

**COMMUNITY SUBMISSION
PARKVIEW PRECINCT PLAN
FEBRUARY 2011**

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1. BACKGROUND

1.1 INTRODUCTION

The Parkview Residents Association (PRA) embarked upon the preparation of a Community Submission Precinct Plan in order to:

- Interpret broader policies and provide finer-grain detail regarding the dynamics within Parkview and Greenside East, thereby enhancing the application of the Regional Spatial Development Framework (RSDF), and to provide Council with accurate information to assist with land use management within Parkview and Greenside East.
- Contribute towards updating the existing, approved Emmarentia/Greenside/Parkview Development Framework/Precinct Plan (June 2003) as prepared by Development Planning and Facilitation in conjunction with Mafulela Architectural Studio;
- Ensure that the vision as formulated through an extensive public participation process is upheld, and that the suburb retains the unique residential characteristics and protects the heritage for future generations whilst taking cognisance of and responding to current economic trends and the pressure for development.

1.2 OVERVIEW

As indicated above, the Community Submission for Parkview and Greenside East emerged out of an extensive community participation process as well as valuable interaction with the City Council planning officials. Once adopted by Council, the Community Submission is regarded as the Precinct Plan for the area, and forms part of the RSDF.

At the outset, the purpose of the Precinct Plan, and its' relationship with the RSDF is briefly reviewed in order to set the context for the subsequent documentation. The unique character of Parkview and Greenside East is then explained, thereby presenting a context for the application of the 2010/2011 RSDF management tables. This information, together with the vision that was developed and an understanding of the relevant land use management issues provides the basis for distinction between the various spatial sectors within the precinct. Interventions and guidelines for each sector are presented in order to guide decision-making at a micro-scale.

The document also notes the current infrastructure issues, and suggests roles for both Council and PRA in terms of monitoring and management of the Precinct Plan, once adopted.

2. STATUS OF THE PRECINCT PLAN

2.1 PURPOSE OF THE PRECINCT PLAN

The Precinct Plan provides land use management tools for Parkview and Greenside East in accordance with the Spatial Development Framework and Regional Spatial Development Framework (Region B), and any other policy or by-law pertaining to the future development of the area concerned. Thus, a precinct plan provides clear guidelines for the development of a defined area at a micro scale, in this case Parkview and Greenside East.

2.2 RELATIONSHIP BETWEEN PRECINCT PLAN AND RSDF

- The RSDF is prepared/revised on an annual basis and applies Council policies, strategies and frameworks to the Administrative Region (Parkview is located within Region B). However, application is still at a broad level with few references to specific suburbs or neighbourhoods, unless they are earmarked as a specific node, corridor or environmental area.
- For each Sub-Area within the Region (Parkview and Greenside East is located within Sub-area 9), a series of Management Tables provide objectives, interventions and guidelines. These management tables should be read in conjunction with City policies and Precinct Plans.
- The management tables do not contain the same level of detail as the Precinct Plan, but the spatial representation of the Precinct Plan is a formally adopted plan in the RSDF. An approved Precinct Plan will take precedence over the RSDF, should there be any ambiguity between the two levels of plans.

2.3 COMMUNITY PARTICIPATION PROCESS

A process of community consultation commenced in mid 2008. A sub-committee of the PRA, together with policy town planners and an urban designer, convened in June 2008 to draw up the basic principles underpinning the vision. See Annexure A for key documents pertaining to the formulation of the vision.

- In July 2008, a public meeting was held at Parkview Junior School. It was widely advertised and the principles of the vision were presented. Owners, tenants, and retailers in the area were asked to provide their feedback and comments.
- The draft vision document was placed on the PRA website – www.parkview.org.za – to enable people to respond electronically.
- PRA newsletters announced the draft vision document, and provided ongoing reminders to all people in Parkview about the channels of communication for feedback and comments.
- Comments were received (verbally, via fax and via email) between July and October 2008 and were used to refine the document, and to prepare a questionnaire for public consultation.
- The key principles of the draft vision document were converted into a questionnaire to test public opinion (designed with the assistance of a professional marketing company) and circulated to all residents, tenants and retailers in the area. The questionnaire was also uploaded onto the website to provide additional access. In total, 108 responses to the questionnaire were received, which is considered a high return rate for such a questionnaire and representing a statistically significant sample of public opinion.
- On 27 January 2009, the results were presented at a public meeting that was advertised through e-mail to residents, posters at the Tyrone shops and a notice in the Rosebank Killarney Gazette.
- In early 2009, the finalised vision document was then, with the assistance of town and regional planners, translated into a Community Submission Precinct Plan.
- On 18 March 2009, the Community Submission Precinct Plan was formally adopted at the Parkview Annual General Meeting, and has been available on the PRA website since then. Community newsletters distributed throughout the neighbourhood have also made reference to the Community Submission Precinct Plan.
- Electronic correspondence during 2009 and 2010 and several meetings with Council officials (11 May 2009, 5 June 2009, 22 October 2009, 29 January 2010, 8 December 2010) were used to revise the submission, resulting in much of its substance being incorporated into the 2010/2011 RSDF.
- A meeting was held on 20 January 2011 with the officials from Municipal Owned Entities and Sector departments to present the Precinct Plan and receive comments and input. The Precinct Plan was amended accordingly.

3. CHARACTERISTICS OF THE STUDY AREA

3.1 DEFINITION

The study encompasses the area known as Parkview and Greenside East, bounded on the south by Westcliff Drive and Hillcrest Road, on the west by Emmarentia Avenue and, on the north by Derry Road, on the north-east by Dorset Road and Lower Park Drive and it has a limited eastern boundary with Jan Smuts Avenue. See Map 1 (Locality Plan).

3.2 DESCRIPTION

- Parkview and Greenside East are on gently sloping land, providing the catchment for Zoo Lake and the Parkview Golf Course. The Parkview Ridge in the south-western corner of the study area has a steeper gradient and is considered an extension of the Westcliff Ridge.
- Having established that the area had no payable gold deposits, a plantation was developed in 1889 to provide timber for the mines, and also for the townships that the mining company proposed to develop. The first of these was Parktown, in 1892, followed by Westcliff, and then other areas to the north. The demand for wooden props to line underground mining tunnels saw the planting of over a million trees in the present-day Zoo Lake and Johannesburg Zoo areas in the early twentieth century. The old plane trees in Dundalk Avenue in Parkview are part of this original plantation.
- Parkview was laid out in 1906, when the Zoo Lake project was started. Parkview was developed as a garden suburb - large gardens with dwellings set back, treed avenues and easy access to the public open spaces of Zoo Lake and George Hay Park with limited access onto the main feeder routes into the town.
- Residents are proud to live in Parkview and the suburb has a strong community spirit, created in part by a combination of the village atmosphere and the ease with which one can walk in the suburb. The suburb has always been popular with young families because of its sense of community and close proximity to schools, the Tyrone Avenue shopping strip, the library, Zoo Lake communal park and Johannesburg Zoo. It is therefore not uncommon to find second- and third-generation residents in Parkview.
- Parkview remains a sought-after suburb because it has managed to retain its historical charm and character, is accessible to the city centre and has good educational facilities. Traditionally, houses comprising 3 bedrooms, 1 bathroom and 1 garage were built on the approximately 1000m² erven. Although many of the original homes have been internally modernised and enlarged, Parkview still embraces village-style living without being opulent or elitist. Compared to areas like Fourways and Sandton, Parkview reflects a much simpler, less shopping-centre orientated lifestyle.

3.3 URBAN FABRIC

- Parkview and Greenside East are predominantly residential with the Neighbourhood Node providing lower order goods and services for the community. It is well endowed with community facilities such as schools, churches, and a police station, post office and library.
- The area is approximately 3km from the Johannesburg city centre, and 2km from Rosebank. It is adjacent to the high-income, low density residential suburbs of Parkwood, Saxonwold, Westcliff, Greenside and Emmarentia. It also has good access to a number of public and private open spaces that provide recreational opportunities at a local and regional scale.

- Many residents from neighbouring areas come into the suburb on a regular basis for the community services within Parkview and Greenside East, such as schools¹ and other facilities already mentioned. The shops and services within the Neighbourhood Node are also well supported by residents from adjacent suburbs.
- Current land use is reflected on Map 2.

3.4 ACTIVITY NODES

- A node provides a focus for both private and public investment and is usually associated with major road intersections, or with public transport foci such as railway stations and taxi ranks.
- Nodes offer the opportunity to cluster a range of activities, and are often associated with mixed-use development including high-density residential use. Densification facilitates the limiting of the node radii to walking distance when combined with the sufficient diversity of activities within a node, allowing for the benefit of economies of scale.
- Nodes vary in size, the types of activity that occur within them, the size of the areas served and the significance within the City:
 - Neighbourhood nodes are significant for a particular neighbourhood and are characterised by pedestrian access, e.g. the Neighbourhood Node along Tyrone Avenue between Ennis and Roscommon Roads. This node provides basic goods and services to the residents of Parkview and Greenside East, but is also frequented by the residents of Westcliff, Parktown, Forest Town, Saxonwold and Parkwood, who are without a neighbourhood node in their suburbs;
 - Besides easy access to the Neighbourhood Node described above, Parkview and Greenside East benefit from the proximity of district and regional nodes which provide a greater range of goods and services;
 - District Nodes offer a slightly higher order of service than neighbourhood nodes and therefore serve one or more neighbourhoods. They are generally located on mobility roads, eg Greenside, Emmarentia, Dunkeld, Melville;
 - Regional Nodes serve large areas with a high order of goods and services. They are situated on mobility spines and have good access, eg Rosebank, Hyde Park, Cresta.

3.5 OPEN SPACE SYSTEM

- An Open Space System is critical to a healthy city. It provides the green lungs within the city – besides the important environmental benefits, it also creates an opportunity for recreation and relaxation.
- Parkview and Greenside East are well-endowed in terms of access to Open Space:
 - George Hay Park – provides open space and a small playground for residents of Parkview. Community functions are also regularly held in the park;
 - Library playground – adjacent to the library opposite the shopping node.
 - Social Open Spaces provide sites for events, social gatherings, picnicking, sports, daily fitness and relaxation routines. Examples in the vicinity of Parkview include: Parkview Golf Course², Dale Lace Park and Marks Park and spaces of regional significance such as Zoo Lake and Johannesburg Zoo;
 - Ecological Open Spaces such as Johannesburg Botanical Gardens and Emmarentia Dam; and
 - Heritage Open Spaces such as Melville Koppies.

¹ In 2009 63% of the learners at Parkview Junior school either resided in the area or had parents who worked in the area. The remaining 37% of the learners were from outside the feeder area. The school has an excellent reputation as evidenced by the long queues to register each year and the considerable waiting list for places at the school.

² The Parkview Golf Course provides a facility for local residents and the city users. Although it is a private open space it acts as a green lung for the area and the city. The golf course is also an essential component of the stormwater management and nature trail system of the city.

3.6 TRANSPORTATION AND MOVEMENT ROUTES

- Jan Smuts Avenue, Barry Hertzog Avenue and Beyers Naude Drive are major north-south arterial routes – with heavy traffic at peak times as people travel to and from city centre. Although not transecting Parkview and Greenside East, these major roads certainly have an impact as motorists travel through the suburb to avoid congestion hot-spots.
- East-west distributor roads are generally used to get between arterial routes, and are also have relatively high volumes of traffic. Within Parkview and Greenside East, these include: Derry Road (links with Chester Road), Lower Park Drive, Wicklow Avenue, Hillcrest Road and Westcliff Drive. Given the volumes of traffic along Emmarentia Avenue, this could also be considered a distributor road.
- Localised collector roads include Tyrone, Dundalk and Kildare Avenues. These roads are particularly impacted by the school-related traffic.
- The precinct is endowed with wide road reserves, recreational areas and parks. This attracts both cyclists and pedestrians and thus, upgrading and linking of cycling lanes and pedestrian paths throughout the area should be considered.

3.7 INFRASTRUCTURE AND SERVICES

- The service infrastructure in the precinct was installed many years ago, but is largely at current residential development levels. Generally the precinct is well serviced and therefore, the emphasis should be on maintenance and upgrading the existing service infrastructure, rather than on any major new installation.
- Based on the RSDF, applications for the intensification and/or change of use will not be supported unless the availability of infrastructure and/or services can be verified by the relevant Municipal Owned Entity eg Johannesburg Roads Agency, City Power etc and Core Departments.
- It is within these localities that the City will actively limit further developments until current deficiencies are addressed (noting that they do not enjoy short-term priority status in terms of service upgrading). This limitation will apply to incremental and large-scale developments and will affect individual property owners and the development community alike.

4. MOTIVATION FOR THE DEMARCATION OF THE STUDY AREA

- The Parkview Residents' Association is concerned that ambiguities contained within the RSDF and the approved 2003 Precinct Plan may result in inappropriate decisions regarding applications for development.
- The Parkview Residents' Association is well placed to provide an increased level of detail at a local scale regarding zoning and land use within Parkview and Greenside East. The extensive community participation process involving the local residents and traders provides the vision for the future development of the area over the next 15 years and beyond.
- Parkview and Greenside East form a logical, coherent community, separated from Emmarentia and Greenside by the Parkview Golf Course.

5. RSDF MANAGEMENT TABLES 2010/2011

As indicated above, the RSDF provides management tables for each functional Sub Area, where development guidelines and interventions are prescribed to guide development. The Precinct Plan therefore needs to use these management tables as a starting point from which to provide a greater level of precinct-specific detail.

SUB AREA NINE
Albertville, Parkview, Greenside, Emmarentia, Franklin Roosevelt Park, Montgomery Park
<p>This Sub Area contains leafy suburbs developed around the Braamfontein Spruit and surrounding open spaces. These suburbs have a distinct residential character and high amenity. Land use changes in these areas in the past were met with strong resistance from residents. The objectives for this Sub Area recognise the Community Submissions, while allowing for selective land use changes and densification, as well as the containment of existing nodes to protect the core residential areas.</p> <p>Parts of the Greenside Emmarentia Precinct Plan, that affect Parkview and Greenside East, have been amended and are reflected in the Development Management Tables below.</p> <p>The following objectives and interventions are proposed and unless the availability of infrastructure and/or services can be verified by the relevant MOE and Core Department, applications for the intensification and/or change of use will not be supported. This limitation will apply to incremental and large-scale developments and will affect individual property owners and the development community alike.</p> <p>It is acknowledged that a number of the spatial policies relating to densification will be affected by these limitations (e.g. densification along the City's mobility routes). The City remains committed to these principles and long-term objectives, however cannot commit to the provision of the requisite infrastructure in the short-term. Consequently support Subdivisions, Rezoning or Township Establishment development applications will not be supported in the short-term noting the exemptions to limitations on development applications as spelt out in the GMS.</p>

Development Objective 1	
To retain and enhance the residential character and amenity of Sub Area 9	
Interventions	Guidelines
1. Support residential densification between Lower Park Drive, Dundalk Avenue, Jan Smuts Avenue and Kinross Avenue.	<ul style="list-style-type: none"> • Density: 40 Units per hectare. • Zoning: Residential 3. • FAR: 0.6 • Coverage: 40% • Height restriction: 2 Storeys • Subdivision: cluster development or subdivision to 500sq.m sites. • Building lines: <ul style="list-style-type: none"> o Street boundary: 5m o Other boundaries: 2m if one storey, 4m if two storeys. • Parking to be provided as per Scheme. • SDP to be submitted. • Urban design principles to protect and enhance the public realm to be drawn up and included, as far as possible, with redevelopment rights.
2. Expand the Emmarentia Neighbourhood Node to include Erven 318 – 321 Emmarentia	Not directly relevant to Parkview and Greenside East, see RSDF 2010/2011
3. Support medium-density residential development along Judith/Linden Road.	Not directly relevant to Parkview and Greenside East, see RSDF 2010/2011
4. Support medium-density residential development along: <ul style="list-style-type: none"> • Tana Road and Victory Road. • Barry Hertzog Ave, between Greenhill and Tana Road. 	Not directly relevant to Parkview and Greenside East, see RSDF 2010/2011

<p>5. Erven located on the ridge portion of Parkview, in the area bounded by Carlow Road, Westcliff Drive, Hillcrest Road and Emmarentia Avenue. Tyson Road falls within the Ridge area.</p>	<ul style="list-style-type: none"> • The area is within the ridge portion of Parkview and should thus be subject to particular attention when development proposals are considered. • No further subdivisions should be permitted. No subdivision below 2000m² should be permitted. • The Integrated Environmental Policy environmental management guidelines for development on ridges are to be applied where relevant. • Issues such as the run-off of rainwater, building lines, decimation of vegetation and the extent of any excavation into the ridge should be addressed. • No building can be erected on a slope of more than 1:4 and no earthmoving or significant changes shall be made to slopes greater than 1:3 shall be applied. • Restrictive conditions of title give rights to residents, and thus a blanket removal of these conditions is not supported.
<p>6. Remainder of precinct area</p>	<ul style="list-style-type: none"> • Any new developments or redevelopments are to provide full on-site parking (1 shade tree for every 3 parking bays, no shade cloth structures) • Residential 1 to be supported, however on a case-specific basis motivation in terms of the Density Strategy shall apply. • Guest Houses and Home Offices will be considered on individual merit. • No non-residential uses (including schools and churches) will be supported outside designated nodes to enable a focus on the development of the Neighbourhood Node • Restrictive conditions of title give rights to residents, and thus a blanket removal of these conditions is not supported.

<p align="center">Development Objective 2 To contain the current extent of the Tyrone Neighbourhood Node (Parkview)</p>	
Interventions	Guidelines
<p>1. Tyrone (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)</p>	<ul style="list-style-type: none"> • Support non residential uses such as shops, medical consulting rooms, places of instruction, restaurants, offices and other uses that the Local Authority may deem fit to be located in the Neighbourhood Node. • Support community facilities to act as a buffer between the node and the residential development. • Contain non-residential uses from encroaching on residential areas. • Retain existing vegetation as far as possible • Any new developments or redevelopments are to provide full on-site parking. • Urban design principles to protect and enhance the public realm to be drawn up and included, as far as possible, with redevelopment rights. • Consolidation of sites or rezonings with the specific aim of creating shopping malls is not supported.

<p>2. Buffer / Transition Zone:</p> <p>Support large scale home enterprise and community facilities -</p> <p><u>South of the Business Node (Tyrone Ave):</u> Home Enterprises on Erven 339, 340 and 320 Parkview, community facilities on Erven 349-352 and 329 - 330 Parkview</p>	<p>Support large scale home enterprise.</p> <ul style="list-style-type: none"> • Zoning: Residential 1 • Erven 339 and 340 – monitor compliance with existing large scale home enterprise zoning. • Erf 320: Consent Uses – offices (excluding banks, building societies and medical consulting rooms) • FAR: existing structure plus 10% • The floor area to be utilised for home enterprises purposes shall further be restricted by the need to provide all required parking bays (as per the Scheme, no relaxation to be considered) whilst also retaining the residential character of the erven. • Parking to be provided as per Scheme. • SDP to be submitted in accordance with requirements as contained in Annexure B. (SDP to include buffer zone of vegetation along west boundary)
<p>3. Buffer / Transition Zone:</p> <p>Support large scale home enterprise and community facilities –</p> <p><u>North of the Business Node (Dundalk Ave):</u> Home Enterprises on Erven 119 to 122 Parkview, community facilities on Erf 1201 Parkview</p>	<p>Support large scale home enterprise.</p> <ul style="list-style-type: none"> • Zoning: Residential 1 • Erven 119 and 122 – monitor compliance with existing large scale home enterprise zoning. • Erf 120 - Primary rights to include offices in existing structures (excluding banks, building societies and medical suites) • Erf 121 - Primary rights to include offices in existing structures (including medical suites but excluding banks and building societies) • Only an additional 10% increase in FAR will be permitted to the existing structures • The floor area to be utilised for home enterprises purposes shall further be restricted by the need to provide all required parking bays (as per the Scheme, no relaxation to be considered) whilst also retaining the residential character of the erven. • SDP to be submitted in accordance with requirements as contained in Annexure B.

<p style="text-align: center;">Development Objective 3</p> <p style="text-align: center;">To enhance the mobility functions of arterials and enhance nodal development within Sub Area 9.</p>	
Interventions	Guidelines
<p>1. Establish and promote strong east-west linkages in Sub Area 9.</p>	<ul style="list-style-type: none"> • Promote traffic management in Gleneagles Road, Greenhill Road, Tana Road and Victory Road in support of east west mobility links. • Permit home enterprises on Erven 521 to 553 Gleneagles Road, Greenside to act as a nodal buffer between the nonresidential and the residential area. • Restrict access to Gleneagles Road, Judith Road, Tana Road, and Victory Road. • Promote the use of designated arterials for through traffic. • No non-residential uses will be supported outside designated nodes. • Apply Density and Movement Strategies.

Development Objective 4	
To enhance and conserve natural open space and the well managed parks and natural areas within the context of a Johannesburg Metropolitan Open Space System (JMOSS).	
Interventions	Guidelines
1. Incorporate under-utilised open space to form a functional part of Melville Koppies	Not directly relevant to Parkview and Greenside East, see RSDf 2010/2011
2. Establish management structures and public private partnerships to oversee and undertake the management and enhancement of parks, open spaces and natural areas, with specific reference to: <ul style="list-style-type: none"> • Melville Koppies Nature Reserve. • Jan Van Riebeeck Park. • Montgomery Park. • Mark's Park. • Zoo Lake. • George Hay Park. 	<ul style="list-style-type: none"> • Apply JMOSS. • No alienation of parks, open spaces or recreation areas. • Entrench and protect public use of parks.

6. LAND USE MANAGEMENT ISSUES PERTAINING TO THE STUDY AREA

6.1 LAND USE MANAGEMENT TOOLS

- The Constitution of South Africa 108 of 1996
 - The Constitution provides the basis for governance and lays the foundations for a democratic and open society in which government is based on the will of the people. Local government is to ensure the provision of services to communities in a sustainable manner and to encourage the involvement of communities and community organisations in the matters of local government.
- National Heritage Act 25 of 1999
 - This Act recognises that our heritage is unique and precious and cannot be renewed. It enables and encourages communities to nurture and conserve their legacy so that it can be bequeathed to future generations. No structure may be altered or demolished if it is older than 60 years, without a permit from the Provincial Heritage Resources Authority – Gauteng (PHRAG). Before altering these old properties, residents and traders are encouraged to brief architects who would understand and adhere to the principles embedded in the Burra charter and in that regard residents are encouraged to consult with the Joint Plans Committee of Parktown, Parkview and Westcliff.
- Development Facilitation Act 67 of 1995
 - This Act provides a framework for land development, facilitates the approval of development projects and provides an integrated framework for fast-track sustainable planning and development. The regulations passed in terms of the Act stipulate public participation, co-ordination and the setting of timeframes.
- National Building Regulations Act
 - This Act defines the system whereby the City approves building plans and monitors building operations and controls the usage of pavements.

- Town-planning and Townships Ordinance, 15 of 1986
 - The Ordinance provides for the establishment and amendment of the Town Planning Scheme and matters incidental thereto.
- Regional Spatial Development Framework (RSDF)
 - This is updated on an annual basis and represents a local perspective of the City's Spatial Development Framework based on the principles of the Development Facilitation Act. The RDSF contains strategies, policies, priorities and programmes for land use management within each region, as well as a spatial indication of the area concerned. The spatial representation identifies areas for investment, strategic developmental interventions and priority spending.
- Town planning Scheme
 - The Town Planning Scheme, (TPS) is used to regulate land use zoning. The applicable TPS is the Johannesburg Town Planning Scheme, 1979. A table of land use zones is contained within the TPS, and describes the primary rights and consent uses associated with each different zoning.
 - Current land use zoning for the area is reflected on Map 3 (Zoning Plan).
- Approved policies
 - Within the City of Johannesburg, a number of policies have been approved and are applied on a city-wide basis. Parkview and Greenside East also have policies specific for their suburb such as the Heritage Policy (see Annexure C).

6.2 SUMMARY OF LAND USE ISSUES

6.2.1 CONTAINMENT OF THE BUSINESS NODE

- In line with the 2003 Precinct Plan, it is envisaged that the Neighbourhood Node is contained in the block between Ennis Road, Roscommon Road, Tyrone Avenue and the sanitary lane. The Neighbourhood Node provides retail, offices, businesses and medical suites, which service the surrounding community, with limited residential opportunities above ground floor.
- The RSDF notes that while a range of business uses should be encouraged within the larger nodes (e.g. Rosebank), development should be contained within the neighbourhood nodes. Through the public participation process, the residents of Parkview and Greenside East endorsed the containment of the business node.
- In terms of the Town Planning Scheme (TPS), all sites within the Neighbourhood Node are zoned for Business 1, providing the widest of business rights available, including residential dwelling units as a primary right³. Dwelling units are permitted above the retail or office use. It is important to note that at present, much of the bulk allocated to these sites is underutilised. No further business rights should be allowed outside this node in order to concentrate development along Tyrone Avenue.
- Residents living close to the node appreciate the proximity of the shops and services which allows pedestrian access to meet their daily needs.
- The Business 1 properties referred to above are separated from a strip of residential properties on Dundalk Avenue, by a 5m wide sanitary/service lane, forming a logical 'buffer' between the different uses.

³ This is in contrast to Business 4, where residential is permitted as a consent use only.

- There have been suggestions that the properties in Dundalk Avenue adjacent to the Neighbourhood Node could be suited to additional business sites. The results of the public participation process indicated that medium density residential development was more preferable than business uses for these erven.

6.2.2 ILLEGAL LAND USE

- Examination of Map 2 (Current Land Use Plan) and Map 3 (Current Zoning Plan) will indicate that certain properties' current land use differs from their current zoning rights. While some of these properties have been granted land use rights consistent with their land use, at the time of publication these had not been promulgated and consequently not captured on the Current Zoning Plan in the City of Joburg GIS system and therefore are not reflected on Map 3. On the other hand, other properties are not complying with the land use rights granted in terms of the Town Planning Scheme. These (and other) non-compliant erven should not be used as precedents for rezoning or consent applications. Action needs to be taken in this regard to prevent undesirable spatial form.

6.2.3 PROVISION OF A VARIETY OF HOUSING OPPORTUNITIES FOR ALL RESIDENTS WITHIN PARKVIEW AND GREENSIDE EAST

- As indicated above, in the medium to long term, the area behind the shops on Dundalk Avenue between Ennis and Roscommon Roads could be developed as a medium-density residential zone. This will enable growth in population density to be concentrated in a zone in close proximity to the Neighbourhood Node and so will enhance the viability of businesses in the Node, while preventing further, unwelcome development of the Neighbourhood Node into a larger business zone.
- There is little or no housing for elderly residents who have lived in the area for many decades and who now wish to 'downsize'. Sunpark Manor (old age home on erven 52 and 53) was demolished after the tenants were evicted and the site remains vacant.
- There are also limited accommodation opportunities for singles or couples without children who don't require large dwellings. Well designed developments of high quality finishes in the areas set aside for higher density residential could meet these needs and also support the shops and services in the Neighbourhood Node without adding to the congestion and parking problems.

6.2.4 DISREGARD FOR HERITAGE AND CHARACTER OF THE AREA

- Certain redevelopments within Parkview and Greenside East show little regard for the history of the area. Notwithstanding the availability and practicality of modern building materials and designs, the formulation of urban design guidelines concerning issues such as façade, boundary walls, roof (pitch and materials), pavements, signage, lighting and landscaping could help ensure that any new developments or redevelopments take adequate cognisance of the heritage and character of the area. Once agreed upon by the local residents, these Urban Design Guidelines could be incorporated into the Precinct Plan. See Heritage policy and Draft Urban Design Guidelines (Annexure C)

6.3 INFRASTRUCTURE ISSUES

As noted in Section 3.7, the service infrastructure in the precinct is largely at current residential development levels. Generally the precinct is well serviced and therefore, the emphasis should be on maintenance and upgrading the existing service infrastructure. Based on the RSDF, applications for the intensification and/or change of use will not be supported unless the availability of infrastructure and/or services can be verified by the relevant

Municipal Owned Entity eg Johannesburg Roads Agency, City Power etc and Core Department. This limitation will apply to incremental and large-scale developments and will affect individual property owners and the development community alike.

The following infrastructure issues impact on the residential amenity of the area –

- **TRAFFIC AND PARKING**

A traffic study needs to be conducted to determine the most effective way to manage traffic in and around the suburb. Parking in the Tyrone Avenue shopping precinct remains a problem, and an effective solution needs to be sought. Traffic calming measures need to be put in place to enhance the ‘walkability’ of the suburb and shopping node and to reduce the incidence of serious accidents along certain routes and at specific intersections. The viability of cycle tracks also need to be explored.

- **ROAD MARKINGS**

Many accidents occur at intersections as a direct result of faded road markings. The need for easy access to and from the police station in Dundalk Avenue by both police and public necessitates particular focus on all roads crossing Dundalk Ave.

- **PAVEMENTS, SIDEWALKS AND KERBS**

Many sidewalks have been damaged during the installation of telecom cables, water meters, electric cables, etc. In some instances homeowners have erected intercom devices on the sidewalk in front of their property, raised driveways and ‘overbeautified’ their front verges in such a manner as to hinder the free flow of pedestrian traffic, wheelchairs and prams..

- **STREET SIGNS AND KERB SIGNAGE**

Street signs are either non existent, damaged or obscured. Kerb signage have faded and is illegible. This infrastructure should add to the environmental quality and ambience of the neighbourhood.

- **CONDITION OF ROADS**

Many of the roads in the neighbourhood are in a poor state of repair, exacerbated by the recent heavy rains.

7. VISION

- The Parkview Residents’ Association (PRA) developed a vision for the areas of Parkview and Greenside East through an extensive public participation exercise (see Section 2.3 above). The long-term vision is represented spatially on Map 4.
- The City’s Integrated Development Plan and Regional Spatial Development Framework (RSDF) and the 2003 Emmarentia, Greenside, Parkview Precinct Plan provided the basis for the vision, and this subsequently informed the Community Submission Precinct Plan for Parkview and Greenside East.
- The future of Parkview and Greenside East is envisaged as a predominantly low-density residential, low-rise area that has a significant heritage that needs to be respected and protected for future generations. Parkview is seen as a garden suburb, where residents are encouraged to keep their houses – and heritage - visible to others (and hence more secure as a result) and to retain strong pockets of vegetation on their properties. Residents value the accessibility of the open space systems adjacent to the area.
- A strong focus should be placed on developing and enhancing the “walkability” of the suburb, to encourage and facilitate people to walk around the suburb - when visiting the Neighbourhood Node, when taking exercise, or for recreational purposes.
- Further information pertaining to the vision is contained in Annexure A.

8. DEVELOPMENT GUIDELINES FOR PARKVIEW AND GREENSIDE EAST

This section is to be read in conjunction with Map 4 (Vision Plan), which contains the desired long-term spatial representation of the sectors referred to below.

Proposals to retain and enhance residential character and amenity

INTERVENTION	GUIDELINES
Current Planning Proposals SUPPORTED by Parkview Residents Association	
<p>Support residential densification between Lower Park Drive, Dundalk Avenue, Jan Smuts Avenue and Kinross Avenue.</p> <p><i>Refer to Sector A: Residential</i></p>	<ul style="list-style-type: none"> • Density: 40 Units per hectare. • Zoning: Residential 3. • FAR: 0.6 • Coverage: 40% • Height restriction: 2 Storeys • Subdivision: cluster development or subdivision to 500sq.m sites. • Building lines: <ul style="list-style-type: none"> o Street boundary: 5m o Other boundaries: 2m if one storey, 4m if two storeys. • Parking to be provided as per Scheme. • SDP to be submitted. • Urban design principles to protect and enhance the public realm to be drawn up and included, as far as possible, with redevelopment rights.
<p>Erven located on the ridge portion of Parkview, in the area bounded by Carlow Road, Westcliff Drive, Hillcrest Road and Emmarentia Avenue. Tyson Road falls within the Ridge area.</p> <p><i>Refer to Sector B: Residential</i></p>	<ul style="list-style-type: none"> • The area is within the ridge portion of Parkview and should thus be subject to particular attention when development proposals are considered. • No further subdivisions should be permitted. No subdivision below 2000m² should be permitted. • The Integrated Environmental Policy environmental management guidelines for development on ridges are to be applied where relevant. • Issues such as the run-off of rainwater, building lines, decimation of vegetation and the extent of any excavation into the ridge should be addressed. • No building can be erected on a slope of more than 1:4 and no earthmoving or significant changes shall be made to slopes greater than 1:3 shall be applied. • Restrictive conditions of title give rights to residents, and thus a blanket removal of these conditions is not supported.

INTERVENTION	GUIDELINES
<p>Remainder of precinct area</p> <p><i>Refer to Sector C: Residential</i></p>	<ul style="list-style-type: none"> • Any new developments or redevelopments are to provide full on-site parking (1 shade tree for every 3 parking bays, no shade cloth structures) • Residential 1 (and primary rights associated with this zoning as per the Town Planning Scheme) to be supported. However, on a case-specific basis motivation in terms of consent use will be considered on individual merit. • Urban design principles to protect and enhance the public realm to be drawn up and included, as far as possible, with redevelopment rights. • No non-residential uses (including schools and churches) will be supported outside designated nodes to enable a focus on the development of the Neighbourhood Node • Restrictive conditions of title give rights to residents, and thus a blanket removal of these conditions is not supported.
<p>Planning Proposals PROPOSED by Parkview Residents Association</p>	
<p>Residential densification along Dundalk Avenue between Ennis Road and Roscommon Road, Erven 119 to 122 Parkview</p> <p>Residential densification is a long term proposal and would follow the use of these erven for large scale home enterprise.</p> <p><i>Refer to Sector A: Residential</i></p> <p>For more detail on their use for large scale home enterprise refer to the <i>Proposal to contain the Neighbourhood Node</i> section.</p>	<ul style="list-style-type: none"> • Density: 40 Units per hectare. • Zoning: Residential 3 • FAR: 0.6 • Coverage: 40% • Height restriction: 2 Storeys • Subdivision: cluster development or Subdivision to 500sq.m sites. • Building lines: <ul style="list-style-type: none"> ○ Street boundary: 5m ○ Other boundaries: 2m if one storey, 4m if two storeys. • Parking to be provided as per Scheme. • SDP to be submitted in accordance with requirements as contained in Annexure B.

Proposal to contain the current extent of the Neighbourhood Node

INTERVENTION	GUIDELINES
Current Planning Proposals SUPPORTED by Parkview Residents Association	
<p>Tyrone (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)</p> <p><i>Refer to Sector D: Business</i></p>	<ul style="list-style-type: none"> • Support non residential uses such as shops, medical consulting rooms, restaurants, offices and other uses that the Local Authority may deem fit to be located in the Neighbourhood Node. • Support community facilities to act as a buffer between the node and the residential development. • Contain non-residential uses from encroaching on residential areas. • Retain existing vegetation as far as possible • Any new developments or redevelopments are to provide full on-site parking. • Urban design principles to protect and enhance the public realm to be drawn up and included, as far as possible, with redevelopment rights. • Consolidation of sites or rezonings with the specific aim of creating shopping malls is not supported.
<p>Buffer / Transition Zone:</p> <p>Support large scale home enterprise and community facilities -</p> <p><u>South of the Business Node</u> (Tyrone Ave): Home Enterprises on Erven 339, 340 and 320 Parkview, Community facilities on Erven 349-352 (tennis courts) and 329 - 330 (library) Parkview</p> <p><i>Refer to Sector E: Home Enterprise and Sector F: Community facility</i></p>	<p>Support large scale home enterprise.</p> <ul style="list-style-type: none"> • Zoning: Residential 1 • Erven 339 and 340 – monitor compliance with existing large scale home enterprise zoning. • Erf 320: Consent Uses – offices (excluding banks, building societies and medical consulting rooms) • FAR: existing structure plus 10% • The floor area to be utilised for home enterprises purposes shall further be restricted by the need to provide all required parking bays (as per the Scheme, no relaxation to be considered) whilst also retaining the residential character of the erven. • SDP to be submitted in accordance with requirements as contained in Annexure B. (SDP to include buffer zone of vegetation along west boundary)

INTERVENTION	GUIDELINES
<p>Buffer / Transition Zone:</p> <p>Support large scale home enterprise and community facilities –</p> <p><u>North of the Business Node</u> (Dundalk Ave): Home Enterprises on Erven 119 to 122 Parkview, Community facilities on Erf 1201 (post office and police station) Parkview.</p> <p><i>Refer to Sector F: Community facility.</i></p> <p>Note that the Home Enterprise designation for the above-mentioned erven reflects current land use rights. However, as a buffer and transition zone, it is anticipated that over time, these erven will be used for higher density residential development – refer to Sector A: Residential</p>	<p>Support large scale home enterprise.</p> <ul style="list-style-type: none"> • Zoning: Residential 1 • Erven 119 and 122 – monitor compliance with existing large scale home enterprise zoning. • Erf 120 - Primary rights to include offices in existing structures (excluding banks, building societies and medical suites) • Erf 121 - Primary rights to include offices in existing structures (including medical suites but excluding banks and building societies) • Only an additional 10% increase in FAR will be permitted to the existing structures • The floor area to be utilised for home enterprises purposes shall further be restricted by the need to provide all required parking bays (as per the Scheme, no relaxation to be considered) whilst also retaining the residential character of the erven. • SDP to be submitted in accordance with requirements as contained in Annexure B.
<p>Planning Proposals PROPOSED by Parkview Residents Association</p>	
<p>Erven 197 and 199 (Tyrone Avenue) and erf 123 (Dundalk Ave)</p> <p><i>Refer to Sector C</i></p>	<ul style="list-style-type: none"> • Existing medical suites are NOT part of the business node, and should revert to residential use when no longer used for medical suites. Furthermore, no extension of the existing controls as to the size of medical suites and number of practitioners will be considered. • Furthermore, proposed medical suites are similarly NOT part of the business node and should not be approved. • The existing situation is to be monitored.

Proposal to enhance mobility

INTERVENTION	GUIDELINES
Planning Proposals SUPPORTED by Parkview Residents Association	
<p>Establish and promote strong east-west linkages in Sub Area 9.</p>	<ul style="list-style-type: none"> • Promote traffic management in Gleneagles Road, Greenhill Road, Tana Road and Victory Road in support of east west mobility links. • Permit home enterprises on Erven 521 to 553 Gleneagles Road, Greenside to act as a nodal buffer between the nonresidential and the residential area. • Restrict access to Gleneagles Road, Judith Road, Tana Road, and Victory Road. • Promote the use of designated arterials for through traffic. • No non-residential uses will be supported outside designated nodes. • Apply Density and Movement Strategies.

Proposal to enhance and conserve open space

INTERVENTION	GUIDELINES
Planning Proposals SUPPORTED by Parkview Residents Association	
<p>Establish management structures and public private partnerships to oversee and undertake the management and enhancement of parks, open spaces and natural areas, with specific reference to:</p> <ul style="list-style-type: none"> • Melville Koppies Nature Reserve. • Jan Van Riebeeck Park. • Montgomery Park. • Mark's Park. • Zoo Lake. • George Hay Park. <p><i>Refer to Sector G</i></p>	<ul style="list-style-type: none"> • Apply JMOSS. • No alienation of parks, open spaces or recreation areas. • Entrench and protect public use of parks.
Planning Proposals PROPOSED by Parkview Residents Association	
<p>As neighbours to the Parkview Golf Course, the visual access to this private open space should be maintained.</p>	<ul style="list-style-type: none"> • The Parkview Golf Course is an important green lung in the area, and together with public open spaces in the area, should be enhanced and conserved.

9. MONITORING AND MANAGEMENT OF THE PRECINCT PLAN

Effective monitoring and evaluation requires a long-term commitment in terms of time, personnel and resources. The outcomes of the monitoring process should also be used as a management tool, leading to decisions and actions by project managers.

The Community Submission Precinct Plan was prepared by the Parkview Residents' Association (PRA) as a tool for Council to use when assessing land use applications. The Council is therefore responsible for managing the implementation of the Precinct Plan, while the PRA performs a necessary and important role in monitoring the interpretation of the Plan and the subsequent development within the area.

9.1 ROLE OF COUNCIL

The vision as formulated by the PRA represents the overall view of the respondents. Residents within Parkview and Greenside East were given ample opportunity to provide input into the vision document and thus the Precinct Plan. It is therefore considered a reasonable reflection of the overall opinions of the local residents, and should be considered as such by Council.

When land use applications are submitted to Council, the Precinct Plan should be used to assist the evaluation and decision-making process. In making the necessary decisions and in ensuring sustainable development, Council is also responsible for enforcing the Town Planning Scheme and by-laws to ensure the harmonious and optimal use of land.

Council should ensure clear channels of communication between all stakeholders.

9.2 ROLE OF PARKVIEW RESIDENTS' ASSOCIATION

With the advantage of local knowledge, the Parkview Residents' Association (PRA) is well-placed to monitor and review implementation of the Precinct Plan. At the outset, the PRA should be approached for comment on the submission of all Site Development Plans. Their role on the Joint Plans Committee provides a good platform for this, particularly with respect to heritage protection. This would enable them to assist Council ensure adherence by the developer to the provisions contained in the SDP.

The community and all stakeholders are encouraged to take ownership of their precinct. This can be achieved by residents contributing to the PRA (time and resources) and reporting illegal activities or problems to the Council. It is also critically important to communicate and consider the interests of neighbours.

The PRA should also monitor development trends and changes in land use or community perceptions within the area in order to update the Precinct Plan after three years.