

PARKVIEW PRECINCT PLAN

MAY 2011

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1. BACKGROUND

The Parkview Residents Association (PRA) embarked upon the preparation of a 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.
- 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.

As indicated above, the Precinct Plan for Parkview and Greenside East emerged out of an extensive community participation process as well as valuable interaction with the City Council planning officials.

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. The RSDF as approved by Council on an annual basis, provides broad guidance for development within the area, and therefore provides a starting point for the more specific detail at the level of the Precinct Plan.

An understanding of the relevant land use management issues for Parkview and Greenside East and the documentation of the vision that was developed through an extensive public participation exercise provides the background to the development guidelines. The Precinct Plan then presents clear objectives, interventions and guidelines for the development of the defined area at a micro scale.

2. LEGAL AND POLICY FRAMEWORK

The following legislation and policies provide the framework for land use management within Parkview and Greenside East:

- 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 (Current 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 Guidelines, based on the Burra Charter (1999).

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.



Locality Map May 2011
Map 1:

PARKVIEW , PARKVIEW EXT. 1 and GREENSIDE EAST



- 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.

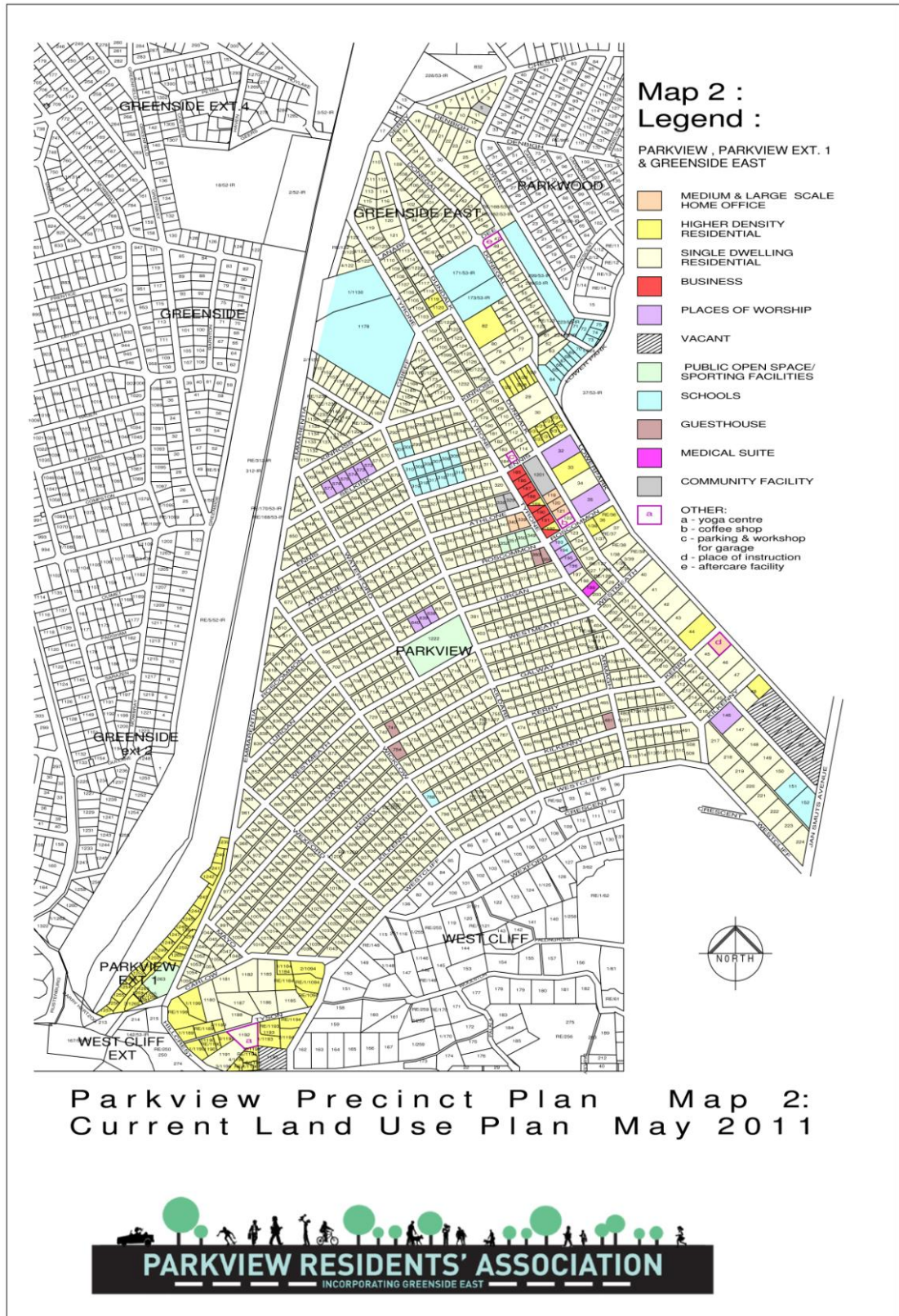
3.3 URBAN FABRIC

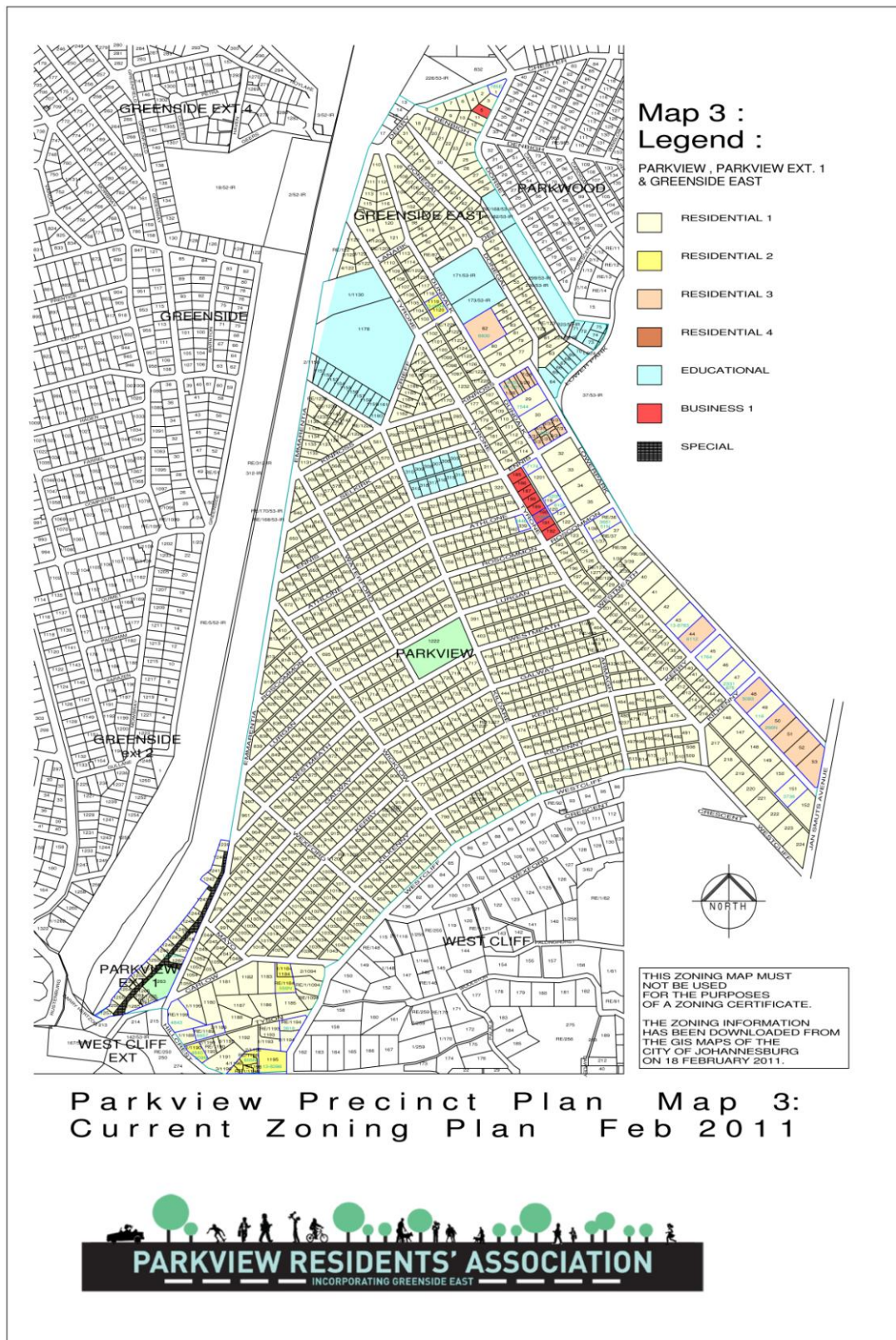
- Parkview and Greenside East are predominantly residential with the Neighbourhood Node providing lower order goods and services for the community. It is well endowed with community facilities such as schools, churches, and a police station, post office and library.
- The area is approximately 3km from 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 and current zoning on Map 3.

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:

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.





- 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 Hyde Park/Dunkeld is identified as one of two district nodes in Region B,
- 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, 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 Course¹, 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.

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.

¹ 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.

3.7 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 of 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.

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. This should form part of an overall citywide transportation management plan. 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 has 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 annual heavy rains.

4. RSDF MANAGEMENT TABLES 2010/2011

As indicated in Section 2 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 uses the relevant 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	
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. 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. 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. 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.	

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.	• 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: - 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	• No land uses of regional function and extent to be allowed. • No retail on erven 318 - 321 Emmarentia • Support offices, Institutional and high density residential • FAR: 1.2 • Coverage: 50% • Height restriction: 4 storeys • Density: 70du/ha

3. Support medium-density residential development along Judith/Linden Road.	• Density: 20 units per hectare • Zoning: Residential 2 • FAR: 0.4 • Coverage: 40% • Height restriction: 2 storeys • Subdivision: cluster development or subdivision to 500sq.m sites • Consolidation: 2 sites • Building lines: 5m on street frontage and 2m per storey above ground floor on other boundaries or to the satisfaction of Council. • Consent Use: As per scheme
4. Support medium-density residential development along: • Tana Road and Victory Road. • Barry Hertzog Ave, between Greenhill and Tana Road.	• Density: 40 units per hectare • Zoning: Residential 2 • FAR: 0.6 • Coverage: 40% • Height restriction: 2 storeys • Consolidation: maximum 4 sites • Building lines: 5m on street frontage and 2m per storey above ground floor on other boundaries or to the satisfaction of Council. • Permit a mix of high density residential development and home offices south of Victory Road erven, 517, 518, 520, 582, 586, 588, 590, 592, 596, 598 and 600 Emmarentia Extension 1. • "For Home Offices, the residential character shall be retained".
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.	• 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.
6. Remainder of precinct area	• 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.
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Development Objective 2 To contain the current extent of the Tyrone Neighbourhood Node (Parkview)	
Interventions	Guidelines
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)	- 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.
2. Buffer / Transition Zone: Support large scale home enterprise and community facilities - <u>South of the Business Node</u> (Tyrone Ave): Home Enterprises on Erven 339, 340 and 320 Parkview, community facilities on Erven 349-352 and 329 - 330 Parkview	Support large scale home enterprise. - 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)
3. Buffer / Transition Zone: Support large scale home enterprise and community facilities – <u>North of the Business Node</u> (Dundalk Ave): Home Enterprises on Erven 119 to 122 Parkview, community facilities on Erf 1201 Parkview	Support large scale home enterprise. - 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.
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Development Objective 3 To enhance the mobility functions of arterials and enhance nodal development within Sub Area 9.	
Interventions	Guidelines
1. Establish and promote strong east-west linkages in Sub Area 9.	• 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	• Extend Melville Koppies westward to Johannes Street. • Protect existing open spaces. • Protect and promote areas of cultural significance. • Investigate the interaction with the West Park Cemetery as overall cultural and open space system. • Apply JMOSS.
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: • Melville Koppies Nature Reserve. • Jan Van Riebeeck Park. • Montgomery Park. • Mark's Park. • Zoo Lake. • George Hay Park.	• Apply JMOSS. • No alienation of parks, open spaces or recreation areas. • Entrench and protect public use of parks.

Since the RSDF Management Table (above) for Sub-Area 9 covers a larger area than that of the Precinct Plan, it is important to note that the following sections of the RSDF are specifically applicable to Parkview and Greenside East:

Development Objective 1: Interventions 1; 5 and 6

Development Objective 2: All interventions

Development Objective 3: All interventions

Development Objective 4: Intervention 2

As indicated above, the RSDF Management Table provides a starting point for developing more specific, precinct-based interventions which can guide the development of Parkview and Greenside East towards the collective vision of the residents. However, the land management issues also need to be understood since these present the context for understanding the development objectives and guidelines.

5. LAND USE MANAGEMENT ISSUES PERTAINING TO THE STUDY AREA

5.1 CONTAINMENT OF THE BUSINESS NODE

- In line with the 2010/2011 RSDF, 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 Johannesburg 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 right¹. 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.
- 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.

¹ This is in contrast to Business 4, where residential is permitted as a consent use only.

5.2 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 Johannesburg 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.

5.3 PROVISION OF A VARIETY OF HOUSING OPPORTUNITIES FOR ALL RESIDENTS

- 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.

5.4 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.
- Parkview was developed as a garden suburb – characterised by large gardens with dwellings set back. Visual access to the gardens and the treed avenues helps implement the vision and attractiveness of the suburb. In this regard, attention should be paid to boundary walls. Despite concerns about crime, increased visibility and surveillance improves security. In addition, the beautification of the front verge should not hinder the free flow of pedestrian traffic, wheelchairs and prams.
- Most of the homes and shops in Parkview and Greenside East are over 60 years and are therefore protected under the National Heritage Resources Act, 25 of 1999. To obtain permission to alter or demolish any of these homes and shops, application needs to be made to the Provincial Heritage Resources Authority – Gauteng (PHRAG).

6. VISION

- **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.
- The City’s Integrated Development Plan and the Regional Spatial Development Framework (RSDF) provided the basis for the vision, and this subsequently informed the Precinct Plan for Parkview and Greenside East.
- Annexure A contains the initial vision documentation and the reworked vision based on the questionnaire results.
- The process of extensive public participation as facilitated by the Parkview Residents’ Association (PRA) is recorded in Annexure B.

7. DEVELOPMENT GUIDELINES FOR PARKVIEW AND GREENSIDE EAST

This section is to be read in conjunction with Map 4 (Precinct Plan (Long Term Vision)), which contains the desired long-term spatial representation of the areas referred to below. It is important to note that the development guidelines and interventions are to be read in conjunction with the provisions contained within the Johannesburg Town Planning Scheme.

Area A The erven between Lower Park Drive, Dundalk Avenue, Kinross Avenue and Jan Smuts Avenue, including Erven 119 to 122, Parkview	
Development Objective: To promote high residential densities close to public open spaces (Zoo Lake), neighbourhood nodes (Tyrone Avenue Neighbourhood Node) and public transport routes (Jan Smuts Avenue).	
INTERVENTION	GUIDELINES
Support residential densification between Lower Park Drive, Dundalk Avenue, Jan Smuts Avenue and Kinross Avenue.	• 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: - 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.
Support residential densification for Erven 119 to 122 Parkview.	• No extension of existing non-residential rights. • 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: - 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.

Area B

The erven located on the ridge portion of Parkview, in the area bounded by Carlow Road, Westcliff Drive, Hillcrest Road and Emmarentia Avenue.

Development Objective

To recognize the linkage of the ridge area of Parkview with the Westcliff Ridge and the development implications associated with building on ridges.

INTERVENTION	GUIDELINES
The Ridge area should be subject to particular attention when development proposals are considered.	- No subdivision below 2000m² should be permitted. - The Integrated Environmental Management Policy (2005) for development on ridges is 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.

Area C

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)

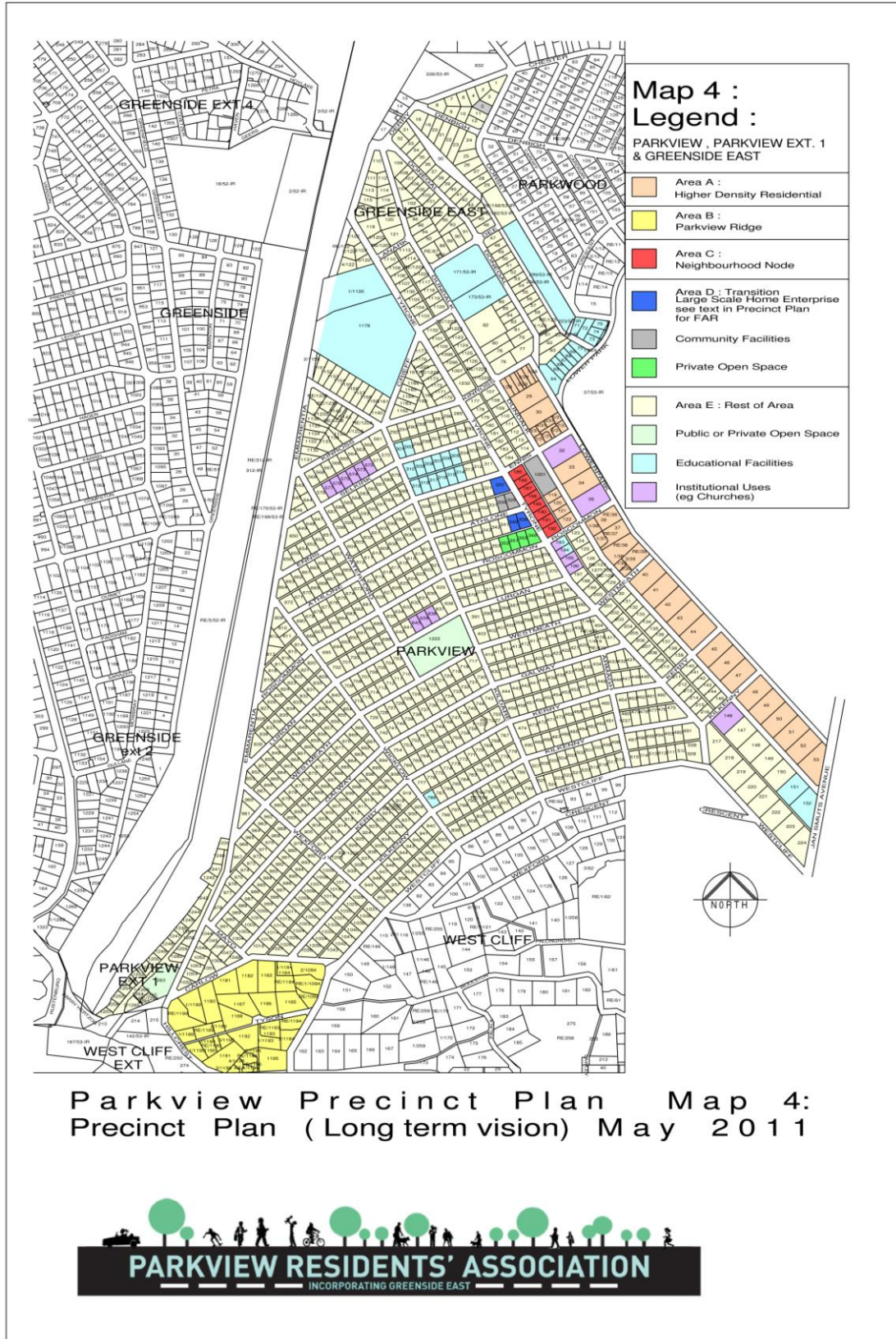
Development Objective

To contain the current extent of the Neighbourhood Node in order to promote synergies and efficiencies.

INTERVENTION	GUIDELINES
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. Cognisance should be taken of the existing congestion within the immediate vicinity of the node.	- Apply the relevant development controls as contained within the Johannesburg Town Planning Scheme. - 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.

Area D Properties west of the Neighbourhood Node (Erven 339, 340 and 320, Parkview) and community facilities immediately adjacent to the Node: tennis courts (Erven 349-352), library (329-330) and post office/police station (Erf 1201)	
Development Objective To contain non-residential uses from encroaching on residential areas, and to provide a graduated buffer between the business and residential uses.	
INTERVENTIONS	GUIDELINES
Support large-scale home enterprise on Erven 320.	• Zoning: Residential 1 • Apply the relevant development controls as contained within the Johannesburg Town Planning Scheme. • Support Consent Use – 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, including buffer zone of vegetation along west boundary
Support large-scale home enterprise on Erven 339 and 340.	• Zoning: Residential 1 • Apply the relevant development controls as contained within the Johannesburg Town Planning Scheme. • No extension of existing controls will be considered.
Support community facilities to act as a buffer between the node and the residential development.	• Retain existing vegetation as far as possible. • Any new developments or redevelopments are to provide full on-site parking.
Area E Rest of precinct area	
Development Objective: To retain and enhance the residential character and amenity of Parkview and Greenside East.	
INTERVENTIONS	GUIDELINES
Create a viable and attractive residential area.	• 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 Johannesburg 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.
Erven 197 and 199 (Tyrone Avenue) and Erf 123 (Dundalk Ave) Medical suites outside of the Neighbourhood Node should revert to residential use when no longer used for medical suites.	• No extension of the existing consent and applicable controls as to the size of medical suites and number of practitioners will be considered. • The existing situation is to be monitored.
Educational facilities and institutional uses are integral to the urban fabric of Parkview. These land uses should contribute towards creating a viable and attractive residential area.	• Buildings that are older than 60 years are protected under the National Heritage Resources Act, 25 of 1999. To obtain permission to alter or demolish any of these buildings, application needs to be made to the Provincial Heritage Resources Authority – Gauteng (PHRAG). • The expansion or upgrading of these facilities should pay special attention to parking and traffic generation and its impact on the amenity of the suburb.
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: • George Hay Park.(Erf 1222)	• Apply JMOSS. • No alienation of parks, open spaces or recreation areas. • Entrench and protect public use of parks.
As neighbours to the Parkview Golf Course, the visual access to this private open space should be maintained.	• 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.



ANNEXURE A

PARKVIEW RESIDENTS' ASSOCIATION'S

VISION DOCUMENTATION

Annexure A

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- 1. Vision document**
- 2. Presentation at meeting on 27 January 2009 with results of questionnaire**
‘A Vision for the Future Development of Parkview’



A Vision for the Future Development of Parkview (Incorporating Greenside East): A Discussion Document for Community Consultation Prepared by the Parkview Residents' Association

Introduction

The Parkview Residents' Association (PRA) has developed a short summary outlining its vision for the future development of Parkview, incorporating Greenside East, over the next 15 years and beyond. This vision statement locates itself within the City's Integrated Development Plan, draws on the City's Regional Spatial Development Framework (RSDF) for Region B (which covers Parkview) and the Parkview Precinct Plan, but recommends some possible modifications that align with the City Council's future development plans for Johannesburg, while balancing these with the aspirations of residents of the suburb.

In line with the Parkview Precinct Plan, the PRA sees the future of Parkview as being that of a predominantly low residence, low rise area which has a significant heritage that needs to be respected and protected for future generations. We see Parkview 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 enjoy walking in the suburb and using the two local parks, namely the George Hay Park and Zoo Lake. Zoo Lake also provides a city-wide opportunity for recreation and relaxation. The Parkview golf course provides an additional green space bordering the suburb.

The Tyrone Avenue Neighbourhood Node

At the centre of the suburb's future development will be a *Neighbourhood Node*, which makes provision for retail, offices, businesses and medical suites to service the surrounding community. In line with the current precinct plan, we see this Neighbourhood Node being contained along Tyrone Avenue, between Ennis and Roscommon Roads. This retention of the business node as a neighbourhood node is proposed as it is in alignment with the current Precinct Plan, as well as taking account of the reality that the broader area is to be serviced by the major retail, commercial and residential development being implemented in the nearby Rosebank area. Furthermore, this neighbourhood node is one of several nodes in the vicinity including those in Parktown North. It thus does not warrant substantial expansion.

In an effort to create a world class, 'high street' retail environment servicing the community, we believe that a mixed-use zone (retail, office, and medical suites, combined with medium-density residential developments) should run along both sides of Tyrone avenue, but this should be limited to the erven bordering Tyrone Ave (except the 2 erven where the library

and its parking is currently situated) and strictly between Ennis and Roscommon Roads. Individual retail enterprises should be encouraged mixed with a residential element. The scale of the development must, however, be in keeping with the established pattern of development already evident in the Tyrone Avenue commercial and business strip. For this to work successfully, the following needs to be taken into account:

- 1) Attention will need to be paid to retaining vegetation to the greatest extent possible (including the current park area outside the Library).
- 2) A buffer zone of vegetation will need to be put in place on the South-western boundary of this Node in an effort to minimize the impact on residential properties adjacent to the Node.
- 3) The public library must remain in Parkview, but the possibility of incorporating it in a suitable alternative site within the Neighbourhood Node or in a revised setting on the current site could be tested.
- 4) The small playground should be retained.
- 5) Retail enterprises and offices must be limited to the designated strip of Tyrone Avenue, to prevent encroachment of commercial enterprises either to Dundalk Avenue or up and down Tyrone Avenue beyond Ennis and Roscommon Roads, as well as up and down Roscommon, Athlone and Ennis Roads.
- 6) No further business rights should be granted anywhere else in Parkview to enable a focus on development of this Neighbourhood Node.
- 7) Urban design principles on how to protect and enhance the public realm need to be defined. These would then be incorporated into all further developments. Some of these would include developing up to the pavement, canopies with columns over the pavements, and use of glazed windows.
- 8) Consolidation of sites or rezoning for the development of malls should be discouraged.
- 9) Provision will need to be made for off-street parking in any new developments, in order to deal with current congestion and an expected increase in visitors to the Node. It will also be important to determine the most efficient traffic flows for the Node.
- 10) Where possible, business deliveries to the Neighbourhood Node should be directed through the service lane running between Tyrone and Dundalk Avenues in an effort to relieve traffic flow in Tyrone Avenue.
- 11) Consultation with current and potential traders to set up a mechanism to ensure the right mix of services should be encouraged.

Given the above, we believe that no further business rights should be granted along Dundalk Avenue, in order to concentrate development along Tyrone Avenue.

Population Densification

The PRA is aware of the reality that population densification is, to an extent, an inevitable consequence of Johannesburg's development, but notes the RSDF's desire to focus this densification on key areas in line with a broader trend to shift from private transportation to public transportation. Thus, it will be important to concentrate any population densification on corridors that can be effectively serviced by public transport facilities. With this in mind, our vision for development of certain parts of Parkview to provide for more residential is

defined by the following elements:

- 1) The area on the South-western side of Lower Park Drive, from Kinross Avenue to Jan Smuts Avenue could be developed as a medium-density residential area.
- 2) The PRA should work actively with the Zoo Lake Users' Committee to create a development plan for Zoo Lake which will entrench and protect public use and cater to the needs of the suburb (particularly this medium-density residential zone that will look over the park).
- 3) Sub-division of properties along Emmarentia Drive should be allowed as indicated in the RSDF, but no further sub-division should be allowed in Parkview. In particular, efforts should be made to protect the Ridge (properties on Tyson, Carlow and Hillcrest) from being altered by any new developments, as per the City of Johannesburg and Gauteng Department of Agriculture, Conservation and Environment's Ridge Policies.
- 4) All other parts of Parkview should remain low-density, residential areas, as set out in the Parkview Precinct Plan.
- 5) In the medium to long term, the area behind the shops on Dundalk Avenue between Ennis and Roscommon Roads should 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.

Other Key Principles

In addition to the above, we note a few other guiding principles that inform our vision of the future development of the suburb:

- 1) Parkview is very adequately serviced by a variety of schools and churches. Consequently, no further schools and churches should be developed.
- 2) Strong focus should be placed on developing and enhancing the 'walkability' of the suburb, to encourage and facilitate people to be able to walk around the suburb, when visiting the Neighbourhood Node, when taking exercise, and for recreational purposes
- 3) The green open spaces in, bordering, and servicing Parkview should be protected.
- 4) A separate policy on guesthouses and bed-and-breakfasts should be developed for the suburb.
- 5) Restrictive conditions of title give rights to residents, and thus we do not support a blanket removal of them.
- 6) On matters of heritage, which would apply to homes, shops, trees and the cultural heritage of the residents and traders, we note the following:
 - a) Most of the homes and some shops are over 60 years and therefore protected under the National Heritage Resources Act, 25 of 1999. To obtain permission to alter or demolish any of these homes and shops, application would have to be made to the Provincial Heritage Resources Authority – Gauteng (PHRAG).
 - b) In approaching 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.

- 7) A Traffic assessment should be commissioned for the neighbourhood to review and assess, amongst others:
 - a) The impact of traffic flows in Hillcrest, Westcliff, Wicklow, Lower Park and Emmarentia Drives on the suburb;
 - b) Viability of establishing cycle tracks throughout the neighbourhood;
 - c) Possible traffic calming measures to ensure increased walkability without compromising local traffic;
 - d) Parking for the Neighbourhood Node to facilitate increased 'pedestrianization' of the Node.

Feedback

This initial set of ideas is intended to lay out, in simple and clear terms, the position of the Parkview Residents' Association with respect to future development of the suburb. Our intention is to use this document as a basis for further discussion with the Parkview community and other affected stakeholders, with the ultimate purpose of feeding into the revision and updating of the Parkview Precinct Plan in 2009.

We would welcome your thoughts and feedback on this draft vision. Please feel free to send any ideas or criticisms you have to Neil Butcher at neilshel@icon.co.za.

A Vision for the Future Development of Parkview

The Context

- ▶ Development of Parkview is governed by Jhb's Regional Spatial Development Framework
- ▶ Within this Framework, there are Precinct Plans, including one for Parkview, Greenside, and Emmarentia
- ▶ These plans guide and determine land uses for the precinct concerned – ie the spatial form of a region
- ▶ They also guide future investment and approval by Council of development and rezoning applications

The Context (ctd)

- ▶ The current Precinct Plan was developed in 2003 and lapses after 5 years
- ▶ The RSDF map and narrative are not in sync – this has resulted in developers and council officials casting doubt on our whole precinct plan
- ▶ Responding to rezoning applications is time-consuming and expensive, as it often leads to legal challenges
- ▶ During 2008/2009, the PRA has sought to reverse this position by defining a clear development vision for Parkview and so to move to a position where developers realize it is in their interests to engage with the PRA before making applications to change land use.
- ▶ As a result, some developers have already started to approach us before buying properties now

The Challenge

- ▶ RSDF is reviewed and revised on an annual basis
- ▶ Communities are invited to make submissions on an ongoing basis
- ▶ Next submissions due by end of January 2009
- ▶ Several developers have undertaken developments in Parkview that are not legal or aligned with the current RSDF
- ▶ City Council is tempted to adjust policies to accommodate these illegal developments, thus encouraging further such developments
- ▶ In the long run, this will have negative consequences for the future of our suburb

Process to Date

- ▶ In mid-2008, in consultation with professional planners and designers, the PRA developed a draft vision, and shared this for comment at a public meeting in July 2008
- ▶ The vision document was mentioned in newsletters circulated to all residents and placed on the PRA website, with invitations for comment
- ▶ Several comments were received, which have been used to refine the document
- ▶ Questionnaire circulated in November 2008 to test community opinion on key matters
- ▶ This meeting represents final phase of community consultation before submission to Council

Questionnaire Results

	Agree	Disagree
Business must be contained in Tyrone between Ennis and Roscommon Roads	74%	26%
Mixed land use should be allowed on both sides of Tyrone Avenue between Ennis and Roscommon Roads	77%	19%
No further business rights should be granted in Parkview other than in the designated Neighbourhood Node	76%	21%
Rezoning of sites for the development of malls should be discouraged	95%	3%
There is no need for new developments in the Neighbourhood Node to provide additional off-street parking	44%	51%
Business deliveries to the Neighbourhood Node need to be directed through the service lane between Tyrone and Dundalk Avenues	86%	5%
The public library must remain in Parkview	88%	3%
The public library must be retained in Parkview in its current location	84%	12%
The small playground outside the library must be retained	84%	13%
The area behind the shops on Dundalk Avenue – bound by Ennis and Roscommon Roads – should be earmarked for medium density residential development	57%	38%
The area behind the shops on Dundalk Avenue – bound by Ennis and Roscommon Roads – should be earmarked for further business development	38%	56%
Properties along Emmarentia Avenue should be permitted to sub-divide to fewer than 1000m ²	22%	68%
The green open spaces in, around, and bordering Parkview should be protected	98%	1%
Further building and retail developments at Zoo Lake should be allowed	6%	92%
Quality of life in Parkview would be enhanced if cycling tracks and walking routes could be developed	86%	9%

The Way Forward

- ▶ In general, responses indicate clear preferences on part of residents of Parkview
- ▶ Vision document has been adjusted to reflect these preferences
- ▶ Important to restrict submission to general points of agreement, rather than including individual comments/preferences
- ▶ Services of professional consultant have been secured to prepare submission to Council (it is crucial that we submit a professionally written document with clear maps)
- ▶ This is not a once-off exercise: engagement will need to be on-going and submissions regular
- ▶ With general points of principle now agreed, PRA will aim to commission a traffic study (if funds allow) to determine the most effective ways to manage traffic in and around the suburb, with particular focus on the shopping node
- ▶ All the residents of Parkview need to own their Precinct Plan – this will ensure certainty for homeowners and business owners alike
- ▶ Your inputs will be required as we proceed because:
The price of freedom is eternal vigilance (Thomas Jefferson)

ANNEXURE B

PARKVIEW PRECINCT PLAN

COMMUNITY PARTICIPATION PROCESS

Annexure B

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- 3. Letter to residents with questionnaire**
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- 6. e-mail notice of final public meeting on 27/01/2009**
- 7. Attendance Register from Public Meeting on 27/01/2009**
- 8. Attendance Register from AGM on 18/03/2009**
- 9. Attendance Register from meeting with MOEs and sector departments 20/01/2011**

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 it's substance being incorporated into the 2010/2011 RSDF.



• Parkview Residents' Association • Postnet Private Bag X7, Parkview, 2122 • fax to 086 672 1785 • e-mail to info@parkview.org.za • www.parkview.org.za

Newsletter

Issue 7, 2008

Greetings to all Residents

The silly season has arrived with a vengeance and we wanted to send out one more newsletter before we all get totally engulfed in end-of-year activities. It certainly has been an 'interesting' year for the Parkview Resident's Association (PRA), and although there have been loads of challenges – we have had lots of positive support and a number of positive outcomes.



Securing our Suburb

As you would have read in previous newsletters, our SAFECO team have put lots of legwork into making Parkview and Greenside East a much safer place to live, work, walk and play – BUT we need your help URGENTLY. We have an excellent cost-effective plan that will deliver 24-hour patrols of all our streets. But 440 households will need to sign-up to make it happen. Parkview also now has 55 streetwatch leaders who are co-ordinating our efforts across the suburb. If you want more details, please contact your streetwatch leader or contact the safety and security team to find out who your streetwatch leader is at info@parkview.org.za or 011 646 7592 (messages only). Streetwatch leaders are meeting on Tuesday 11 November at 6pm at Scusi, Tyrone Avenue. Any other residents are welcome to attend.



SECURITY NETWORK

To keep you updated regarding our security network, please email info@parkview.org.za your details:

- Name
- Street address
- Landline and mobile number
- Any questions or queries you may have

Notes:

If you have paid your subs this year we should have your information. Your details will only be used for PRA business

Have your Say on How Parkview Develops

The PRA will be making a submission in the form of an updated Parkview Precinct Plan to the Johannesburg Metro Council. Now is your chance to have your say. Please see attached letter, complete and return the questionnaire by 30 November.

Kilkenny Castle – Urgent Court Action

On 10 October 2008, the PRA brought an urgent application in the Johannesburg High Court to prevent the owners of the Kilkenny Castle, Parkview's grandest old manor house, from continuing any further building work on the property. The interdict was brought pending an appeal to the Provincial Heritage Resources Authority (Gauteng) (PHRA-G) against a decision made by PHRA-G to grant the owners a permit to undertake alterations and additions. The court order was granted pending the finalisation of the matter.

In late September, it came to our attention that the owners intended building a double storey structure in front of the north east side of the house on Kilkenny Road, and altering the old stone wall with punched out corrugated iron, wood, brick and metal work in a 'squatter camp' style. The PRA believes the proposed alteration to the boundary wall is not in sympathy with the original building and the double storey structure would impact negatively on the old house. The application for a heritage permit contained drawings and elevations for both a double storey structure as well as two single storey structures and there were no dimensions on any of the drawings. There were also no sections through the property showing the impact of the alterations on the old manor house – in short, the plans in the application were incomplete and contradictory.

Both the PRA and the Parktown Westcliff Heritage Trust (PWHT) had submitted objections to these proposals before the required closing date in November 2007 and have since discovered that the permit was issued before the closing date. No stakeholders were notified by PHRA-G of its decision to approve the application.

The PRA believes that they had to act urgently to prevent irreparable damage being done to an important Parkview heritage landmark.

Protect our Heritage - Appeal for Funds

There are so many good reasons why we have all chosen to live in this beautiful suburb, it's not just the village atmosphere, the beautiful trees or the accessibility to schools and shops – it's also the beautiful old buildings. We don't do Tuscan here, and that's one of the reasons we love the place. The one thing that sets a suburb like Parkview apart from areas like Sunninghill are the authentic heritage buildings and these need to be protected at all costs.

We are calling on all Parkview and Greenside East residents who value our heritage and wish to see our buildings renovated in a manner that is respectful and appropriate to donate R200 per family for the PRA's legal costs in protecting our heritage. Please see banking details on membership form on the reverse.

Please Support our Car Guards

We hope that you've noticed that the street in front of the shops is looking a little cleaner. A number of shops in Tyrone Avenue have taken the initiative to employ car guards to look after our cars. As these shops pay Axis, the guards' employer, the daily R25 per guard for uniforms, supervision and security guard membership, they have also requested that the guards are tasked with cleaning the streets and pavements.

The guards rely on tips for their livelihood. Please encourage them to look after our cars and to keep our street clean. Since they have been on board the car guards have apprehended thieves and reclaimed stolen property.

We thank the following shops and property owners for their contributions to date: The Spar, Tyrone Fruiters, Colin Robinson – owner of Parkview Centre (all tenants), Simon Peacock of the Market Place (all tenants), J Pougnet (on behalf of her tenants, namely, Parkview Toys & Ballet, Art Africa, The Write Stuff, The Courier, Croft & Co, the Bookshop, Scusi's and the BP garage).

Please note: JPMD has advised that owners of cars parked diagonally will be fined.



EVENTS Shawn Phillips at Parkview Christmas Market – 28 to 30 Nov

The Parkview Christmas Market is once again set to delight, with shopping, children's activities and music to get merry by.

From Friday 28 through to Sunday 30 November, stallholders will have loads of goods on offer, from a variety of foods and gifts to inexpensive Christmas stocking fillers for the whole family. Shop around for treats as the kids expound their energy on the slides and jumping castles. Stay late and enjoy a summer's evening meal. Make sure you're there on Saturday at 20h00, when the legendary singer and guitarist Shawn Phillips makes a special appearance. If you enjoy ballads, you'll love Phillips. Tickets for this show will be available for R110 from Computicket.



THE REPUBLIC
OF PARKVIEW
WANTS YOU!

Market opening times are:

Friday 28: 16h00 – 22h00
Saturday 29: 09h00 – 20h00;
20h00 – 22h00
is the Shawn Phillips
concert
Sunday 30: 09h00 – 16h00

Entrance is R20 per adult while kids get in free.

Contact:
Karola McArthur on 082 809 1070 or
Elna Blom on 082 445 3525
for stalls or more information.

Bring the family and kick-start your Christmas spirit!

Carols by Candlelight at Zoo Lake – 26 Nov at 6pm

Come and picnic under the stars!
It's time to bring out your blankets
and picnic baskets again to enjoy the
traditional Carols by Candlelight
at Zoo Lake.

Sue Cock and the exciting inVerse Youth
Choir will be leading the singing and the
all-time favourite Salvation Army Band
will be playing.

This year we have exciting newcomers
on the programme – the Pridwin P'Zazz
Band and African Ensemble will play and
also sing carols in Zulu and the Parktown
Girls Marimba Band will also perform.
The Bowling Club Restaurant will be
selling boerewors
rolls and cold drinks.

Children are encouraged
to bring wrapped gifts for
the residents of the Avril
Elizabeth Home.

There is NO entrance
charge but candles and
programmes will be on
sale at a nominal price.

For further details
please call Lucy or Mapule on
011 726 2784 or 072 379 0090.
Email: taylor.fam@pixie.co.za



Subscription Fees

Please pay your PRA subscription – we
need your participation and your cash!
If you have not yet paid this year's
fees – please complete and return the
membership form below.

HOUSEHOLD MEMBERSHIP FORM

Surname _____ First Name _____
 Surname _____ First Name _____
 Residential Address _____ Stand no _____
 Home Tel _____ Work Tel _____
 Cell _____ Email _____
 What issues are you passionate about? _____

Membership fees are R350 per erf per calendar year. Please indicate how you will be paying:
☐ electronic transfer ☐ cash ☐ cheque

Membership is open to residents and/or ratepayers of Parkview and Greenside East.

Bank Details
 Parkview Residents' Association
 First National Bank
 Account no: 50332119813
 Branch: Rosebank 253305 / 25330500
 (Please email or fax proof of payment together with your membership form. Numbers are on the front of the newsletter.)

To all our Parkview & Greenside East Residents, we wish you a
fantastic festive season and a wonderful 2009.

CARTOONS BY
FINDLAY

C U T 2 B L A C K

FIRZ
Rufina 082 279 8242
Richard 082 150 3204

The design, production, printing and distribution of this newsletter was made possible by Cut2Black, Firzt Realty Company, Alastair Findlay



5 November 2008

Dear residents, owners, and traders,

TOWARDS A COMMON VISION FOR THE FUTURE DEVELOPMENT OF PARKVIEW

As part of the Parkview community, you may be aware that the Parkview Residents' Association (PRA) has been attempting to forge a vision for the future development of the suburb. Our intention in doing this is to attempt to move away from a situation of having to react to, and often fight against, proposed new developments towards one of helping to forge a practical, balanced future for the suburb. This will give certainty to businesses and residents alike. A draft vision document has been developed, and is open for public comment. It can be accessed at:

<http://www.parkview.org.za/VisionParkview.doc>.

The Parkview Residents' Association sees Parkview as a predominantly low density low rise residential area with a respected heritage that needs to be protected for future generations. At the centre of the suburb's future development is a **Neighbourhood Node** which makes provision for mixed land use (ie retail, offices, medical suites and medium density residential developments) to service the local community. This neighbourhood node will be located on both sides of Tyrone Avenue between Ennis and Roscommon Roads and the aim would be to develop a world class "high street".

We are currently engaged in a process of extensive consultation to finalize this vision for submission to the Johannesburg City Council to feed into the process of updating the Regional Spatial Development Framework and Precinct Plan that govern our area. We need your assistance with this process, so would greatly value your feedback. To proceed with this process, the PRA requires your feedback on a number of issues critical to implementing the vision, as this will help us to determine whether or not we are on the right track.

The statements in the questionnaire overleaf do not currently represent the position of the PRA, but have been designed with the pro bona assistance of a professional marketing company to seek to test public opinion on key matters.

The questionnaires can be sent to Neil Butcher, either via email to neilshel@icon.co.za or via fax to 011 646-9800. You could also physically deliver feedback to us by dropping it in the box marked 'Parkview Residents' Association questionnaire' at the entrance to the Spar. Please can you ensure that we receive completed questionnaires not later than 30 November 2008.

Sincerely,

Duncan Gibbon
Chairperson

Parkview Precinct Plan

Please indicate whether you agree or disagree with each of the following statements by placing a 'X' in the appropriate column.

	Agree	Disagree
Business must be contained in Tyrone between Ennis and Roscommon roads		
Mixed land use should be allowed on both sides of Tyrone Avenue between Ennis and Roscommon Roads		
No further business rights should be granted in Parkview other than in the designated Neighbourhood Node		
Rezoning of sites for the development of malls should be discouraged		
There is no need for new developments in the Neighbourhood Node to provide additional off-street parking		
Business deliveries to the Neighbourhood Node need to be directed through the service lane between Tyrone and Dundalk Avenues		
The public library must remain in Parkview		
The public library must be retained in Parkview in its current location		
The small playground outside the library must be retained		
The area behind the shops on Dundalk Avenue – bound by Ennis and Roscommon Roads – should be earmarked for medium density residential development		
The area behind the shops on Dundalk Avenue – bound by Ennis and Roscommon Roads – should be earmarked for further business development		
Properties along Emmarentia Avenue should be permitted to sub-divide to fewer than 1000m ²		
The green open spaces in, around, and bordering Parkview should be protected		
Further building and retail developments at Zoo Lake should be allowed		
Quality of life in Parkview would be enhanced if cycling tracks and walking routes could be developed		

Do you have any further comments?

.....

Please indicate in which street you live :

.....

Please indicate in which street you trade or own a business property :

.....

Please indicate your status:

Home Owner	Tenant	Trader	Business Owner
------------	--------	--------	----------------



11 November 2008

Dear traders and owners of business properties,

TOWARDS A COMMON VISION FOR THE FUTURE DEVELOPMENT OF PARKVIEW

As you may be aware, the Parkview Residents' Association embarked this year on a process of seeking to produce a vision to guide future development of the suburb. We were motivated to do this, because we are all too aware that, currently, the Association spends an undue proportion of its time reacting to – and often having to fight against – proposed developments in Parkview that we feel are not aligned with the current Regional Spatial Development Framework and Precinct Plan for the area. This process is often confrontational and unpleasant for all parties concerned.

With this in mind, we have been engaged in a public consultation process that will lead to an agreed, updated, and detailed vision for the suburb which can be accepted by all parties. In this way, we hope to shift to a more proactive, constructive form of engagement with potential developers, guiding them about what will be acceptable and thus significantly reducing the extent of confrontation and conflict.

It is our expectation that – once the consultation process is complete and the Vision Statement finalized – it will be made available to the Johannesburg City Council to feed into modification and implementation of the Regional Spatial Development Framework and Precinct Plan that govern our area. We have begun engagement with the City Council to this end, and are expecting to build a closer working relationship with the Council through these efforts.

As part of this process, we are particularly keen to solicit the opinion of our traders in the area, as we realize that such a process has potentially significant implications for you and we value the essential role that you play in providing services to our residents. Thus, we are keen to ensure that our ideas are aligned with your future aspirations to the greatest extent possible.

Given this, we are taking the liberty of sharing with you our *draft* vision statement, as well as a questionnaire we have designed to solicit the views of residents and business owners. We would be very grateful if you could spare a few minutes to review these documents, and to complete the questionnaire.

The questionnaires can be sent to Neil Butcher, either via email to neilshel@icon.co.za (download electronic copy from www.parkview.org.za) or via fax to 011 646-9800. You could also physically deliver feedback to us through the PRA Business Liaison representative, Stephen Laufer or drop it in the box marked 'Parkview Residents' Association questionnaire' at the entrance to the Spar.

We look forward to your response.

Yours faithfully,
Duncan Gibbon
Chairperson

Parkview Precinct Plan

Please indicate whether you agree or disagree with each of the following statements by placing a 'X' in the appropriate column.

	Agree	Disagree
Business must be contained in Tyrone between Ennis and Roscommon roads		
Mixed land use should be allowed on both sides of Tyrone Avenue between Ennis and Roscommon Roads		
No further business rights should be granted in Parkview other than in the designated Neighbourhood Node		
Rezoning of sites for the development of malls should be discouraged		
There is no need for new developments in the Neighbourhood Node to provide additional off-street parking		
Business deliveries to the Neighbourhood Node need to be directed through the service lane between Tyrone and Dundalk Avenues		
The public library must remain in Parkview		
The public library must be retained in Parkview in its current location		
The small playground outside the library must be retained		
The area behind the shops on Dundalk Avenue – bound by Ennis and Roscommon Roads – should be earmarked for medium density residential development		
The area behind the shops on Dundalk Avenue – bound by Ennis and Roscommon Roads – should be earmarked for further business development		
Properties along Emmarentia Avenue should be permitted to sub-divide to fewer than 1000m ²		
The green open spaces in, around, and bordering Parkview should be protected		
Further building and retail developments at Zoo Lake should be allowed		
Quality of life in Parkview would be enhanced if cycling tracks and walking routes could be developed		

Do you have any further comments?

.....

Please indicate in which street you live :

.....

Please indicate in which street you trade or own a business property :

.....

Please indicate your status:

Home Owner	Tenant	Trader	Business Owner
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• Parkview Residents' Association • Postnet Private Bag X7, Parkview, 2122 • fax to 086 672 1785 • e-mail to info@parkview.org.za • www.parkview.org.za

Newsletter

Issue 8, 2008

SAFE PARKVIEW we're making our suburb safer. are you?

Join now. Call 011
486 3833 or email
safe@parkview.org.za
and help stop crime
before it happens



The bad news

Last month one of your neighbours was held up at gunpoint in her driveway after being followed home from Dunkeld shopping centre. Another neighbour was stabbed with a knife after someone broke into his home office.

On average there are three or four incidents like this every month. And there is only one SAPS vehicle on Patrol covering Parkview and eight other suburbs at any one time.

Unless we all act now, sooner or later, this is going to affect you, your family, or your neighbour.

The good news

We can act together as neighbours to reduce crime. We need to increase visible patrolling of our streets to deter crime. We need to start being better neighbours to protect our street and community. We need to pool our resources to do it. If we do this, we can reduce serious crimes by up to 80%.

Safe Parkview

Safe Parkview is an initiative of the Parkview Residents Association. Over fifty residents have been working together to reduce crime. We now have streetleaders organising their neighbours in more than half the suburb.

We have consulted the Police, the Community Policing Forum and security experts. We have created a plan that will put 3 patrol vehicles on our streets every hour of every day, 365 days a year

What will it Cost?

R630 per month per household. This includes fast armed response connected to your alarm if you request at no extra cost.

What will I get?

- 24 hour patrolling of the suburb
- 24 hour contact centre with immediate response by dedicated armed trained officers to any incident or suspicious activity
- Optional connection of your home alarm to the armed response service
- Drive home on call 24 hours a day
- Paramedics emergency response
- SMS alerts
- Full time Parkview security manager
- Regular updates on crime statistics and crime incidents
- Independent home security advice
- Membership of the Parkview Residents Association

And if you are unlucky enough to have a crime incident you will get a home visit, follow-up with police, assistance with ensuring police reports are completed and followed up on, and trauma counselling if you wish.



SIGN UP NOW

All for R630 per
month
Sign up now. Speak
to your streetleader
or Call
011 486 3833
or email
safe@parkview.org.za

How do I join?

It's simple to join. Speak to your streetleader. They can sign you up immediately. Or you can call us, email us, or fill in your details below. You can also visit the PRA website www.parkview.org.za for more information

Call 011 486 3833

and leave your details (name, address and phone number). One of our team will get back to you as soon as we can, or

email

safe@parkview.org.za with your name, address and a phone number.

or

Complete the form below

NAME

STREET NUMBER

CONTACT NUMBER

EMAIL ADDRESS

Leave the form in the Safe Parkview box at PARKVIEW POSTNET, Tyrone Avenue.

Streeleader's meeting report back

At the street leaders' meeting on Tuesday 11 November 2008, it became very clear that a 'safe parkview' means more than just employing the same security service provider. It requires the residents to start interacting as a real community.

It will be wonderful to reclaim our public space, to be and feel safer and to know that the whole community is committed to making our suburb safer.

But dare we take it further? In committing ourselves to operate as a community – respectful of each other's rights and with an expectation that no laws are broken, is it possible to suggest that it could also imply – not double parking in Tyronne Ave while you run into the Spar, or maybe not parking on a yellow line (or diagonally) while you return your DVD or even not talking on your cell phone while you drive? Would it also include not planting over the whole of your front verge so it is clear for pedestrians and prams – nor cutting down trees on the pavement? And what about not starting to build or alter your property before receiving approval from Council or if applicable, approval from Gauteng's heritage authority? And even complying with the zoning conditions of your property?

We all need to do our bit to reclaim our public space.

Christmas Market 28 to 30 November

Activity update: Walking tours of Parkview

A number of walking tours of different parts of Parkview will be conducted over this weekend under the auspices of the Parkview Residents' Association's heritage sub-committee. Come and learn more about your suburb, its history and interesting individuals – and celebrate its heritage.

All tours will leave from and end at the George Hay Park and except for a short tour of St Columba's church, will be approximately 1 ½ hours.



More details will be posted on our website and on the Parkview library notice board as soon as the routes are finalised.

Look out for the Parkview Residents' Association stand at the St Columba's Christmas Market. We hope to also have photographs of some of the beautiful heritage properties in the suburb – as well as some of the beautiful modern additions that are adding to this heritage. Come and take part in the 'Spot the house' competition and add to the 'Stories of Parkview'.

Price for walks: R20 for adults and R10 for children under 12 (limited numbers on each walk).

Enquiries please email info@arkview.org.za or call 082 820 8437

Save our Heritage - Appeal for Funds

A reminder to all residents of PRA's appeal to donate R200 per family for the legal costs that the PRA is likely to incur at the heritage appeal tribunal hearing for the Kilkenny Castle. A more long-term need is to fund work required to set up a Heritage Register and raise awareness on heritage – which hopefully would mean this type of legal action would be less common in the future. Please contact the treasurer Brent on info@parkview.org.za.

Thank you to all the residents (and non-residents!) who have contributed to this fund already.

Parkview Precinct Plan update

Questionnaires were sent out with the last newsletter as well as delivered to all traders. Now is your chance to have your say on how you see Parkview should develop in the future. The Precinct Plan guides the Council when they respond to rezoning applications – so our contribution will prevent the suburb developing in an ad hoc fashion. The questionnaire is posted on our website www.parkview.org.za – please submit before 30 November 2008.



Current town planning / heritage applications and hearings

The PRA has responded to many rezoning applications in 2008 as well as a number of heritage matters. Some of them include -

34 Dundalk Ave

– Hearing on Tuesday 25th November

Application to rezone a residential property to a guesthouse with 8 double bedrooms to be built on the property.

63 Dundalk Ave

– Hearing on Thursday 27th November

Application to rezone a residential property to Business 4 to allow for a place of instruction, wellness centre, medical suites and offices [this would also allow restaurants, banks and building societies]. Identical application submitted for 65 Dundalk Ave.

52 Galway Road (cnr Wicklow)

Owner is advertising their intention to apply to rezone to allow an 8 bedroom guesthouse. Extensive building alterations have started before rezoning approval has been granted. Building inspector has put a stop order on the property. Residents have until 19 November to object to this rezoning application. No heritage approval has been received for this alteration.

22 Dundalk Ave – Approval granted

for 9 dwelling units with conditions

The owner was not granted the extension coverage and floor area ratio he applied for. The blanket removal of his restrictive conditions of title was not approved.

34 Lurgan Road – Building in contravention

of approval from PHRA-G

After having a stop order from the Provincial Heritage Resources Authority – Gauteng (PHRA-G) served on a double storey alteration, the owner submitted an application for a single storey and received approval from PHRAG. Owner is currently building another storey in contravention of the PHRAG approval and has had another stop order served on him.

To assist us with these applications and hearings, we often need to consult town planning, heritage and legal experts – so please make sure you have all paid your 2008 PRA subscriptions. Join the PRA via www.parkview.org.za or fill in the membership form sent with previous newsletters.



Subscription Fees

Please pay your PRA subscription – we need your participation and your cash! If you have not yet paid this year's fees - please complete and return the membership form on the following page.



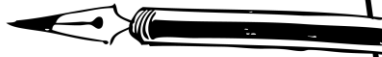
HOUSEHOLD MEMBERSHIP FORM

Surname _____ First Name _____
Surname _____ First Name _____
Residential Address _____ Stand no _____
Home Tel _____ Work Tel _____
Cell _____ Email _____
What issues are you passionate about? _____

Membership fees are R350 per erf per calendar year. Please indicate how you will be paying:
☐ electronic transfer ☐ cash ☐ cheque

Membership is open to residents and/or ratepayers of Parkview and Greenside East.

Bank Details
Parkview Residents' Association
First National Bank
Account no: 50332119813
Branch: Rosebank 253305 / 25330500
(Please email or fax proof of payment together with your membership form. Numbers are on the front of the newsletter.)



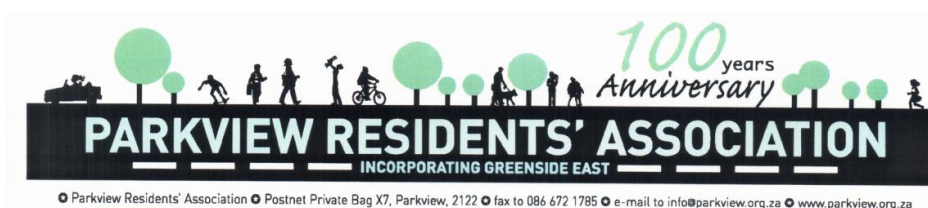
Have a safe and relaxing holiday! Looking forward to continuing to be part of the community of Parkview.

CARTOONS BY
FINDLAY

C U T 2 B L A C K

FIRZT
REalty
Richard 082 553 3266

The design, production, printing and distribution of this newsletter was made possible by Cut2Black, Firzt Realty Company, Alastair Findlay



January 2009

Are you concerned about your suburb?

You are invited to attend a public meeting next week to discuss two issues that are very important to residents and their families in Parkview and Greenside East. The meeting will be held on Tuesday 27 January from 18h15 to 20h15 at Parkview Junior School in Selkirk Rd, Parkview

The two issues for discussion are the Safe Parkview campaign (from 18h30 to 19h15) and the Precinct Plan for the area (19h15 to 20h15)

Safe Parkview

Prevention is better than Crime.

Safe Parkview is an initiative of the **Parkview Residents Association**. Over fifty residents have been working together to reduce crime. We now have streetleaders organising their neighbours in more than half the suburb. We have consulted the Police, the Community Policing Forum and security experts. We have created a plan that will put **3 patrol vehicles on our streets every hour of every day, 365 days a year**. So far we have 100 houses signed up out of the 440 required to make this proactive security initiative work.

If you haven't already attended a street meeting, or if you have any questions, please come to this evening, it won't take long to understand the plan and how you will benefit from it. Probably the best time you could spend on your family this year – just the peace of mind benefit will be massive! It will change the way you live in 2009. This is something so important to leave to "other" residents. We have worked hard on this initiative and it will work! **But not without you!**

If you know about the initiative and haven't signed up yet, please contact us and we will send you an application form.

Enquiries: Call 011486-3833 or email safe@parkview.org.za

Parkview Precinct Plan

As part of the process of ensuring that Parkview remains one of the best suburbs to live in Johannesburg, the Parkview Residents' Association (PRA) has been developing a Vision Document for future development of the suburb.

This document is intended to provide a clear and simple statement about what kinds of development – business, retail, medical, institutional and residential – we envisage for the future, so that the PRA can increasingly represent the suburb with one voice on these matters. The work we are doing will feed into the planning framework of the Johannesburg Metro Council which guides them when responding to rezoning applications for properties in our suburb. It will also be used by the PRA to negotiate with developers and – where necessary – prevent illegal development activities.

Your input into this document has already been solicited at a public meeting, via the website and a questionnaire, so we would like to use this opportunity to present the results of our work and provide one final public platform for consultation before submitting the document to the Council.

Your participation will ensure Parkview doesn't become another Melville, Greenside, Parkhurst, or Randburg – but uniquely Parkview.

Enquiries: 082 820 8437, email info@parkview.org.za or visit our website on www.parkview.org.za

Parkview Residents' Association – Meeting 27 January 2009

Attendance register consolidated from 3 different sets (copies of original handed in to the City Council)

Set 1

1.	Karen Jelley	11 Armagh
2.	Mrs Carpenter	24 Athlone
3.	Robbie Nutt	36 Donegal
4.	Alastair Findley	42 Donegal
5.	Christine Fischer	42 Donegal
6.	Shaun de Waal	60 Donegal
7.	Deryn & Leon Plutsick	7 Dundalk
8.	Akemi Bokelmann	25 Dundalk
9.	Erica Hope	53 Dundalk
10.	Catherine Vassihou	54 Dundalk
11.	Lester Shaillet	87 Dundalk
12.	Colin Robinson	Wallers View, 7 Emmarentia
13.	Margaret Robinson	Wallers View, 7 Emmarentia
14.	Wayne MacDonald	22 Emmarentia
15.	Viktor and Kiki Vanzini	5 Ennis
16.	Mike Jansen	84 Galway
17.	Kate Sidley	40 & 44 Kerry
18.	Richard and Janet Dancer	84 Kerry
19.	Craig and Tracy Symes	105 Kerry
20.	P J Hope	12 Kilkenny
21.	Liz van der Walt	17 Kilkenny
22.	Andre and Adelita van der Walt	75 Kilkenny
23.	Trevor and Felicity Bailey	82 Kilkenny
24.	Nicholas Kotch	99 Kilkenny
25.	Andrew Kemack	1 & 3 Kinross
26.	Ryan James	2 Roscommon
27.	Joanne Murraybrown	18 Roscommon
28.	Sharoni Cohen	26 Roscommon
29.	Hillary Gush	52 Roscommon
30.	Kim Cunningham	60 Roscommon
31.	Ludwig Hansen	31 Selkirk
32.	Helena Bloom	10 Tyrone
33.	John McKnight	90 Tyrone
34.	Gianni Galetti	1 Waterford
35.	Brandon Park	17 Waterford
36.	Gael Beckett	9 Westcliff
37.	Peter Sapire	11 Westcliff
38.	Louise Grantham	11A Westcliff
39.	Justine Lang	92 Westmeath

Set 2

40.	Steven Lenahan	1 Armagh
41.	Richard and Glenda Booth	25 Athlone
42.	Ros and Norman Flatau	31 Athlone
43.	Mary Hattingh	5 Denbigh
44.	Tessa Murray	48 Murray
45.	Julian and Hayley Pienaar	61 Galway

46.	David and Jean Butcher	66 Galway
47.	Jennifer Glennie	18 Kerry
48.	Jaci Jenkins	43 Kerry
49.	Michael Markovitz	56 Kerry
50.	Denis and Pam Creighton	35 Kildare
51.	John Lachenicht	53 Kildare
52.	Gavin and Sandy Stewart	25 Kilkenny
53.	Billy Hart	26 Kilkenny
54.	Susan Corbett	81 Kilkenny
55.	Clare Mitchell	95 Kilkenny
56.	Janet James	29 Lurgan
57.	Orcillia Aubertin	51 Lurgan
58.	Eleanor Ferguson	61 Lurgan
59.	Everhardus Roding	3 Roscommon
60.	Bertus Bierman	22 Roscommon
61.	Malcolm Homer	20 Selkirk
62.	Martyn Auret	70 Westmeath
63.	Thorold Johnson	21 Wicklow

Set 3

64.	Desy Wiggell	21 Donegal
65.	Mike Aspoas	57 Dundalk
66.	Craig Robinson	Emmarentia Ave
67.	Benjamin Roothman	40 Galway
68.	Neil Butcher	64 Galway
69.	Adam and Jacqui Cracker	23 Kerry
70.	Michelle and Andrew Yorke	10 Kinross
71.	Andrew Hall	5 Lurgan
72.	Tony Murray-Smith	15 Lurgan
73.	Elize Lamprecht	16 Lurgan
74.	Kate Bradford	23 Roscommon
75.	Karien Norval	51 Roscommon
76.	Kim Cunningham	60 Roscommon
77.	J D Paterson	50 Tyrone
78.	Louise Gubb	88 & 90 Tyrone
79.	Andrew Gilbert	88 & 90 Tyrone
80.	Craig and Marthie Gardner	6 Waterford

Parkview Residents' Association AGM: 18 March 2009:
Attendance register

	Name	Street # and name	Signature
1	CRIG SYMES	105 KENNY RD	[Signature]
2	GREG WATERS	2A HILLCREST	[Signature]
3	BENECKE	40 DUNDALK AVE	[Signature]
4	Hattie Walker	Rosebank Crescent	[Signature]
5	Erica Hope	53 DUNDALK	[Signature]
6	Gilly Rice	53 Roscommon	[Signature]
7	Sue James	26 Westmeath	[Signature]
8	Sean Robinson	22 Galway Rd	[Signature]
9	Cath Robinson	10 Wallers View	[Signature]
10	Margaret Palmer	11 Wallers View	[Signature]
11	Cecilia Ankerlin	51 Morgan Rd.	[Signature]
12	TS JAMESON	21 Wicklow	[Signature]
13	D PLUTICK	7 DUNDALK	[Signature]
14	Gavin Stewart	25 Kilkenny	[Signature]
15	Sarah Stewart	25 Kilkenny	[Signature]
16	William Testa	10 Galway Rd.	[Signature]
17	Nynne Vos	15 KILROSS	[Signature]
18	Richard Taylor	95 DUNDALK	[Signature]

2

	Name	Street # and name	Signature
38	Debbi Burman		
39	EMOT Burman	90 Kerry	
40	Vincent Shuhim	32 Killkenny	
41	Stephen Laufer	3 Dee	Stephen Laufer
42	Ray Hartley	41 ATHLONE RD	
43	David Sean Butcher	66 Galway Rd.	David Butcher
44	Richard Booth	25 Athlone	
45	Helen Tuglin	14 Kerry	
46	John + Lucy Fleming	10 KERRY	
47	Ian Carpenter	24 Athlone	
48	B Helms	57 Donegal Rd	
49	C. Barr	43 Ennis Rd	
50	R. JUST	67 Killkenny	
51	Kneithine Mlangoni	17 Tyrone Ave	
52	Akemi Bockelmann	25 Dundalk Ave	
53	Mike Aspas	57 Dundalk Ave	
54	Christine Becker	42 Donegal Ave	C.F.
55	Ed Evans	58 Donegal	
56	Glan du Pen	14 Galway Rd	

	Name	Street # and name	Signature
19	Andrew Cunniff	88 Tyrone	
20	D. Blakley	110 Tyrone	
21	Neil Wilson	2 Westmeath	
22	AUDREY ELSTER	72 KILKENNY	
23	ANTON VAN DERSEN	35 KERRY	
24	DRIVE BRUNSWATER	48 ATHLONE	
25	CHRIS BRADY	17 WESTMEATH	
26	SEAN LINDHAN	1 ARMAUGH RD	
27	Margie Owen Smith	30 Westmeath Rd	
28	Lisa Martin	68 ARMAUGH RD PARKVIEW	
29	Maria Lusso	19 DUNDALK	
30	JOHN LAFFERTY	53 ALDRIDGE AVE	
31	BARRY MESSENGER	54 ROSCOMMON RD PARKVIEW	
32	Kate Barnes	17 Ennis Rd Parkview	
33	T Gilhe	62 Ennis Rd	
34	D Gilhe	"	
35	K. VAN ROOYEN	12 Kerry	
36	C. Cadahia	21 Kilkenny Rd	
37	Stephen Bouch	24 Roscommon	

4

	Name	Street # and name	Signature
75	Elze Lamprecht	16 Lurgan	Elamprecht
76	Vanessa Camood	4 Hillcrest Rd.	Vanood.
77	Richard Donnell	84 KERRY	Richard
78	Don King	56 Lurgan Rd	Don King
79	Carl Cheney	27 Westcliff Driv	Carl Cheney
80	Caroline Nichols	5 Westcliff Drive	Caroline
81	Craig Gardner	6 Waterford Ave	Craig Gardner
82	Paula Boshoff	13 WATERFORD	Paula Boshoff
83	Al Stuart	55 Roscommon Rd	Al Stuart
84	H. BARRY	41 DONEGAL	H. Barry
85	I. DE LANGHE	55 WESTMATH	I. De Langhe
86	D.A. GIBSON	62 EMERALDIA	D.A. Gibson
87			
88			
89			
90			
91			
92			
93			

Johannesburg City Council Meeting with Parkview Residents' Association

Thursday 20 January 2011

Name	Organisation	Designation	Phone	Email
NEO MOLEFE	COJ (DEVELOPMENT PLANNING FACILITIES)	STATION PLANNER	011 407 6712	neomo@icjoburg.org.za
KEG MOKALAPA	REGIO Job 200. org.za	EXEC MAN	011 646 2000	jk6200
Sabito Mngumane	Sabito Mngumane CO Job 200 org.za	Exec Manager	011 646 2000	jk6200
Vanessa Cardoso	CEA	DISTRIBUTION PLANNER	0832535349	frisa@global.co.za
ROBERT ROBERTSON	COJ - Environment	Asst. Dir - EIM	083 544 1546	robert@icjoburg.org.za
Raistrwee Ranshod	COJ - Environment	Asst. Dir - EIM	083 544 1546	raistrwee@icjoburg.org.za
Mphahlele Mphahlele	COJ - Environment	Asst. Dir - EIM	083 544 1546	mphahlele@icjoburg.org.za
CLIVER MOLEFE	COJ - Environment	Asst. Dir - EIM	083 544 1546	cliver@icjoburg.org.za
E. THEPONI	COJ - Environment	Asst. Dir - EIM	083 544 1546	e@icjoburg.org.za
William Sekati	COJ - Environment	Asst. Dir - EIM	083 544 1546	william@icjoburg.org.za
N. Olingoni	COJ - Environment	Asst. Dir - EIM	083 544 1546	n@icjoburg.org.za
L. Ndlovu	COJ - Environment	Asst. Dir - EIM	083 544 1546	l@icjoburg.org.za
STEVE LEMAHAN	COJ - Environment	Asst. Dir - EIM	083 544 1546	steve@icjoburg.org.za
Madise Mathwela	COJ - Environment	Asst. Dir - EIM	083 544 1546	madise@icjoburg.org.za
Phililele Mthobela	COJ - Environment	Asst. Dir - EIM	083 544 1546	phililele@icjoburg.org.za
Hannele Daniell	COJ - Environment	Asst. Dir - EIM	083 544 1546	hannele@icjoburg.org.za