

SUB AREA 9

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
<p>1. Support residential densification between Lower Park Drive, Dundalk Avenue, Jan Smuts Avenue and Kinross Avenue.</p>	<ul style="list-style-type: none"> • Density: 40 Units per hectare. • Zoning: Residential 3 • FAR: 0.6 • Coverage: 40% • Height restriction: 2 Storeys • Subdivision: cluster development or subdivision to 500sq.m sites. • Building lines: <ul style="list-style-type: none"> ○ Street boundary: 5m ○ Other boundaries: 2m if one storey, 4m if two storeys. • Parking to be provided as per Scheme. • SDP to be submitted. • Urban design principles to protect and enhance the public realm to be drawn up and included, as far as possible, with redevelopment rights.



<p>2. Expand the Emmarentia Neighbourhood Node to include Erven 318 – 321 Emmarentia</p>	<ul style="list-style-type: none"> • 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
<p>3. Support medium-density residential development along Judith/Linden Road.</p>	<ul style="list-style-type: none"> • 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
<p>4. Support medium-density residential development along:</p> <ul style="list-style-type: none"> • Tana Road and Victory Road. • Barry Hertzog Ave, between Greenhill and Tana Road. 	<ul style="list-style-type: none"> • 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 Emmarantia Extension 1. • "For Home Offices, the residential character shall be retained".

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

DEVELOPMENT OBJECTIVE 2	
To contain the current extent of the Tyrone Neighbourhood Node (Parkview).	
INTERVENTIONS	GUIDELINES
<p>1. Tyrone (Parkview) Neighbourhood Node is comprised of the block of erven between Ennis Road, Roscommon Road, Tyrone Avenue and the sanitary lane (Erven 185 –192 Parkview)</p>	<ul style="list-style-type: none"> • Support non residential uses such as shops, medical consulting rooms, places of instruction, restaurants, offices and other uses that the Local Authority may deem fit to be located in the Neighbourhood Node. • Support community facilities to act as a buffer between the node and the residential development. • Contain non-residential uses from encroaching on residential areas. • Retain existing vegetation as far as possible • Any new developments or redevelopments are to provide full on-site parking. • Urban design principles to protect and enhance the public realm to be drawn up and included, as far as possible, with redevelopment rights. • Consolidation of sites or rezonings with the specific aim of creating shopping malls is not supported.
<p>2. Buffer / Transition Zone:</p> <p>Support large scale home enterprise and community facilities -</p> <p><u>South of the Business Node</u> (Tyrone Ave): Home Enterprises on Erven 339, 340 and 320 Parkview, community facilities on Erven 349-352 and 329 - 330 Parkview</p>	<p>Support large scale home enterprise.</p> <ul style="list-style-type: none"> • Zoning: Residential 1 • Erven 339 and 340 – monitor compliance with existing large scale home enterprise zoning. • Erf 320: Consent Uses – offices (excluding banks, building societies and medical consulting rooms) • FAR: existing structure plus 10% • Parking to be provided as per Scheme. • SDP to be submitted in accordance with requirements as contained in Annexure B. (SDP to include buffer zone of vegetation along west boundary) •

<p>3. Buffer / Transition Zone:</p> <p>Support large scale home enterprise and community facilities –</p> <p><u>North of the Business Node (Dundalk Ave):</u> Home Enterprises on Erven 119 to 122 Parkview, community facilities on Erf 1201 Parkview</p>	<p>Support large scale home enterprise.</p> <ul style="list-style-type: none"> • Zoning: Residential 1 • Erven 119 and 122 – monitor compliance with existing large scale home enterprise zoning. • Erf 120 - Primary rights to include offices in existing structures (excluding banks, building societies and medical suites) • Erf 121 - Primary rights to include offices in existing structures (including medical suites but excluding banks and building societies) • Only an additional 10% increase in FAR will be permitted to the existing structures • The floor area to be utilised for home enterprises purposes shall further be restricted by the need to provide all required parking bays (as per the Scheme, no relaxation to be considered) whilst also retaining the residential character of the erven. • SDP to be submitted in accordance with requirements as contained in Annexure B.
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DEVELOPMENT OBJECTIVE 3 To enhance the mobility functions of arterials and enhance nodal development within the Sub Area 9.	
INTERVENTIONS	GUIDELINES
<p>1. Establish and promote strong east-west linkages in Sub Area 9.</p>	<ul style="list-style-type: none"> • Promote traffic management in Gleneagles Road, Greenhill Road, Tana Road and Victory Road in support of east west mobility links. • Permit home enterprises on Erven 521 to 553 Gleneagles Road, Greenside to act as a nodal buffer between the non-residential 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.

