



GUIDELINES FOR DEVELOPMENT, RENOVATIONS, ALTERATIONS OR ADDITIONS TO PARKHURST PROPERTIES

ERF XXX, PARKHURST

1. Check the property's title deeds, for restrictive conditions, building lines and servitudes
2. Confirm town planning rights and conditions. Do the planned changes comply with these rights?

Johannesburg Town Planning Scheme (1979) prescribes a property's permitted:

- Use zoning
- Density
- Floor Area Ratio (F.A.R)
- Coverage
- Building lines
- Servitudes
- Parking provision / requirements
- Other right and conditions

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:

- Section 34 of the National Heritage Resources Act (1999), states that no person may alter or demolish any structure, or part of a structure, which is older than 60 years and without a permit from PHRAG (Gauteng Heritage Resources Authority)
- Larger developments (over multiple erven) may require a Heritage Impact Assessment under Section 38 of the Act.

6. Obtain professional advice on best way forward.

7. Ask contiguous neighbours to sign plans for submission (as required).

8. Submit proposals to PRABOA Architecture and Town Planning panel for valuable advice and letter of no objection, before proceeding (up to 2 weeks).

9. Submit plans to PHRAG, if required (up to 12 weeks).

10. Submit plans to City of Johannesburg (Council) for approval (usually 4 - 6 weeks).

11. Wait for approval before starting any construction work.