



PARKVIEW RESIDENTS' ASSOCIATION

INCORPORATING GREENSIDE EAST

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18 April 2018

Dear Parkview and Greenside East Resident

Policy Documents available for public comment

At the PRA AGM last year, the Committee reported on work being done by the City Council on the policy that guides the City's planning role and responsibilities. Central to this work is the reasonable assumption that the current pattern of expansion in Joburg cannot continue. As development in the City's main commercial nodes (Sandton, Rosebank and so on) grows, mass residential development is mostly confined to the City's outer limits (in areas such as Cosmo City and Midrand). Not only is this practice a vestige of apartheid-based spatial planning but it is inconsistent with global best practice for urban planning and design. If the City's working population (and particularly younger people) don't have a chance to buy or rent accommodation closer to commercial zones and if public transport facilities do not simultaneously improve, the City will become increasingly dysfunctional and will eventually cease to work at all.

Flowing from this proposition is an approach to long-range planning (termed "transect") which attempts to promote residential densification in areas close to commercial zones or nodes and along the major arterial transport routes. The work being done by the City to give substance to this approach led to the publication, in 2016 of the Spatial Development Framework 2040 and the consequent Nodal Review and Inclusionary Housing Policy. Following the publication of several versions with differing detailed planning approaches, these draft documents have been published for public comment.

The City of Joburg has invited comment from residents which need to be submitted before 30 April 2018.

The PRA website (<http://www.parkview.org.za/?q=content/town-planning>) has been updated with links to the draft documents and a very brief summary of the 2 policies.

Though the policies represent a departure for the City, with significant ramifications still to be worked out at a practical level, the PRA believes that the policies are in line with global best practice, and have admirable long-term goals.

Residents and business owners are encouraged to engage with these proposed planning changes and invited to comment on these important policies by 23 April 2018 so that the PRA's response can be formulated in time to meet the deadline. Please email info@parkview.org.za and cc marianhester01@gmail.com. (The PRA mailbox will be unmanned for a few days from 24 to 30 April).

Kind regards
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