



PARKVIEW RESIDENTS' ASSOCIATION

INCORPORATING GREENSIDE EAST

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09 December 2016

Dylan Weakley and Rirhandzu Khoza
City Transformation and Spatial Planning
City of Johannesburg

Dear Sir and Madam

CITY OF JOHANNESBURG (THE CITY) NODAL REVIEW – INPUT FROM THE PARKVIEW RESIDENTS ASSOCIATION (PRA)

1. The PRA proposes that the Parkview neighbourhood node be re-classified as a neighbourhood node.
2. The Parkview neighbourhood node is comprised of the block of erven between Ennis Road, Roscommon Road, Tyrone Avenue and the sanitary lane (Erven 185 –192 Parkview). See attached map (Parkview Precinct Plan – Map 4 – Long Term Vision).
3. The Parkview neighbourhood node and the surrounding land uses are detailed in the Parkview Precinct Plan (Precinct Plan) which was approved in 2011. The Precinct Plan can be accessed on <http://www.parkview.org.za/?q=content/parkview-precinct-plan>
4. The Precinct Plan aimed to retain and enhance the residential character of the historic township, and amongst other proposals contained specific guidelines for the retention and improvement of the existing neighbourhood node on Tyrone Avenue.
5. The 'focus' on the neighbourhood node had to do with retaining and improving its functioning as a convenience shopping and business strip, but also containing its impact (i.e. traffic, parking, noise, waste, and the like) on the surrounding, mainly residential, area.
6. While the Precinct Plan has provided a useful tool for assessing new land use applications in the neighborhood, it has become clear that the implementation of the Precinct Plan cannot be effective if it merely acts as a backdrop to land use decision-taking.
7. Our view is that an effective Precinct Plan requires coordinated effort by the City to address land use, infrastructure, urban management, law enforcement and the like. These aspects have not been consistently applied, and the effect is to promote a disrespect for the land use and related by-laws and a gradual erosion of the development standards and property values. These negative impacts are most noticeable in the nodal environs, where little is being done to rectify the insidious creep of illegal land uses.
8. It is our view that where nodes are identified and promoted in the City's spatial development frameworks these require a greater focus of institutional capacity and resources than other

areas. Merely designating them and leaving them to their own devices or relying on the granting of amended land use rights is not adequate.

9. We would therefore request that in addition to the retention of the designated and defined neighborhood node in our area, the City should address the pertinent implementation and monitoring requirements that are key to the functioning and long term sustainability of our neighbourhood node, and nodes in general.

10. In particular, we would request that attention be given by the City to the following practical issues:

10.1. Node sustainability by

- Exercising caution in approving nearby developments to promote the continued use the node's existing facilities;
- Supporting the vision of the PRA in creating a space where 'people can live, work and play'; and by
- Upgrading and maintaining infrastructure in the node – parking, paving, road surfacing, etc

10.2. Nodal containment by

- Containing business zone "creep" on the north western side of the node;
- Providing law enforcement which assists in the containment; and by
- Supporting the view that erven to the north of the node should rather be high density residential instead of increased commercial density.

10.3. Planning Management by

- Closing the loop of the planning and zoning process. There are no activities from Council which follow up on zoning compliance;
- The involvement by City planners on what is actually happening on the ground; and by
- Supporting and promoting the positive relationship with the City regarding the heritage, traffic, and planning issues in the Precinct Plan area, and promoting continued participation in the nodal review as it unfolds.

Yours faithfully,



Steven Lenahan

Chairman – Parkview Residents' Association
On behalf of the Joint Plans Committee