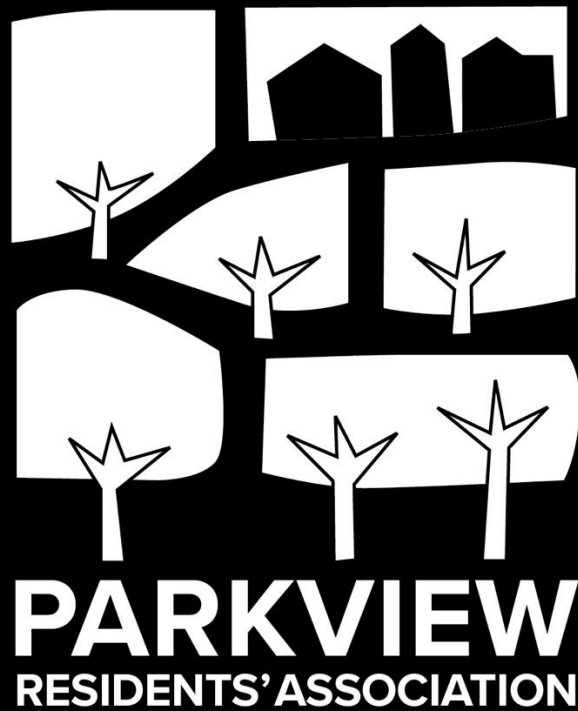


2024



Snapshot:

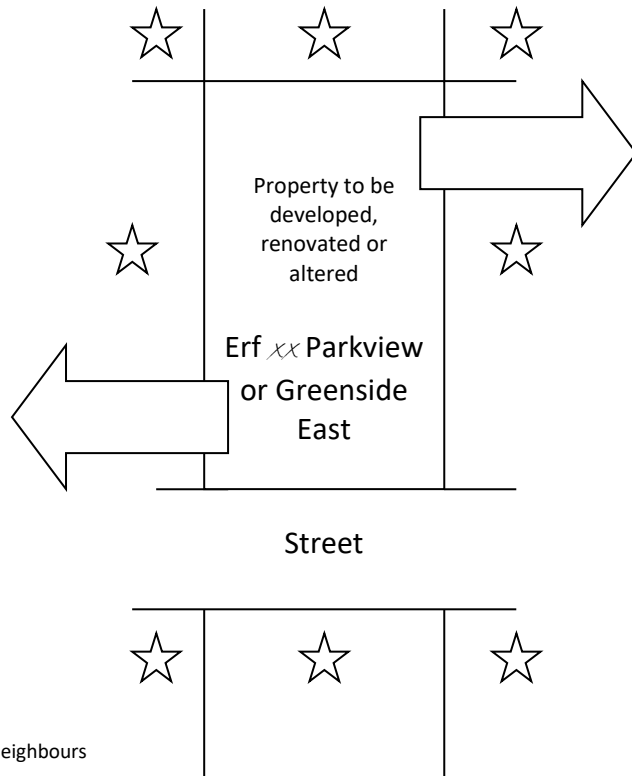
Building guidelines for residents who wish to develop, renovate or alter properties

WWW.PARKVIEW.ORG.ZA

The COJ Land Use Scheme, 2018

Prescribes:

- Use zoning (both primary and consent)
- Density zoning
- Floor area ratio, coverage, building lines, parking etc.



Title Deeds of Erf xx Parkview or Greenside East

Includes:

- Description of erf
- Size of erf
- Title deeds conditions
- Servitudes

What laws, regulations and policies are applicable to property in Parkview?

- Title deeds

Local Legislation

- COJ Land Use Scheme, 2018

Provincial

- Gauteng Removal of Restrictions Act
- Town Planning and Townships Ordinance

National

- National Heritage Resources Act
- National Building Regulations and Building Standards Act
- Development Facilitation Act

Development Policy

- The Spatial Development Framework 2040 (SDF 2040)
- The Nodal Review Policy
- Environmental Control Area
- Johannesburg Metropolitan Open Space System
- PRA Vision Document
- Parkview Precinct Plan
- Parkview Heritage List

Recommended procedure when contemplating development, renovation or alteration of a property:

1. Check the title deeds, for restrictive conditions and servitudes.
2. Confirm the town planning rights and whether the planned changes comply with these rights.
3. Investigate the nature of building plans which would have to be submitted.
4. Consult with contiguous neighbours.
5. Check whether the buildings are subject to heritage requirements.
6. Obtain professional advice on the best way forward.
7. Submit proposals to the Joint Plans Committee for valuable advice before proceeding.

Implemented and enforced by:

- Parkview Residents' Association
- Joint Plans Committee
- SafeParkview
- Johannesburg Heritage Foundation
- Provincial Heritage Authority - Gauteng
- Johannesburg City Council
- JHB Planning Committee