

IMPLEMENTATION OF CRITERIA FOR THE ASSESSMENT OF LAND USE APPLICATIONS IN TERMS OF ENERGY EFFICIENCY/RESOURCE SUSTAINABILITY BY THE CITY OF JOHANNESBURG DEPARTMENT OF DEVELOPMENT PLANNING AND URBAN MANAGEMENT – DETAILED TABLES (LOW COST GOVT SUBSIDY)

LAND USE CATEGORY: LOW COST AND GOVERNMENT SUBSIDY RESIDENTIAL

Assumed occupancy	2 persons per bedroom
Assumed occupation	24/7

'O' BUILDING OPERATION

REF	TITLE	CRITERIA	MEANS OF VERIFICATION	POINTS
O1	Energy consumption	Annual mains electricity consumption will be less than 40 kWhrs/m ² .pa	Certificate with calculations to be provided by Engineer registered with ECSA with Site Development Plan proposals and with Building Plan Proposals. Engineer to provide completion certificate for Occupancy Certificate in terms of NBR Act on completion of building.	0 Compulsory
O2	Maximum energy demand	Maximum energy demand will be less than 50 VA/m ² .	Certificate with calculations to be provided by Engineer registered with ECSA with Site Development Plan proposals and with Building Plan Proposals. Engineer to provide completion certificate for Occupancy Certificate in terms of NBR Act on completion of building.	0 Compulsory
O3	Renewable energy Sources	10% of annual energy consumption energy (O1) will be sourced from renewable sources.	Detailed technical proposals, with calculations, to be provided by Engineer registered with ECSA with Site Development Plan proposals and with Building Plan Proposals. Technical proposals to be assessed and approved, sent back for modification, or refused by City Power. Engineer to provide completion certificate for Occupancy Certificate in terms of NBR Act on completion of building.	30
O4	Energy sources	Cleaner energy sources are used where possible, for instance gas is used for cooking.	Clearly indicated on the Site Development Plan proposals and the Building Plan Proposals	15

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05	Urban heat island	Large external surfaces such as car parking and roofing are constructed of a material with an absorptance value of under 0.5 or a minimum of 60% of the hard surface area is shaded.	Technical specification notes to be provided on Site Development Plan proposals and on Building Plan proposals. Architect or Structural Engineer (registered with ECSA) to provide completion certificate for Occupancy Certificate in terms of NBR Act on completion of building.	15
06	Orientation	80% of living and sleeping areas in buildings are to be orientated within 15 degrees of North.	To be self-evident from the design layout on the Site Development Plan proposals and on the Building Plan proposals.	20
07	Building form	Building depth does not exceed 15 m.	To be self-evident from the design layout on the Site Development Plan proposals and on the Building Plan proposals.	10
08	Ventilation	Occupied spaces have openings with a minimum area of at least 5% of the internal floor area.	To be self-evident from the design layout on the Site Development Plan proposals and on the Building Plan proposals and to be confirmed by means of a note on all drawings.	0 Compulsory
09	Daylight	All occupied areas within dwellings have an average daylight factor of at least 2.5%.	Explanatory diagram and notes to be provided on the Site Development Plan proposals and on the Building Plan proposals.	0 Compulsory
010	External lighting power density	External lighting power requirements do not exceed 1W per m ² of internal area and are linked to daylight sensors, motion sensors or timers.	Detailed technical proposals, with calculations, to be provided by Engineer registered with ECSA with Site Development Plan proposals and with Building Plan Proposals. Engineer to provide completion certificate for Occupancy Certificate in terms of NBR Act on completion of building.	10
011	Water heating	All water heating requirements will be met through solar water heating.	Details of SABS approved solar water heating system to be provided on the Site Development Plan proposals and on the Building Plan proposals.	30

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NOTES

1 Building Operation - Total points (weighting) required for non compulsory items at both Site Development and Building Plan submission stages = 100 points

2 The full tables (Building Operation, Transportation and Services) for the relevant land use must be included in the conditions of approval when land is rezoned or subdivided, a consent use is permitted, or when a new township is approved.

'T' TRANSPORTATION

	TITLE	CRITERIA	MEANS OF VERIFICATION	POINTS
T1	Public transport	All dwellings area located within 1km of a public transport node	Clear motivation with original land use application documents, confirmed in writing when Site Development Plan is submitted.	25
T2	Urban development boundary	The development is located at least 4km inside the City's Urban Development Boundary (Map 15 and 16, SDF 2008).	Clear motivation with original land use application documents, confirmed in writing when Site Development Plan is submitted.	15
T3	High priority areas	The site is located within a Priority Densification Area or a Marginalised Area (Map 39, SDF 2008).	Clear motivation with original land use application documents, confirmed in writing when Site Development Plan is submitted.	25
T4	Density	Density is in line with City's spatial development requirements for the area	Clear motivation with original land use application documents, confirmed in writing when Site Development Plan is submitted.	0 Compulsory
T5	Parking	Parking provision does not exceed City's requirements by more than 10%.	Clear motivation with original land use application documents and confirmation on the Site Development Plan drawings and the Building Plan drawings.	15
T6	Pedestrian	Dedicated pedestrian routes from public highways and public transport to the main entrances of all buildings with safe road crossing points are provided	Clearly indicated on the Site Development Plan drawings and the Building Plan drawings.	25
T7	Local facilities	Access to the following facilities are provided within 400m: playground/park, crèche, primary school and within 2km of the site: bank/bank ATM, post office,	Clear motivation with original land use application documents, confirmed in writing when Site Development Plan is submitted.	30

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		convenience store/supermarket and secondary school.		
T8	Cycling	Cycle routes are clearly designated on roads and provision is made for safe passage at road crossings and junctions and storage	Clearly indicated on the Site Development Plan drawings and the Building Plan drawings.	25

NOTES

1 Transportation - Total points (weighting) required for non compulsory items at both Site Development Plan and Building Plan submission stages = 95

'S' SERVICES

	TITLE	CRITERIA	MEANS OF VERIFICATION	
S1	Recycling area	A designated, covered recycling area is provided on site. This has an area equivalent to at least 1% of the building internal floor area.	Clearly indicated on the Site Development Plan drawings and the Building Plan drawings.	25
S2	Runoff	The amount of runoff from site is not increased and quality of runoff water quality is not adversely affected. Rain water harvesting, onsite retention and filtering systems are used to achieve this.	Clearly indicated on the Site Development Plan drawings and the Building Plan drawings. Additional technical information may be requested when building plans are submitted for approval.	25
S3	Rainwater harvesting	Onsite rainwater harvesting capacity equivalent to 10L/m ² is provided and linked to toilets / irrigation system / other large water consumption area.	Clearly indicated on the Site Development Plan drawings and the Building Plan drawings. Additional technical information may be requested when building plans are submitted for approval.	25

NOTES

1 Services - Total points (weighting) required for non compulsory items at both Site Development Plan and Building Plan submission stages = 50

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