



✪ Parkview Residents' Association ✪ Postnet Private Bag X7, Parkview, 2122 ✪ fax to 086 672 1785 ✪ e-mail to [info@parkview.org.za](mailto:info@parkview.org.za) ✪ [www.parkview.org.za](http://www.parkview.org.za)

## Parkview Precinct Plan

The Parkview Precinct Plan and the Spatial Development Framework (RSDF) provide land use management tools and therefore clear guidelines for the development of our area. The RSDF is updated on an annual basis.

In 2008, the Parkview Residents' Association (PRA) embarked on a process to update the current Parkview Precinct Plan. It engaged the residents by circulating an initial vision statement on our website and invited comments. It was then refined. It then circulated a questionnaire to all businesses and households in Parkview and Greenside East. The response received is considered statistically significant.

With professional town planners' assistance, a submission was made to Council in February 2009. Over the following 2 years, through a consultation process with Council, the Precinct Plan was revised and the final submission was made in May 2011. This version is now the approved Parkview Precinct Plan. This document can be accessed on [www.parkview.org.za](http://www.parkview.org.za).

When applications are made to Council to rezone a property for another use – either from a single dwelling with associated outbuildings (Residential 1) to townhouses or clusters (Residential 2) or from a residential property to one for business use, the RSDF and precinct plan **provides the guidelines by which Council decisions are made.**

When the PRA responds to any of these rezoning applications, it is also guided by these documents.

The Parkview Precinct Plan therefore gives business and home owners more certainty.

### **A request to potential developers**

Please do not purchase a property for a purpose other than what it is currently zoned for, until you have studied the RSDF and the Parkview precinct plan to ascertain what development would be acceptable on that erf. We would request that people in these positions approach the PRA to discuss their ideas before buying the property. This saves a lot of time and money for all concerned. If an application to rezone to a land use that is contrary to the RSDF and the Parkview Precinct Plan is submitted, neighbouring residents and the PRA would be likely to object which would result in a hearing being set down and possibly an appeal. Besides the waste of time and money, the owner often finds that he or she is not able to use that erf for the proposed purpose for many years.

Please contact the PRA on [info@parkview.org.za](mailto:info@parkview.org.za).