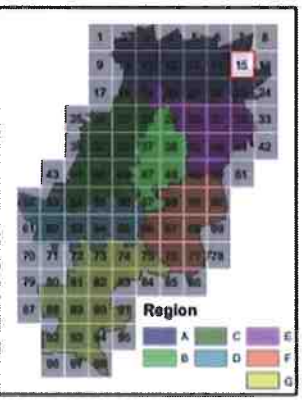


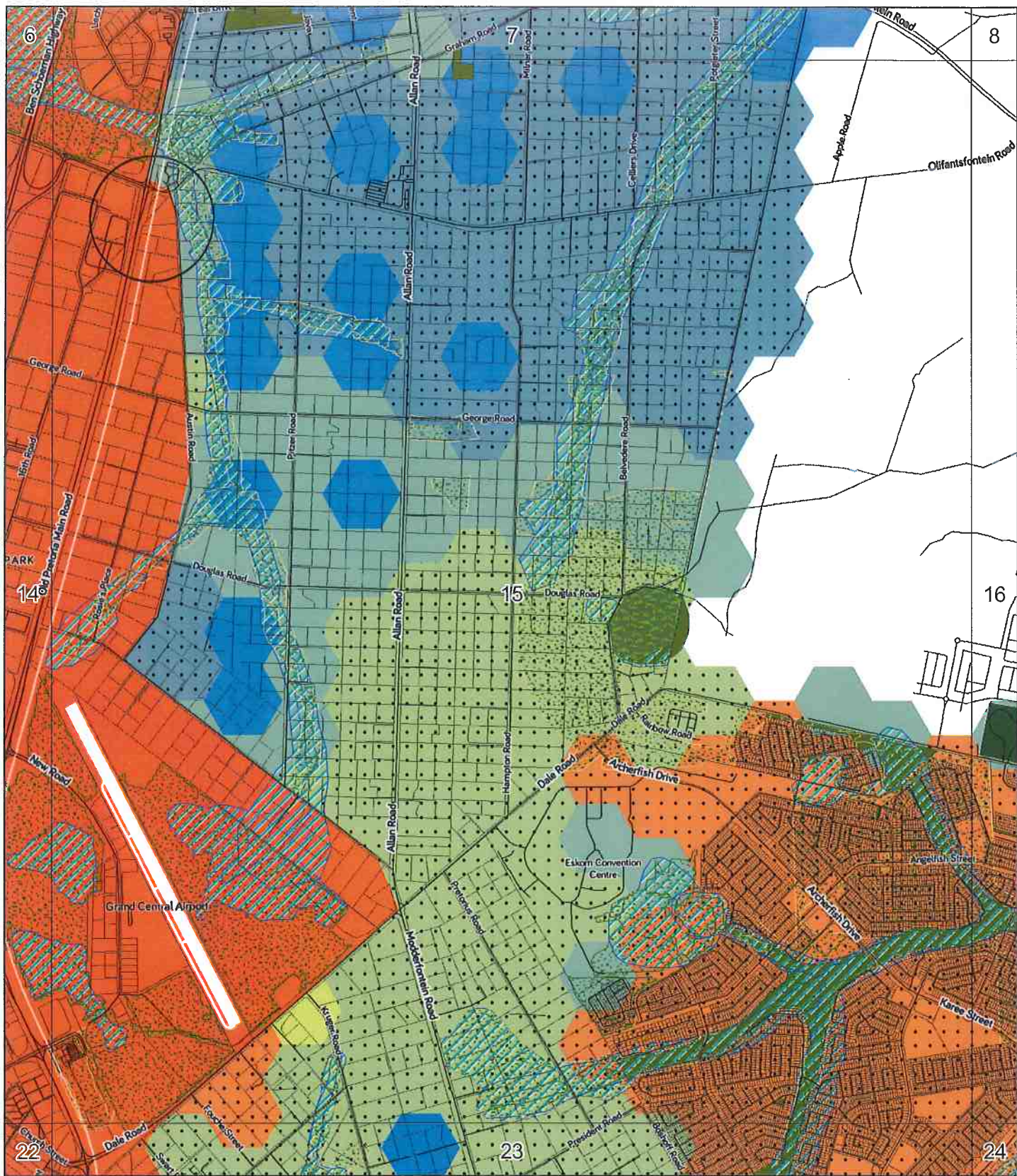
Nodes and Development Zones Page 15 of 98

Legend

- Erven
- See SDF or Relevant SAF
- Empire Perth SAF
- Louisa Botsha SAF
- Mining Belt SAF's
- Randburg-OR Thambo Corridor
- Turfontein SAF
- Protected Areas
- Critical Blod. Area 1
- Critical Blod. Area 2
- Environ Sens. Area 1
- Environ Sens. Area 2
- Wetlands
- Ridges
- City Parks/Open Space
- Industrial
- Inner City Node
- Metropolitan Node
- Regional Node
- General Urban Zone
- LED Zone
- Sub-Urban Zone
- Peri-Urban Zone
- Beyond UDB

0 0.5 1 Km 15 April 2019





Density (DU/ha)

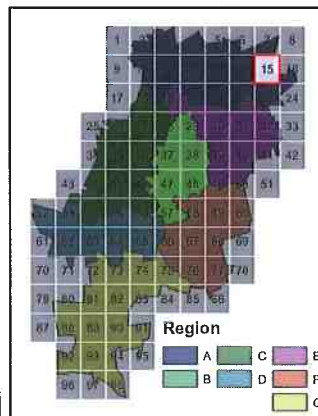
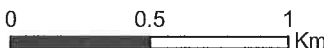
15 April 2019

Legend

- Erven
- See SDF or Relevant SAF**
- Empire Perth SAF
- Louis Botha SAF
- Mining Belt SAF's
- Randburg-OR Thambo Corridor
- Turffontein SAF

- Protected Areas
- Critical Biod. Area 1
- Critical Biod. Area 2
- Environ Sens. Area 1
- Environ Sens. Area 2
- Wetlands
- Ridges
- City Parks/Open Space

- Industrial
- DU/ha**
- N/A (UDB)
- 5 to 10
- 10 to 15
- 15 to 20
- 20 to 30
- 30 to 40
- 40 to 50
- 50 to 60
- Min 60
- Min 80
- Min 100



Registration Act, 1919. An application for excision will be submitted to the authorities after approval by the local authority. This will effectively deal with those conditions of title, which refer to the use of the agricultural holdings.

The following Caveats are registered against the property: I-18425/1995C-T/81 and I-18426/1995C-B/81

Both of these above mentioned interdicts are against the mortgage bond in respect of expropriated properties and ceded rights in respect of servitudes of right of way (discussed below) in favour of the then Midrand/Rabie Ridge/Ivory Park Metropolitan Substructure (not the City of Johannesburg).

These do not affect this proposed township and will be suitably addressed within the township establishment procedure.

2.7 Mortgage Bonds

A mortgage bond **B40848/1981** is registered against the property in favour of **BARCLAYS NATIONAL BANK** (now First National Bank).

2.8 Servitudes

The following servitudes or encumbrances affect the property on which this proposed township is to be established :

- 2.8.1 Road Proclamation Notice 570/87 being the approximately 17m wide proposed widening of Main Road (Road K101) along the western boundary of the property with Road K101. This proclaimed road is excluded from this proposed township area.
- 2.8.2 Servitude of Right of Way vide SG No. 10293/94. This servitude is included as a public road within this proposed township.
- 2.8.3 Road Proclamation vide Administrator's Notice No. 575/87 being a proposed realignment of Olifantsfontein. This road proclamation is included as a public road within this proposed township.
- 2.8.4 Unregistered Servitude of Right of Way vide SG No. 10292/94. This servitude will be cancelled due to the fact that the access between Olifantsfontein Road and Austin Road has been redesigned and this servitude of right of Way is now unnecessary.

2.9 Land Use

The property is vacant and undeveloped.

2.10 Zoning

The property is zoned "**Agricultural**" in terms of the City of Johannesburg Land Use Scheme, 2018.

2.11 Development Planning Policies (see attached COJ Density and Nodes and Development Zones Plan)

The application property is now located within the so-called "Midrand Metropolitan Node" which is a nodal development area proposed by the City of Johannesburg where vibrant mixed used developments are encouraged.

The application property is also located, in terms of the latest Nodal Review policy in a business node which is located at the intersection of Olifantsfontein Road (Road P795) and the Old Pretoria Main Road (Road K101).

The property is in a density zone where the minimum proposed residential density is 80 dwelling units per hectare.

2.12 Surrounding Development

The property is located directly south of the Old Pretoria Main Road (K101) intersection with Road P795 and south of the so-called "Glen Austin Village" shopping centre. The properties directly to the east and opposite Austin Road are developed for "Agricultural" purposes. The property to the south is undeveloped. The area of Glen Austin in which the property is located has been developed for predominantly agricultural/residential purposes. This part of Glen Austin is, however, relatively undeveloped.

Those properties located directly west of Road K101 are located within the so-called "industrial strip" and may be developed for Annexure "B" industrial uses as defined in the Greater Pretoria Guide Plan.

The residential township Glen Acres Extension 13 has been developed on the property located immediately south of the application site.

The Gautrain rail route was once a part of the application property and now forms the western boundary of this proposed township.

The National Road N1-21 and the Olifantsfontein off-ramp is located some 700m to the west of the application site.

2.13 Road Proposals

The application site is affected by new road proposals, ie.

1. Proposed widening of the Old Pretoria Main Road (Road K101) by some 17m along the western boundary of the property vide Administrator's Proclamation 570/87.
2. The proposed realignment of the Austin Road / P795 intersection.

All these road proposals have been accommodated within the layout plan for this proposed township.

3.0 MOTIVATION IN SUPPORT OF THE APPLICATION

3.1 Need and Desirability

Need

The application property is located within the business node located at the intersection between Olifantsfontein Road and Road K101 (the Old Pretoria Main Road). The application site is also located opposite the Annexure "B" sophisticated industrial area to the west of Road K101. The property immediately to the north and opposite Olifantsfontein Road (Portion 738) was formerly developed as a filling station before it was closed as a result of it being directly affected by the Gautrain route and being declared unsafe to be located under the Gautrain viaduct. The Teazers adult entertainment venue and smaller shops and a small overnight hotel continue to exist on Portion 873 immediately to the north of Olifantsfontein Road.

There is also a need to evaluate alternative land uses within those areas affected by the increased negative environmental influences created by the Old Pretoria Main Road. It has been generally agreed that those properties fronting onto the K101 be allowed to develop alternative and reasonable land uses which will be able to accommodate a reasonable interface between the Old Pretoria Main Road and Austin Road which is located directly to the east of and adjoining this application site.

The location of this application site within 200m of the important intersection between P795 (Olifantsfontein Road) and the Old Pretoria Main Road (Road K101) makes it ideal for the proposed business, office and related development together possibly with residential uses where accessibility and visibility are key elements.

The development of this southern side of the intersection is a logical and reasonable growth of business uses within this established node. The property is already adjoined by an existing commercial estate (James Ralph) and then a developed residential township complex. A new 400 unit residential estate (The Austin) is under construction at the corner of George Road and Austin Road.

Location

The application site is located directly east of and adjacent to the Old Pretoria Main Road which is probably one of the most visible arterial roads within Midrand. The Olifantsfontein Road which forms the northern boundary is also a very important east-west link between the N1 freeway and Clayville / Olifantsfontein through Glen Austin Agricultural Holdings. Austin Road to the east is less important as a main vehicular access route, yet forms an important boundary on the eastern boundary of the application site.

This location adjacent to these main roads and less than 700m from the centre of the Olifantsfontein off-ramp off the N1 freeway makes it an ideal location for retail, office and related land uses requiring good access and a high degree of visibility.

Proposed Development Plan

Any development of the area located in the Olifantsfontein Road / Old Pretoria Main Road / Austin and George Road should take the following factors into consideration:

Environmental considerations

The area under consideration forms an integral part of Glen Austin. These properties are, however, severely compromised for continued agricultural/residential purposes by the impact of the Old Pretoria Main Road. These properties are not suitable for residential habitation.

The application property lies outside of any critical biodiversity areas (*See the Nodes and Development Zones Map – Page 15 of 98*)

GDARD has indicated that this proposed development is Not Listed and can therefore be supported without further detailed investigations being required for their approval.

The access and traffic issues have been evaluated and approved by the JRA in terms of the traffic impact study that was undertaken for this proposed township.

Access is proposed from Austin Road at the eastern side of the application site at a point far enough south of the intersection with Olifantsfontein Road that it will not in any way affect the orderly flow of traffic along that road.

This single access will serve the larger development area incorporating proposed Erven 1 and 2 which will be consolidated on proclamation of the township.

Aesthetics

The proposed development will front onto the raised Gautrain route, Olifantsfontein Road to the north and Austin Road to the east.

It is important that the proposed new structures represent a high standard of aesthetic design and that there is a unified attention to landscaping detail along the length of the common boundary with all adjoining roads.

Compatible land uses

Land uses which are considered to be compatible with both the Old Pretoria Road / Gautrain interface, the Glen Austin Village / Teazers and the Austin Road interface should be encouraged. Land uses which would appear to be compatible with this would be high quality, non polluting and aesthetically acceptable **retail, offices**, and similarly acceptable uses. As it is impossible to define each compatible land use it is

proposed that a proviso be included in the development controls which will include such other land uses as may be found compatible by the local authority.

Proposed Erf 1 is located within the development node and will most likely be developed for complementary retail uses in addition to the uses as set out above.

3.2 Essential services

The proposed township is located in an area of rapid township development and may be connected to all essential services.

The existing outfall sewer line is located in Austin Road.

3.3 Geotechnical conditions

No problems of a geotechnical nature have been experienced in the vicinity of the application site. A comprehensive geotechnical investigation has been conducted as part of this township establishment procedure.

3.4 Hydrological factors

This proposed township is affected at its northern tip by a potential 1:50 year floodline, as indicated. This 1:50 year floodline affects existing roads and should have no effect on this proposed township. Proposed erven 1 and 2 are not affected by this floodline.

At this point the stream is contained within a formal concrete pipe and channel under Olifantsfontein Road and then through Portion 873 northwards.

4.0 PROPOSED DEVELOPMENT CONTROLS

The development controls which are proposed are the following:

Proposed Erven 1 and 2

ZONING : "Special" for shops, offices, business buildings, conference centres, hotels, restaurants, health and sports facilities, access control facilities, streets and public thoroughfares; and any other use or amendment to development controls with the approval of the local authority, subject to certain conditions; and

FLOOR SPACE RATIO : The floor space ratio shall not exceed 0,4

COVERAGE : The total coverage of all buildings shall not exceed 40%.

HEIGHT : The height of buildings shall not exceed 2 Storeys or 14m; Provided that the local authority may approve an additional storey on approval of a site development plan.

BUILDING LINES : Gautrain : 6m

Other boundaries : 10m, provided that the local authority may relax these building lines.

PARKING : Paved parking, together with the necessary manoeuvring area, shall be provided on the site to the satisfaction of the local authority in the following ratios:

Offices : 4 parking spaces per 100m² total gross leasable floor area.

Other uses : To the satisfaction of the local authority.

Or as required in accordance with the Midrand Metropolitan Node guidelines for parking.

No materials, goods or equipment of any nature shall be stored or stacked outdoors and no repairs of any nature to vehicles or equipment shall be effected outside the approved buildings, except in an area which is screened to the satisfaction of the local authority for that purpose.

The registered owner of the erf shall erect a physical barrier as may be approved by the local authority along all boundaries of the site and shall maintain such barrier to the satisfaction of the local authority. The township owner shall be responsible for all landscaping within the proposed development and the adjoining road verges between the road edge and the township boundary.

And or for

dwelling units / Residential buildings : Coverage 50% FAR 0,6
Height 3 storeys

Ingress to and egress from the property shall be to the satisfaction of the Johannesburg Roads Agency.

5.0 PROPOSED LAYOUT

The proposed township will comprise a large mixed use erf located between Austin Road and the Gautrain boundary.

The northern part of Austin Road will be widened to 34m reducing to 25m. The proposed access will be located at a point 110m south of the intersection with Olifantsfontein Road, as indicated on the proposed township layout plan.

The two erven in the proposed township will be consolidated after proclamation.

6.0 CONCLUSION

This application for the establishment of the township Glen Acres Extension 4 will permit the development of a high quality retail, office and related business park within a highly visible and easily accessible part of Glen Austin adjacent to the Old Pretoria Main Road and within the established business node at the intersection of that road with Olifantsfontein Road. Alternatively the site is also well suited for

residential dwelling purposes as it is close to main arterials with good access from Austin Road.

There is a strong demand for residential uses and the strengthening of this established node through the incorporation of residential uses would add to its quality and economic success.

This application is a resubmission of an earlier township application on the same for similar rights that was approved in principle. The same development controls as were earlier proposed are generally incorporated in this application.

This proposed development should be supported as it will result in a high quality retail, office and related business development and or for residential dwelling units which will provide an aesthetically and environmentally acceptable development between Glen Austin and the K101.

It is inconceivable that this well located property within the Midrand Metropolitan Node that has been seriously affected by first a proposed widening of the Old Pretoria Main Road (Road K101) and then the 40m wide Gautrain expropriation should not be able to be developed to its full potential.

The emphasis which will be placed here, within this proposed development, on the attractive design of the new structures and provision of suitable landscaping within the development and adjacent to the adjoining roads will ensure that this node contributes positively to the overall long term development of Glen Austin and Midrand.

The re-advertised application should therefore be favourably considered and supported by the relevant authorities.

-ooOoo-

Rob Fowler & Associates
(Consulting Town & Regional Planners)
PO Box 1905 Halfway House 1685

SACPLAN Registration No. A/115/1985

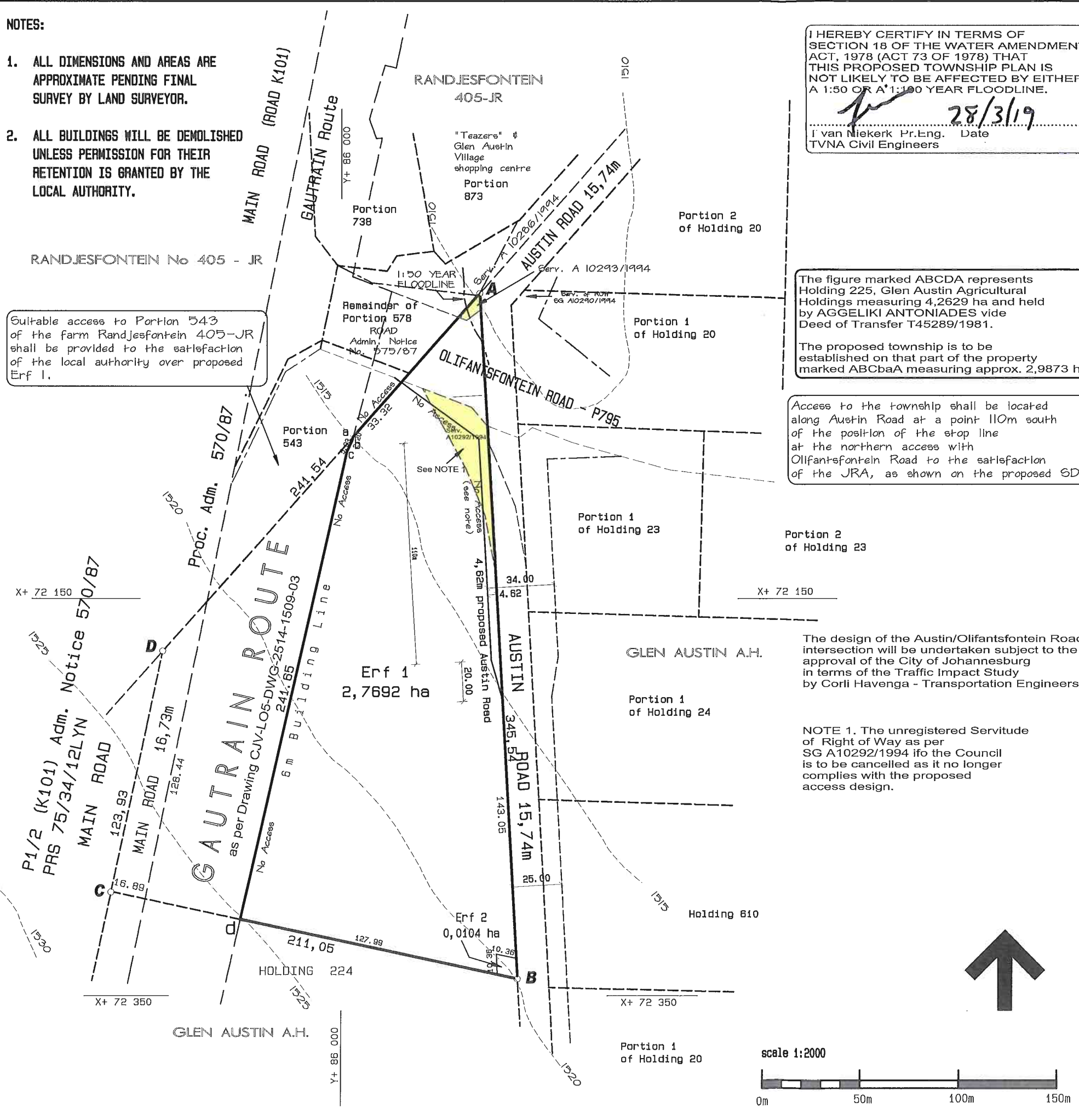
R2245 / September 2023

NOTES:

1. ALL DIMENSIONS AND AREAS ARE APPROXIMATE PENDING FINAL SURVEY BY LAND SURVEYOR.
2. ALL BUILDINGS WILL BE DEMOLISHED UNLESS PERMISSION FOR THEIR RETENTION IS GRANTED BY THE LOCAL AUTHORITY.

RANDJESFONTEIN No 405 - JR

Suitable access to Portion 543 of the farm Randjesfontein 405-JR shall be provided to the satisfaction of the local authority over proposed Erf 1.



I HEREBY CERTIFY IN TERMS OF SECTION 18 OF THE WATER AMENDMENT ACT, 1978 (ACT 73 OF 1978) THAT THIS PROPOSED TOWNSHIP PLAN IS NOT LIKELY TO BE AFFECTED BY EITHER A 1:50 OR A 1:100 YEAR FLOODLINE.

[Signature] 28/3/19
 J van Niekerk Pr.Eng. Date
 TVNA Civil Engineers

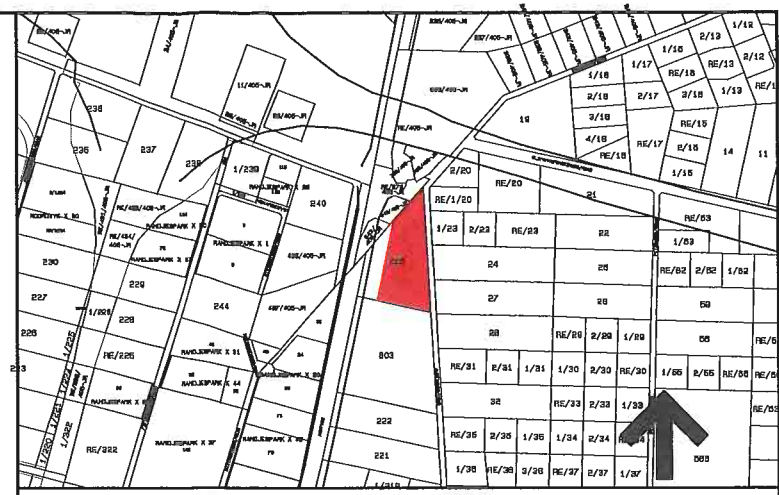
The figure marked ABCDA represents Holding 225, Glen Austin Agricultural Holdings measuring 4,2629 ha and held by AGGELIKI ANTONIADES vide Deed of Transfer T45289/1981.

The proposed township is to be established on that part of the property marked ABCbaA measuring approx. 2,9873 ha.

Access to the township shall be located along Austin Road at a point 110m south of the position of the stop line at the northern access with Olifantsfontein Road to the satisfaction of the JRA, as shown on the proposed GDP.

The design of the Austin/Olifantsfontein Road intersection will be undertaken subject to the approval of the City of Johannesburg in terms of the Traffic Impact Study by Corli Havenga - Transportation Engineers.

NOTE 1. The unregistered Servitude of Right of Way as per SG A10292/1994 ifo the Council is to be cancelled as it no longer complies with the proposed access design.



LOCALITY PLAN 1: 20 000

PROPOSED TOWNSHIP
GLEN ACRES EXTENSION 4

Situated on a part of **HOLDING 225**
GLEN AUSTIN AGRICULTURAL HOLDINGS

Local Authority **CITY OF JOHANNESBURG - REGION A**

GEBUIKSTABEL / USE TABLE

GEBUIK USE	AANTAL ERWE / No. OF ERVEN	OPPERVLAKTE / AREA	% VAN DOORP OF TOWNSHIP	ERFNOMMERS ERF NUMBERS	VERMYSING REFERENCE
"SPECIAL"	2	2,7796 ha	60,24	1 - 2	
STREETS & PT.		0,2077 ha	8,82		
TOTAL	3	2,9873 ha	100,00		

GROOTTE VAN ERWE / SIZE OF ERVEN		STRATE / STREETS	
MINIMUM HEERSEND/RULING			
		MINIMUM GRADIENT	1:40
		MAXIMUM GRADIENT	1:17
		TOTAL LENGTH	140m

VERW. REF. 07-5257 SKAAL SCALE 1/2 000 PLAN No. **R2245/ 5**

DATUM/DATE	WYSIGING/AMENDMENT	DATUM/DATE	WYSIGING/AMENDMENT
JUNE 2005	APPLICATION SUBMITTED	SEPT.2023	Application readvertised
APRIL 2008	GAUTRAIN EXCLUDED & RES. AMENDED		
MAY 2009	LAYOUT AMENDED		

KONTOERINTERVAL 2m DIE KONTOERE VOLDOEN AAN DIE STANDAARDE GESTEL IN REGULASIE 18(2) VAN DIE DORPSBEPLANNING- EN DORPEREGULASIES.
 CONTOURS CONFORM TO THE STANDARDS Laid-DOWN IN REGULATION 18(2) OF THE TOWN-PLANNING AND TOWNSHIP REGULATIONS.

KONTOEROPMETING DEUR A O C MAPPING APPLIKANT / APPLICANT

Rob Fowler & Associates
 TOWN AND REGIONAL PLANNERS / PROPERTY DEVELOPMENT CONSULTANTS

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 Email robf0208@gmail.com

SACPLAN Reg. No. A/115/1985.

