

# FRANK REITZ ARCHITECT

[frank.reitz.arch@gmail.com](mailto:frank.reitz.arch@gmail.com)

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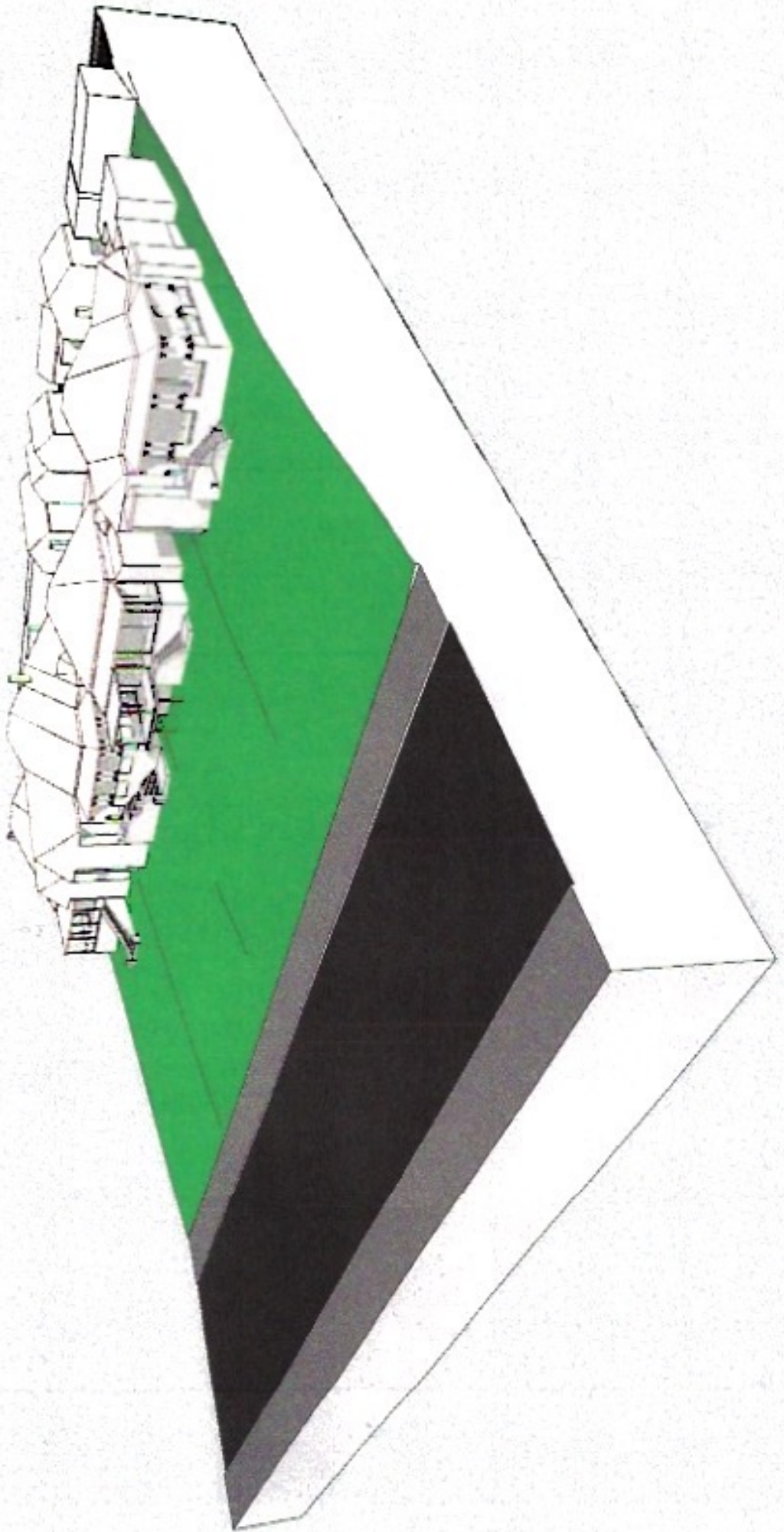
24 11<sup>th</sup> AVENUE, 213, 221 and 225 Problem Mkhize (Cowey) Road

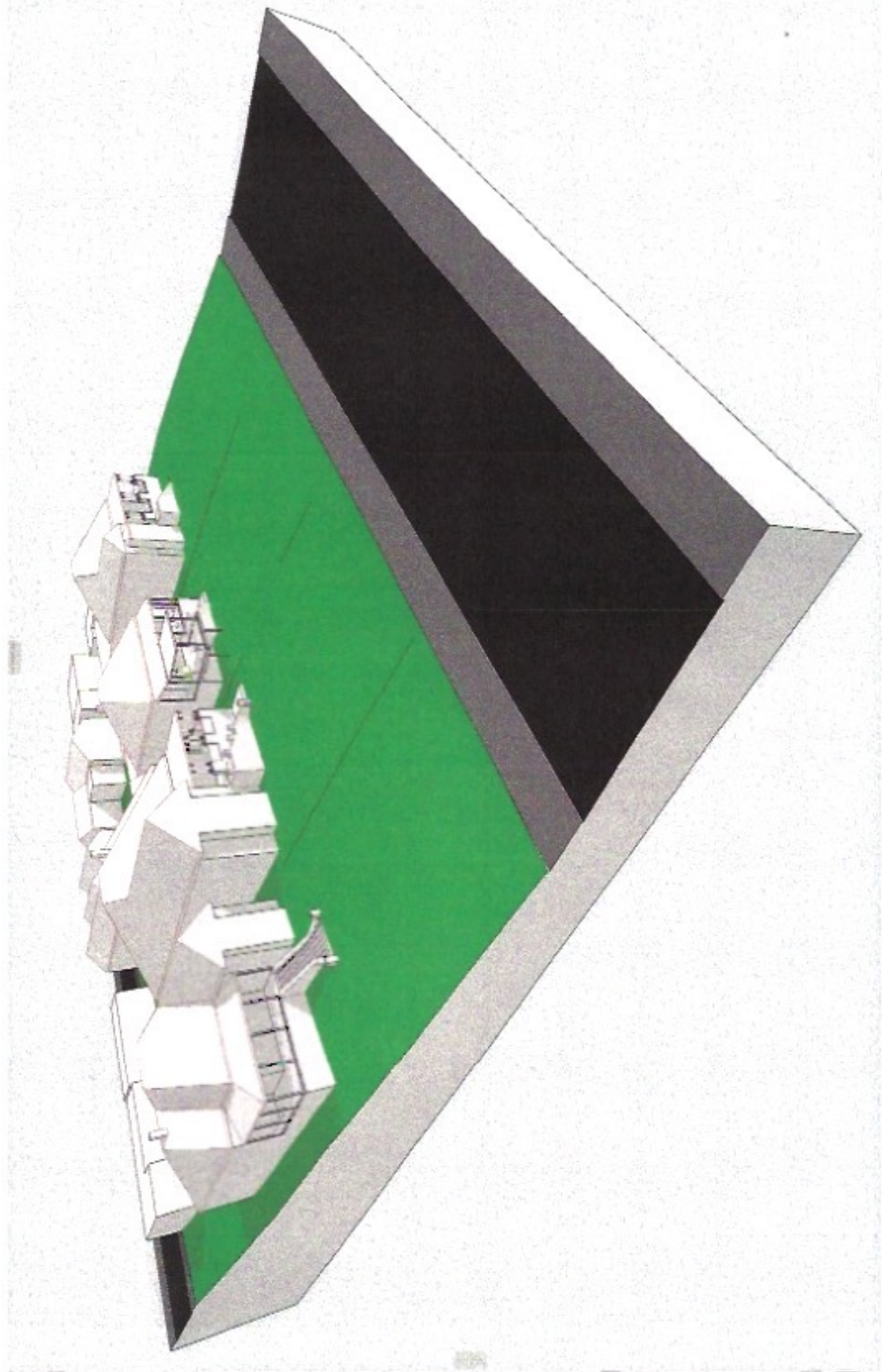
## Development scenarios

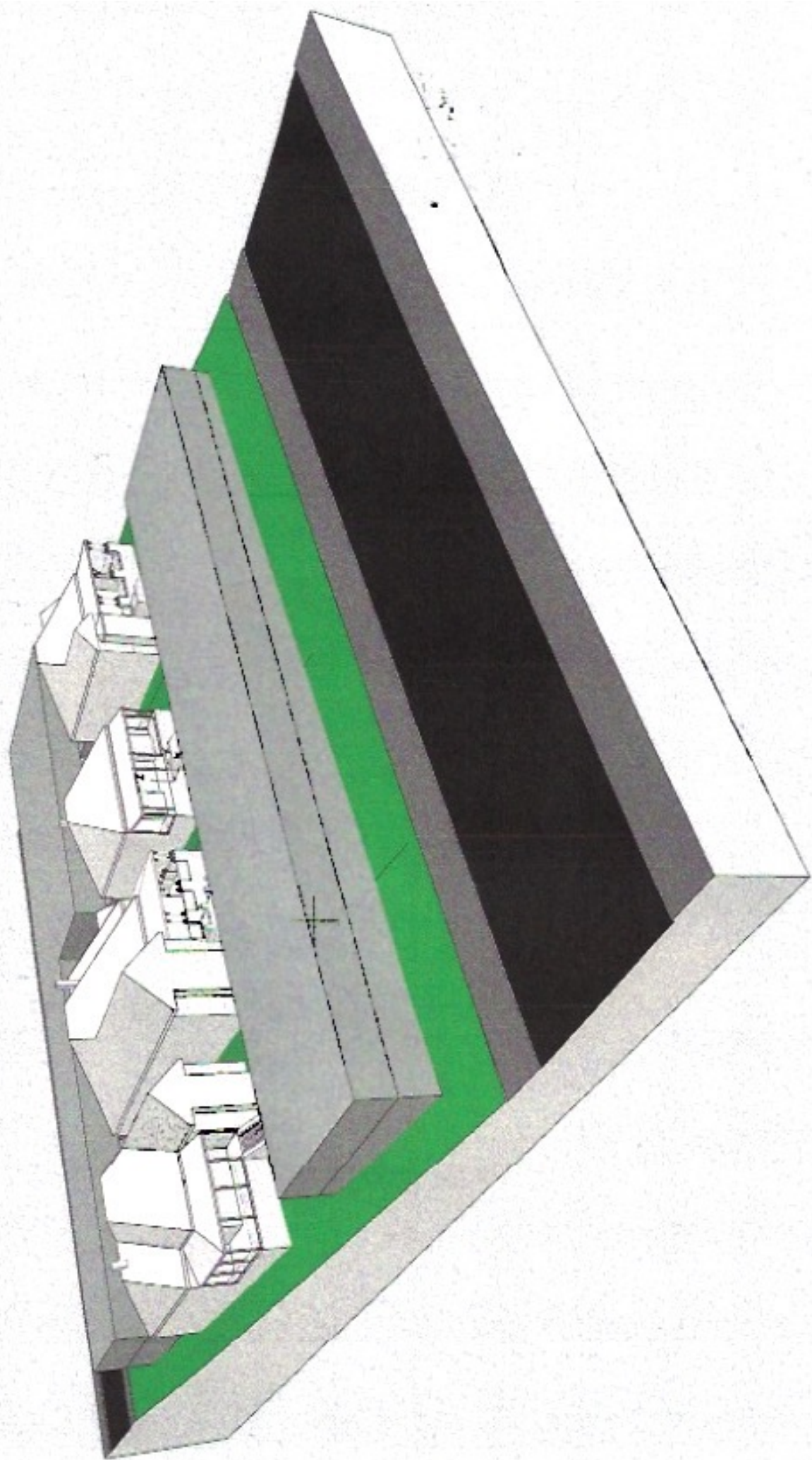
- 1) Restore existing houses as houses.
- 2) Restore existing houses as offices.
- 3) Restore existing houses for commercial use.
- 4) Restore existing houses as residential units with additional units developed Infront and behind as per zoning.
- 5) Restore existing houses as residential units with additional units developed behind.
- 6) Restore existing houses as offices with additional modern office space built Infront and behind with same PAR as Zoning.
- 7) Restore existing houses as offices with additional modern office space built behind to same PAR as Zoning.
- 8) Restore existing houses as offices with Residential units built behind with access off 11<sup>th</sup> Avenue.....Mixed use.
- 9) Restore existing house as offices or commercial use with Residential units behind, a new single storied commercial building and putum parking area Infront.
- 10) Demolish existing buildings and develop new residential blocks as per zoning.
- 11) Demolish existing buildings and develop new Mixed use development.

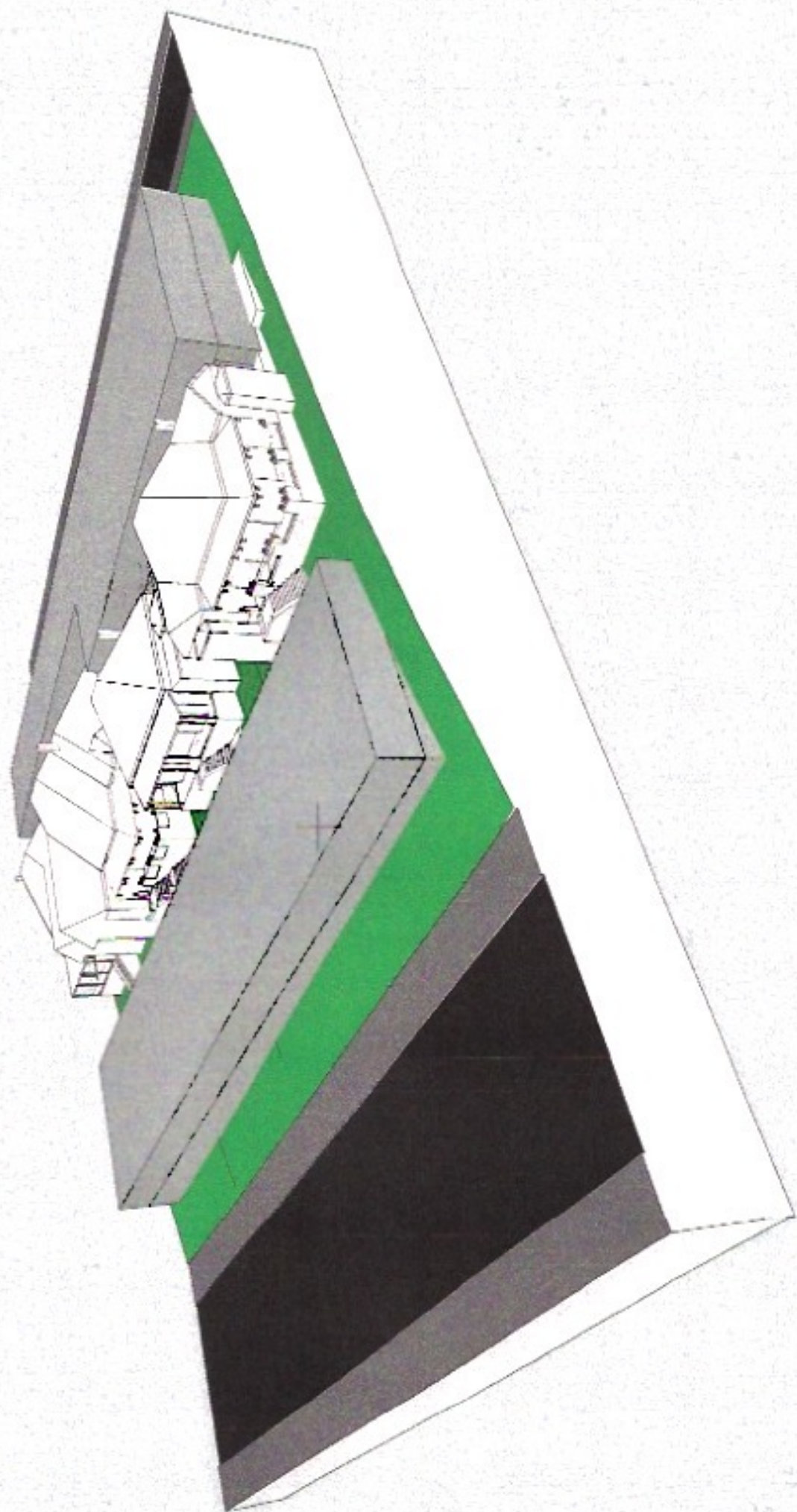
**DEVELOPMENT TABLE for zoning MEDIUM DENSITY HOUSING**

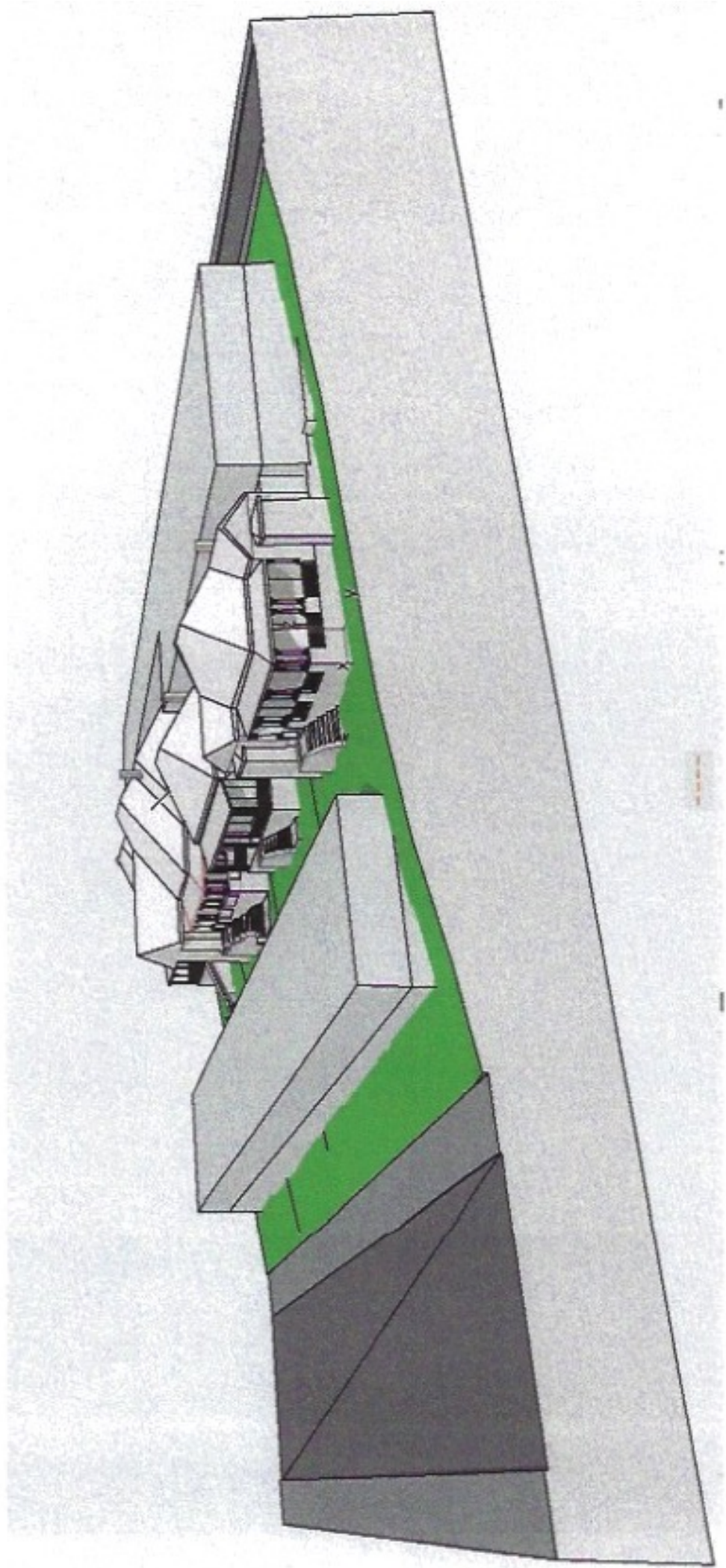
Heritage Value		DEVELOPMENT TABLE for zoning MEDIUM DENSITY HOUSING											
Built	Architect Listed	Site Area	Coverage Potential (50%)	P.A.R Coverage x 2 floors	Development Rate	No. of Units (1 Unit per 100m <sup>2</sup> /sq)	Spacing Req (1.5 per Unit)	Unit size if max no. of units developed	No. of 3 bed Units @ 50m <sup>2</sup> /sq per unit	Existing Buildings floor Area	Additional buildings retained	No. of 150 m <sup>2</sup> /sq units if buildings retained	
213 Problem Mkhize (Covey) Road	unknown	Yes	993	496.5	993	538.2	9	12	110	6	207.9	783.1	5 + 1
2411th Avenue	unknown	Yes	993	496.5	993	538.2	9	12	110	6	247.3	745.7	4 + 1
221 Problem Mkhize (Covey) Road	J.H.Ebela	Yes	950	425	950	502.3	9	12	105	6	184.3	765.7	5 + 1
225 Problem Mkhize (Covey) Road	J.H.Ebela	No	1037	518.5	1037	573.2	10	15	100	6	243.2	793.8	5 + 1
Total as Proposed			3973	1936.5	3973	2151.9	37	56	100	24	866.7	3056.3	23
Total as Proposed			Same	Same	Same	2991.7	39	59	100	26	Same	Same	24

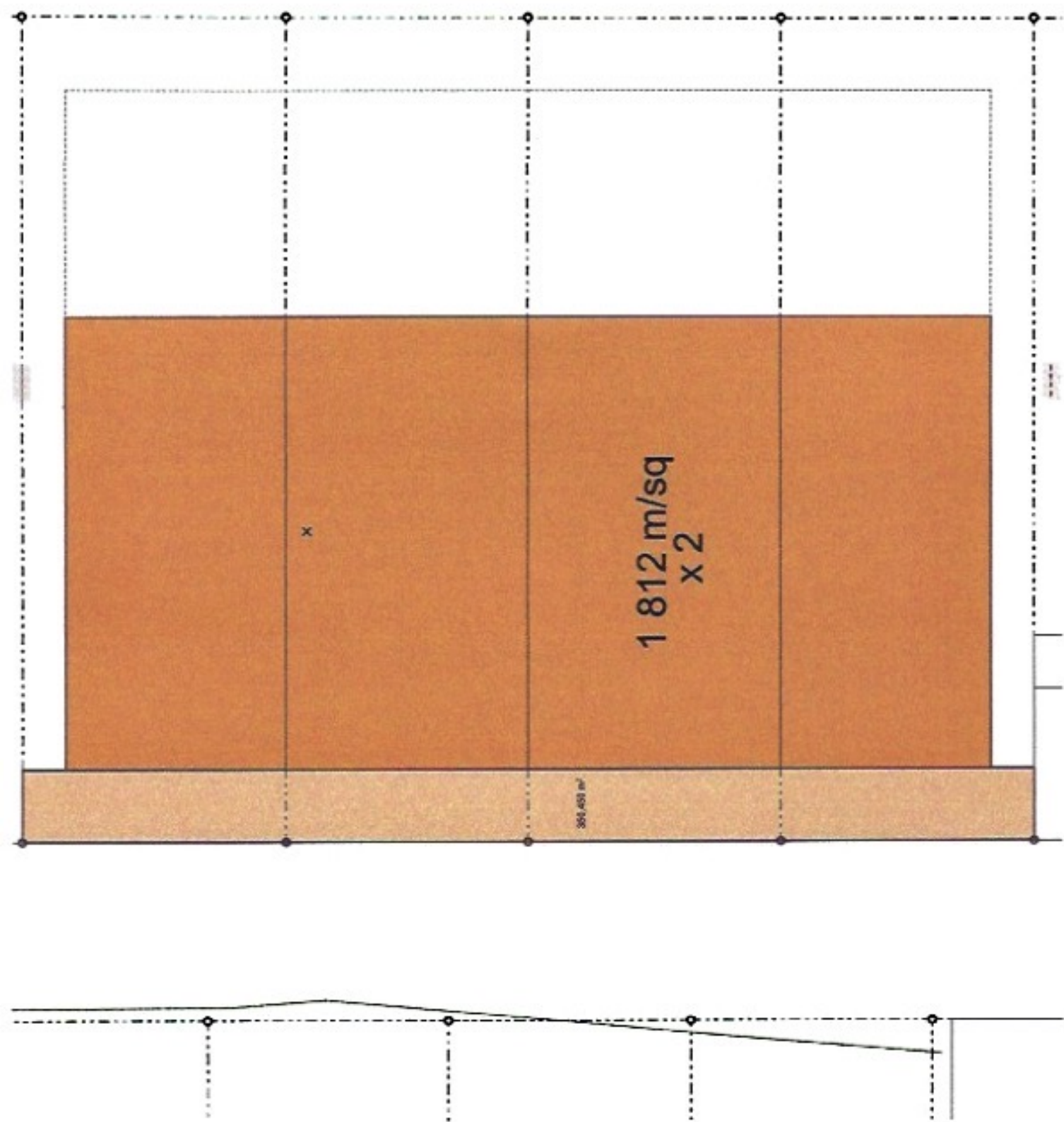




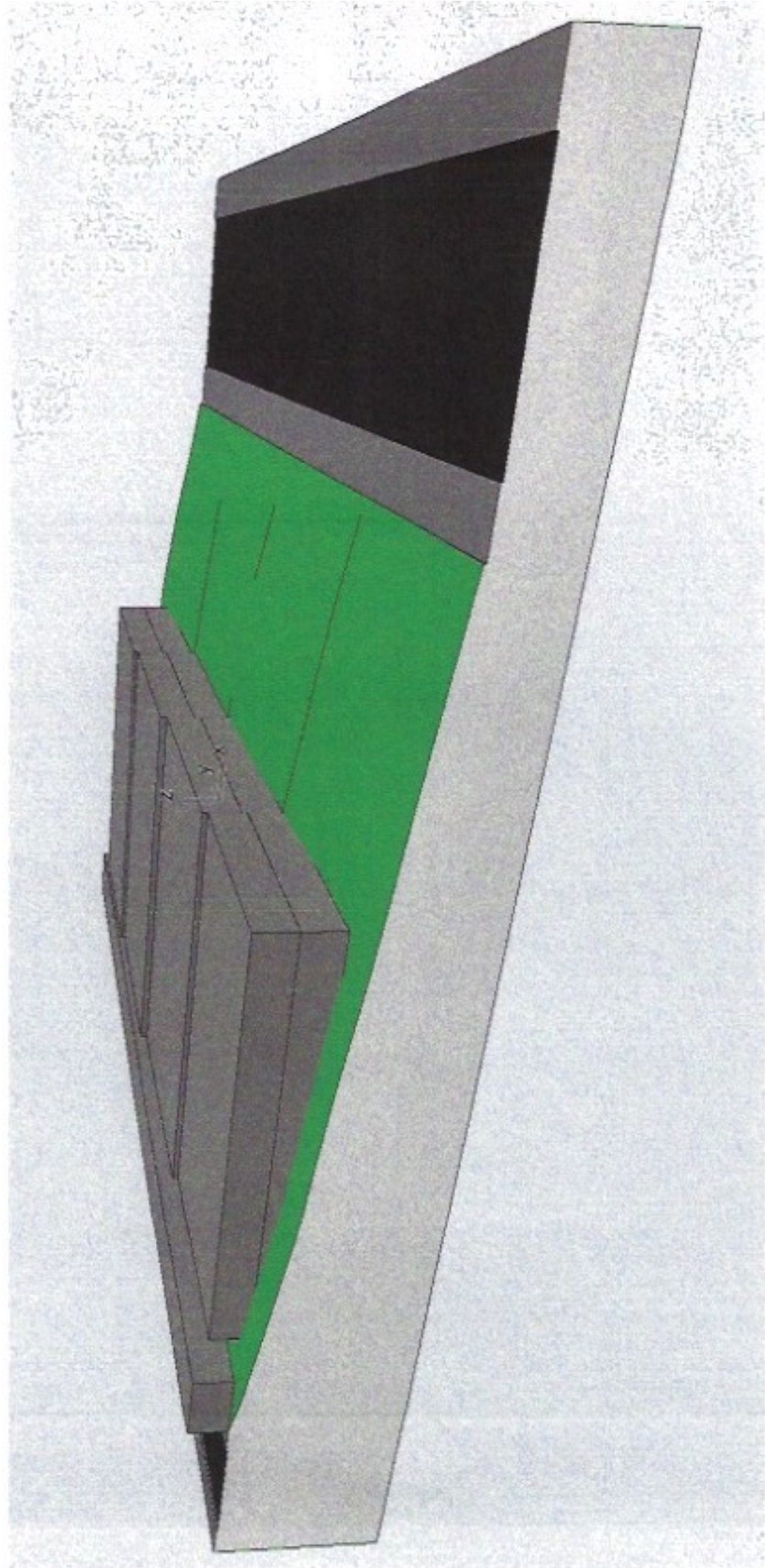


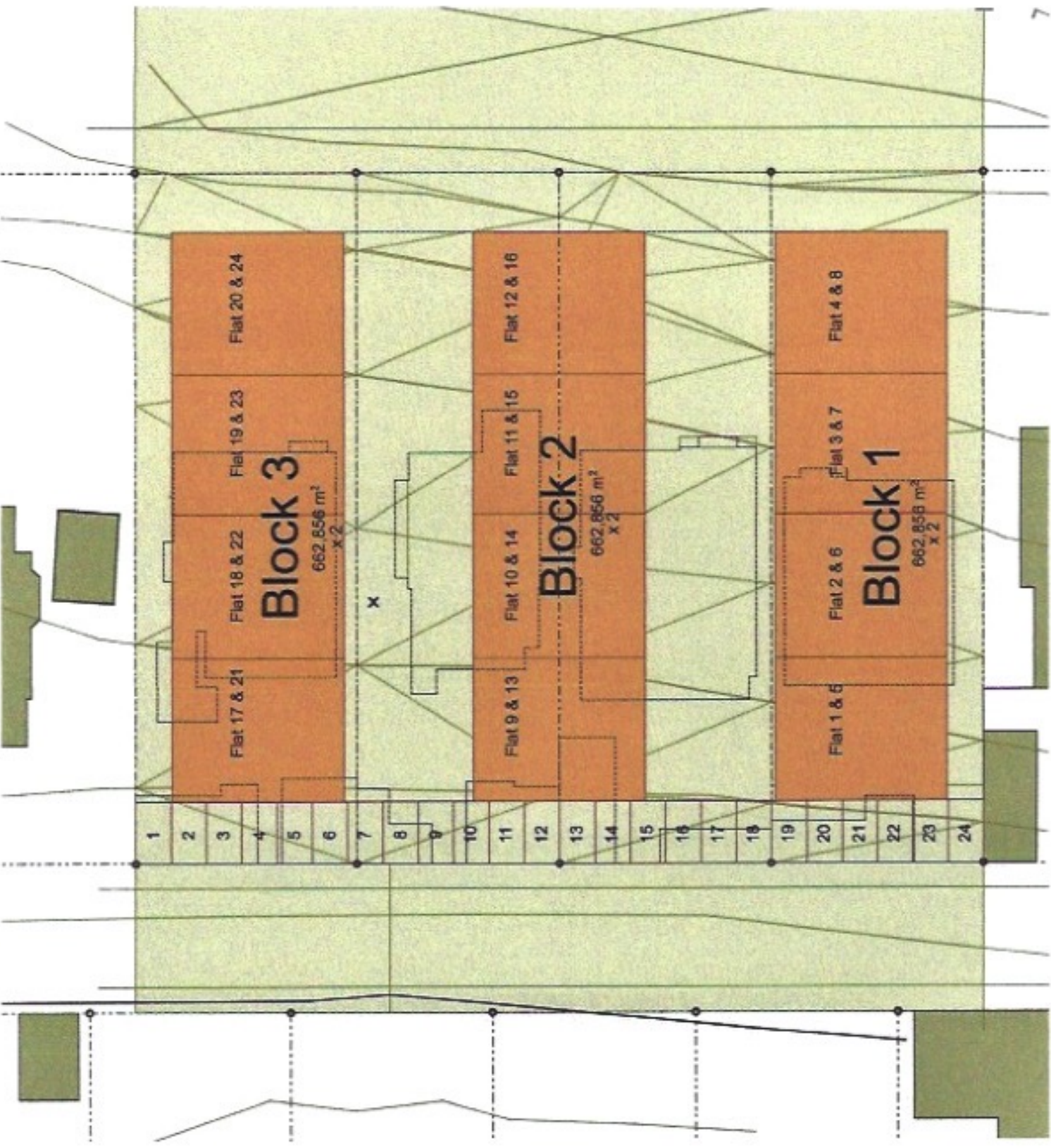












Flat 20 & 24

Flat 19 & 23

Flat 18 & 22

Flat 17 & 21

**Block 3**  
662.856 m<sup>2</sup>  
x 2

X

Flat 12 & 16

Flat 11 & 15

Flat 10 & 14

Flat 9 & 13

**Block 2**  
662.856 m<sup>2</sup>  
x 2

Flat 4 & 8

Flat 3 & 7

Flat 2 & 6

Flat 1 & 5

**Block 1**  
662.856 m<sup>2</sup>  
x 2

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
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- 11
- 12
- 13
- 14
- 15
- 16
- 17
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- 19
- 20
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- 22
- 23
- 24

