

Table 11: SDF 2040 Densities Table including "Consolidation Zone" for reference

SDF DENSITIES TABLE FOR EASY REFERENCE		Density Regulations
Target Locations/Spatial Elements		Housing Density (per erf) ⁹ (du = dwelling units)
1 Transformation Zone	Inner City	Urban node guideline for CBD to apply (see below)
	Corridors of Freedom	Apply public transport density and Corridors of Freedom guidelines
	Soweto	Subject to provisions and guidelines emanating from approved Strategic Area Frameworks to be developed
	Mining Belt	Guide Density: 40 du/ha
	Randburg- OR Tambo Corridor	Minimum: 60 du/ha
2 Consolidation Zone	Deprivation Areas/ (Re) Urbanisation Focus	To be determined per proposal - an urban design/typology issue and not a density issue. It will therefore be dealt with by the development control indicators outlined in this SDF. Guide Density: 50 du/ha
	All existing single dwelling and low density residential areas outside of Transformation Zone, nodes, nodal buffers (defined below) and TOD nodes.	To be based, per individual application, on access to: economic activity; public transit; public open space; social infrastructure (health, education, public facilities); the potential to address deprivation area challenges and the surrounding built form. Allowable erf size to be assessed per individual application. Guide density: 20 Du/ha Height: not more than one story higher than adjacent built form.
	Mobility Spines/Corridors: The fact that a property abuts a mobility spine or corridor (as defined in current RSDF's) will no longer be supported as a stand-	To be based, per individual application, on access to: economic activity and jobs; public transit; public open space; and social infrastructure (health, education, public facilities) and on surrounding built form.

⁹ Where mixed uses are present in individual buildings or properties, housing density (du/ha) will be proportionally calculated. For example, if residential use makes up 80% of the development's floor area, the number of residential units should be divided by 80% of the property area to achieve du/ha.

5: Suburban Zone

Table 6: Suburban Zone Development Guidelines

5: Suburban Zone									
Development Guidelines (general Principles)									
Character of the Node/Zone	Land use Mix Guidelines	Residential Density	Building Placement and Orientation	Coverage	Edge Treatment, Street Frontage, Pedestrian Access	Height	Parking Location and Vehicular Access	Functional Open Space: Recreational Facilities and Greening	Sidewalk Treatment
<p>CHARACTER & DEVELOPMENT INTENT:</p> <p>Medium to low density residential areas (predominantly Residential 1) with mixing of land uses to accommodate local needs as per scheme (home based shops, home enterprises, local services - hair salons, estate agencies, etc.)</p> <p>SPATIAL FORM:</p> <p>Accessible and permeable structure. Intersection spacing at 150m – 250m intervals. Intersection density up to 80 intersections per km².</p>	<p>Mainly residential, but with local non-residential functions supported as per scheme. Where high streets are present, higher mix and intensity of land uses supported (as with the General Urban Zone).</p> <p>Home offices*, small scale neighbourhood retail, home enterprises*, public open space, salons*, estate agencies, community services & recreation, childcare.</p> <p>*Not exceeding the maximum floor area as per the Town Planning Scheme.</p>	<p>As per index section 4.2</p> <p>Additional density can be considered based on contextual assessments, site specific merits and inclusionary housing.</p>	<p>DESIRED / ENCOURAGED:</p> <p>Homes to be placed as close to the street as possible to enhance local street surveillance and interaction. Maximum of 5 m building line.</p> <p>MAXIMUM:</p> <p>For new buildings a maximum building line of 5 – 7m.</p>	<p>Coverage as per scheme.</p> <p>Additional coverage can be considered based on contextual assessments and site specific merits.</p>	<p>ACTIVATION</p> <p>Small scale local businesses along active and neighbourhood high streets. Home enterprises and offices to be located on prominent street corners & intersections and in close proximity to public open space, community service, bus stops etc.</p> <p>FRONTAGE</p> <p>Limited solid perimeter wall along street edges, particularly surrounding bus stops & high/ activity streets. Where physical enforcement is necessary, visually permeable material for at least 40% of the street edge.</p> <p>Homes, offices and home enterprises to be oriented towards the street for increased surveillance.</p> <p>Where physical enforcement is necessitated, consideration of partial visually permeable material.</p> <p>PEDESTRIAN ACCESS</p> <p>Where blocks of flats or row houses are considered, separate pedestrian access directly from the street are advised.</p>	<p>Up to 3 or as per scheme</p> <p>Additional heights can be considered based on contextual assessments and site specific merits.</p>	<p>Variable, away from street boundary and behind buildings where possible.</p> <p>Where parking behind the building is not feasible, screening from the street – particularly with regards to flat blocks, row houses or any other form of grouped housing is concerned. This shall also apply to local activity streets.</p> <p>VEHICULAR ACCESS</p> <p>Along neighbourhood high / activity streets vehicular access to be provided from secondary / side streets where possible.</p>	<p>Minimum of 10% Functional open space located on site for all residential uses.</p> <p>Where parking is provided in open lots, 1 tree per three parking bays to be provided as well as the use of a permeable surface treatment.</p>	<p>Utility Zone: 1m</p> <p>Pedestrian Zone: 1.8 m</p> <p>Spill Over Zone: 1 - 2m along local activity streets or where home enterprises are directly accessed from the street.</p>

4: General Urban Zone

Development Guidelines (general Principles)

Character of the Node/Zone	Land use Mix Guidelines	Residential Density	Building Placement and Orientation	Coverage	Edge Treatment, Street Frontage, Pedestrian Access	Height	Parking Location and Vehicle Access	Functional Open Space; Recreational Facilities and Greening	Sidewalk Treatment
					<p>Where physical enforcement is necessitated, no less than 60% of the frontage to be visually permeable.</p> <p>Windows towards streets for enhanced surveillance.</p> <p>PEDESTRIAN ACCESS</p> <p>Direct pedestrian access to building from the street, especially surrounding public transit and along Activity / High streets. Separate pedestrian entrance(s) from vehicular and pedestrian access require to be placed abutting one another, sidewalk treatment to be incorporated to ensure safety and pedestrian priority.</p>		<p>at intersections). Side streets to be utilised for vehicular access.</p> <p>MINIMUM</p> <p>Where side street access is not possible, vehicular access not to exceed 10 - 20% of the total frontage along activity / high streets.</p>		