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Parkview Precinct Plan 2011: Summary

The Parkview Precinct Plan provides clear guidelines for the development of our area.

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

With the assistance of professional town planners, a submission was made to Council in February 2009. Over the following two years, through a consultation process with Council, the Precinct Plan was revised, and the final submission was made in May 2011.

When applications are made to Council to rezone a property for another use – for example, from a single dwelling with associated outbuildings (Residential 1) to townhouses or clusters (Residential 2), or from residential to business use – the Precinct Plan provides the guidelines by which the PRA and residents of Parkview and Greenside East respond.

The Parkview Precinct Plan therefore gives businesses and homeowners more certainty.

A request to potential developers

While the Council's planners encourage higher density and increased business use – which may not always take sufficient account of utility capacity or conditions on the ground – the PRA and residents seek to protect property values and the quality of life in Parkview and Greenside East.

Please do not purchase a property for a purpose other than what it is currently zoned for, until you have studied the Parkview Precinct Plan to ascertain what development would be acceptable on that erf. We therefore ask potential developers to approach the PRA to discuss their plans before buying a property. This saves time and money for all concerned.

If an application to rezone to a land use that is contrary to the Parkview Precinct Plan is submitted, neighbouring residents and the PRA would be likely to object which would result in a hearing being set down and possibly an appeal. Besides the waste of time and money, the owner often finds that he or she is unable to use that erf for the proposed purpose for many years.

Please contact the PRA on info@parkview.org.za.

The village in the city.