

SECTION 4: MENLYN NODE SPATIAL DEVELOPMENT FRAMEWORK

4.1 INTRODUCTION

The studies that were done in terms of the PEMS, Phases 1 and Phase 2 will serve as source documents for the Menlyn Node Spatial Development Framework (MNSDF). Although not every suggestion or proposal was included in the final policy document, the basic principles and view points were included in the latter document.

The purpose for the MNSDF is to be a management tool to council officials in the evaluation and assessment of land use applications. Invariably, other disciplines, such as traffic related and urban design issues will form to a great extent the backbone of the proposed policy. Where possible, an integrated approach was followed in order to integrate the three main disciplines, namely town planning, traffic engineering and urban design.

In whatever manner the economic analogy model is perceived, there is every indication that there is a need for additional land to accommodate development. There are currently (1999/2000) some 18 applications for land use changes associated with the Menlyn Node under review by the City of Tshwane Metropolitan Municipality. These applications relate to the following areas:

AREA	NUMBER OF PROPERTIES	SIZE (ha)	BUSINESS FLOOR SPACE (m ²)
Menlyn Central area	7	29.6	82 923
North of Atterbury Rd	35	18.7	51 814
South of Garstfontein Rd	3	2.0	17 154
Wolwespruit*	6	16.8	15 787
TOTAL:	51	67.1	167 678

* Ashlea Gardens X6 excluded

It should be noted that some of these applications, especially those associated with Atterbury Road, fall outside the boundary of the Menlyn Development Edge as demarcated in terms of this Report. Nonetheless, these applications are indicative of the demand as identified in terms of the analogy model. However, local authority decisions on these applications depend entirely on the approval of road network upgrades and land use proposals in terms of this Report.

4.2 PROPOSALS OF THE TOWN PLANNING CONSULTANTS WITH REGARD TO LAND USES

The proposals from the consultants can to a large degree be incorporated in the final policy: Menlyn Node Spatial Development Framework (MNSDF). However, not all the proposals are acceptable due to the reasons as discussed in the evaluation section of each study. The studies done by the consultants will still form the building blocks of the MNSDF and the said policy should always be read in conjunction with the specific study done for a demarcated area within the Menlyn Node.

4.3 DEVELOPMENT PRINCIPLES FOR WATERKLOOF GLEN X 2

4.3.1 Background

The study: Land use input towards the Basic Planning of Garstfontein Road and Lois Avenue, April 2000 did not address any specific land uses for Waterkloof Glen X 2, other than to state that mixed high intensity land uses should be accommodated. A need therefor existed to address these issues on a site specific basis.

The Pretoria East Mobility Study identified Aramist Street as an important link between Garstfontein and the Menlyn Node. The study proposed that Aramist Street be upgraded to a double lane road. It is further proposed that Dallas Road be linked with Atterbury Road and that Frikkie De Beer Street be linked with Lois Avenue.

These changes will increase the traffic volumes in the suburb and reduce the existing living quality. This principle was tested with the residents, and excepted by them, during the consultations of PEM, Phase 2.

4.3.2 Location

Waterkloof Glen X 2 is located on the eastern boundary of the Menlyn Node, bordered by Atterbury Road, Genl Louis Botha Drive and Garstfontein Road.

4.3.3 Area

There are 88 residential erven, which range between 1 983 m² and 2 500 m², 2 erven zoned Special for Group Housing, 4 erven zoned Special for a Filling Station, one school erf and a farm portion. The total area under consideration is 173 142 m².

4.3.4 Need and Desirability

The demand for development within the Menlyn Node is very high and has not reached a saturation point. Waterkloof Glen Extension 2, is the logical expansion of the Menlyn Node and the only land available for large scale development. It is furthermore a very good address for corporate development and the area is ideally situated to attract investments to Tshwane.

4.3.5 The Proposed Development

The emphasis should be on vibrant public spaces and rich streetscapes. A-grade quality finishes should be standard throughout the development. The development should encourage walking rather than driving. A mixed use town center that has all the ingredients of a classic town is envisaged.

A variety of facilities and amenities, all within walking distance for each other. These include residences, shops, arts, culture, education, hotels and entertainment; integrated with corporate and high street office addresses. The proposed development can include amongst other things:

- * Civic buildings such as government offices (i.e. branch office for the Department of Home Affairs);
- * libraries;

- * small theaters;
- * restaurants;
- * professional offices;
- * open air concert venues;
- * art galleries;
- * education and training;
- * hotels; and
- * conference and exhibition centres.

The development should be complementary to the existing businesses in the Menlyn Node, especially those in the Menlyn Centre.

4.3.6 Development Guidelines

The aim is to create an upmarket work / conference / relaxing and residing area. Work and live have to be integrated in an area where the corporate head office and the home owner have a desire to be. The Victoria & Alfred Waterfront scheme in Cape Town is an example of successfully incorporated entertainment, retail, hotel and commercial activities in a homogeneous precinct.

The area has to provide public open space, like plazas and amphitheatres, to integrate human interaction. These areas have to ensure that a human environment is created.

In order to attract corporate investors, certain "incentives" have to be provided. Rezoning of individual residential erven to home offices cannot be supported. Developers have to be encouraged to do block developments by granting high floor space ratios.

4.3.8 Conclusion

Due to the complexity of the area and the development potential no specific land uses can be stipulated other than to indicate that an FSR of 0.6 and higher can be supported. Fragmented development (typical dwelling-house office development) is not desirable and would be discouraged.

4.4 DEVELOPMENT PROPOSALS FOR WATERKLOOF GLEN EXTENSION 5

4.4.1 Background

Three rezoning applications comprising of all 24 erven in Waterkloof Glen X 5 were received by the Tshwane Metropolitan Municipality during March 2001. The purpose of the application was to rezone the properties from Special Residential with a density of one dwelling house per 1000 m² to Special for the purposes of motor dealerships and places of refreshment including take-aways and drive-through facilities and Special for the purposes of residential buildings and/or dwelling-units, a medical centre, clinic, consulting rooms and laboratories.

4.4.2 Need

There are latent office and retail rights within the Menlyn Primary Development Area available and although no additional office and retail rights can be considered outside these boundaries, ancillary and supporting uses such as motor

dealerships, places of refreshment and “white ware” retail are situated on the periphery of the Menlyn Primary Development Area. The need for additional ancillary and supporting uses on the periphery of the Core is acknowledged.

Other motor related uses such as the installation of alarms, tyres, batteries, air conditioning, motor glass, radios, shock absorbers, towbars and exhaust systems tend to be industry orientated, it has not been motivated and the need therefore cannot be acknowledged specially with the Menlyn Motor City where adequate such facilities are provided. These facilities at the Menlyn Motor City are in close proximity to the application site.

The need for places of refreshment as supporting use to the motor dealerships is acknowledged.

The developers has identified the need for a medical day clinic in the area of the Menlyn Node, and the need for such a clinic with ancillary uses is acknowledged.

According to the developers there is a need for conventional residential apartments at the edges of major nodes and especially at a node the size of Menlyn. It as an accepted Town-planning principle that higher density residential development could be situated around or close to business nodes, and therefore the need for the residential units is acknowledged.

4.4.3 Desirability

Although it would have been ideal for the proposed uses to be situated in the Menlyn Primary Development Area (between Atterbury, General Louis Botha and Menlyn Drive), it is acknowledged that the motor dealerships are dependent on high visibility and the application site is, from a visibility and accessibility point of view, very suitable.

The fact that the developer acquired all the erven (24 erven) between Menlyn Drive, Genl Louis Botha Avenue, Muriel Street and the park strip (Erf 805) means that there are no residential properties directly adjacent to the application site. The 24 erven will function as an isolated group of erven.

The only residential properties that could be influenced by the development are the erven to the east of Erf 805. These erven are approximately 50 to 60 metres from the nearest point of the development where residential flats with a maximum height of 3 storeys will be built.

4.4.4 Land uses

The following land uses was approved by the City Planning Committee on 31 August 2001:

Development Precincts

Street Blocks	Suburb	Erven	Proposed Land Uses
Muriel, Delphi and Celleste	Waterkloof Glen X 5	747,748,749,750,752, 753,754,755,756,757 and 758	Special Residential or after consolidation residential buildings and/or dwelling units, a medical centre, clinic, consulting rooms and laboratories.
Genl Louis Botha, Garstfontein, Celeste	Waterkloof Glen X 5	731, 732, 733, 734, 735, 737, 738 and 739	Special Residential or after consolidation motor dealerships and places of refreshment (take aways and drive through facilities included)

SECTION 5: LAND USE RIGHTS (INTENSITY AREAS)

A classification between different land use intensities can be made for the purpose of the formulation of the policy, namely:

- Low intensity area;
- Medium intensity area; and
- High intensity area.

5.1 Low Intensity Area

Residential:

- Single Residential;
- Low density, multiple residential from 3 to 25 dwelling-units per hectare, or the residential density allocated to that area from time to time in terms of the Pretoria Town-planning Scheme 1974.

Non-residential:

- Offices with a maximum FSR of 0,25 or the existing area of the dwelling house as the maximum.
- Incentive zoning for offices up to a maximum FSR of 0,3 with the approval of a site development plan to:
 - improve access;
 - ensure a secure residential buffer; and
 - implement urban design guidelines.

Exclusions:

Shops, restricted industries, retail industries and any form of retail, industry, manufacturing or repair, which in the discretion of the local authority are not normally associated with pure residential uses and activities listed in paragraph 6(i) of Schedule IX to the Pretoria Town Planning Scheme 1974.

5.2 Medium Intensity Area

Residential:

- Single Residential;
- Medium density, multiple residential from 26 to 40 dwelling-units per hectare.

Non-residential:

- Offices with a maximum FSR of 0,4 or the existing area of the dwelling house which ever is the greater.
- Other land uses - Land uses which, in the discretion of the local authority are, primarily office related and which uses shall not have any negative impact worse than pure office uses and are compatible with pure residential uses.
- Incentive zoning for offices and/or other land uses as described above, up to a maximum FSR of 0,5 with the approval of a site development plan to:
 - encourage consolidation;
 - limit access points;
 - create identity of place/landmark.

Exclusions:

Shops, restricted industries, retail industries, any form of retail, manufacturing or industry and any activities which in the discretion of the local authority, are not normally associated with pure office uses or may cause a nuisance of whatever nature to adjacent residential properties. Activities listed in paragraph 6(i) of Schedule IX of the Pretoria Town-planning Scheme 1974.

5.3 High Intensity Area

Residential:

- Single Residential ;
- High density, multiple residential from 41 to 60 dwelling-units per hectare.

Non-residential:

- Offices with a maximum FSR of 0.6
- Other land uses - Land uses permitted for medium intensity areas, restricted retail, restricted manufacturing and restricted workshop activities which in the discretion of the local authority, essential, directly related and secondary to the main uses.

Incentive zoning for offices and/or other land uses as described above, up to a maximum FSR of 0,8 with the approval of a site development plan to:

- improved access;
- creation of a better buffer;
- higher compliance with guidelines
- site assembly/consolidation
- implementation of public amenities (e.g footpaths)

Exclusions:

Shops, restricted industries and manufacturing or workshop activities *per se*, any activities which may, in the discretion of the local authority, cause an unreasonable nuisance to adjacent residential properties.

SECTION 6: PERFORMANCE CRITERIA

6.1 The performance criteria against which all applications for non-residential rezonings shall be measured

- All areas on the site should enable social policing with no area having no or low potential for informal surveillance;
- the land uses and activities should support the community values of the residents;
- the land uses should not generate any disturbing vibrations, sounds, smells (e.g. smoke, fumes) or visible emissions (e.g. dust);
- no liquid or solid effluent may be released on the site or in the street;
- the development should not cause any visual clutter (e.g signage);
- the development should not cause any physical or visual disturbance whatsoever to adjacent properties or the street;
- activities on the site should in general be confined to normal office hours;
- trash containers should be kept in service yards;
- flood lights or spot lights used to illuminate buildings or signs, should be positioned as such that none of the light spills onto adjacent properties or shines into the eyes of motorists or pedestrians. Lights may also not shine higher than 0,5 meter beneath the top of the building to prevent light pollution;
- at least 50 % of existing trees should be retained with the development;
- with the planting of new trees, only indigenous trees should be used on the site;
- no prefabricated concrete walls should be used anywhere, neither on any site boundary, nor as part of a site development where it can be visible from public spaces or other buildings;

- delivery areas should not be unsightly or/and noisy;
- service pipes or cables should not be visible from the connection point to the buildings; and
- no stormwater should flow onto adjacent properties. Runoff should be either accommodated on site or directed to the municipal stormwater system.

6.2 Design guidelines to be used in the assessment of the Site Development and Landscaping Plan

It is of the utmost importance to implement and maintain a quality environment that could enhance the city image. Any development along the high traffic volume collectors should therefore be guided and managed to ensure a quality environment. The following design guidelines are applicable:

- Street interface guidelines;
- residential interface guidelines; and
- architectural guidelines.

6.2.1 Street Interface Guidelines

- (a) Street edges should preferably be fenced with sympathetic enclosures, such as combinations of brick bases and piers with palisades. The site should preferably not be fenced or walled in. Continuous high solid boundary walls should be avoided along street frontages, in order to reduce blandness and to increase surveillance. A barrier should be provided to prevent cars turning into the site at any point. A 2,5 m wide landscaped strip with indigenous trees being planted at 5 meter intervals should be provided between the site and any paved surfaces.
- (b) Where the site is fenced in, the following is applicable:
- a row of indigenous trees should be planted at 5 meter intervals just inside the erf boundary fronting onto the street;
 - a palisade fence should be used for at least 75% of the length of the site;
 - at places where a solid boundary wall is provided, the wall should be articulated and at any point the maximum length of a solid wall should not exceed 6 meters; and
 - a 2,5 m wide landscaped strip should be provided between the site boundary and any paved surfaces.

- (c) Where a site is walled in, the following is applicable:
- a row of indigenous trees should be planted at 5 meter intervals on the street boundary;
 - the boundary wall should be articulated and designed to compliment the building;
 - the wall should be placed 2,5 meter from the street boundary; and
 - the 2,5 meter strip outside the boundary wall should be landscaped and maintained.
- (d) Where an existing building is modified to undergo a land use change, the following is applicable:
- a row of indigenous trees should be planted at 5 meter intervals on the street boundary;
 - a palisade fence could be placed anywhere between the street boundary and 2,5 meter away from the street boundary;
 - a solid boundary wall should be articulated and may cover maximum 25 % of the length of the boundary, with the maximum length of the wall at any point not exceeding 6 meters; and
 - the strip between the street boundary and the fence should be landscaped and maintained.
- (e) If a vehicle entrance on the major street is provided, the following is applicable:
- paving for pedestrians and cyclists should continue over the driveway; and
 - landscaping of the sidewalk should be done in a way so as to protect the sight line.
- (f) Covered parking in the building should be accommodated in a basement and not on the ground floor level, which will cause a dead facade along the street.

- (g) Service yards should, if possible, be located at the side of the building and should be screened off with a 2 meter high wall which compliments the design of the building.
- (h) Deliveries should, if possible, take place at the back of the building.
- (i) Storage areas should not be visible from the street, but should be located at the back or side of the building. Outdoor storage could only be accommodated as designed display areas. Outdoor display areas should be beautified with trees and at least 20 % of the surface should be soft landscaping.

6.2.2 Residential Interface Guidelines

- (a) The boundary between the new development and the existing residential properties should be fixed but soft landscaped.
- (b) The residential boundary should be defined through the following:
 - walls abutting neighboring residential properties should be at least 2,4m in height and constructed in brickwork, to offer more protection to existing abutting residential activity
 - a well designed and articulated boundary wall of brick should be constructed on the back and side boundaries of the site. No prefabricated concrete walls are allowed;
 - the boundary wall should be minimum of 2 meters high and a maximum 2,5 meters high and should be maintenance free on the side of the adjacent property; and
 - a row of indigenous trees should be planted next to the wall. If the boundary is on the northern side of the residential property, only deciduous trees should be used.
 - As far as possible existing building lines should be maintained along street frontages to retain urban continuity along these routes.
- (c) Solar access to adjacent houses or outdoor living areas situated to the south of a property to be developed, should be protected through a sun angle of maximum 34° from the roof of the building. This implies the following:
 - a 1 storey building (± 2,85 meter high) should be placed at least 4,6 meter away from an area or building that should not be overshadowed;
 - a 2 storey building (± 5,7 meter high) should be placed at least 9,1 meter away from an area or building that should not be overshadowed.

- (d) The area within the building line should be used mainly for parking purposes and landscaping. Minimum 16 % of the area should be covered with soft surfaces.
- (e) To ensure no overlooking, the following is applicable:
 - no balconies may be established on this side of the building, abutting a residential erf; and
 - windows should either be located at such a height or distance from the boundary that they do not enable overlooking.
- (f) Service yards should not be located nearer than 10 meter from a residential boundary and should be screened off with a 2 meter high wall which complements the design of the building.

6.2.3 Architectural Guidelines

- (a) Stylish colors, textures and materials should be used to articulate the façade and roof of the building.
- (b) The main entrance of the building should be well defined and articulated.
- (c) The placement of advertising boards is prohibited.
- (d) Signage should be only for the specific land use exercised on the erf and integrated in the design of the building façade. It should not appear as loose standing add-ons or separate features.
- (e) Substations should be designed as an integral part of the building and should not provide a dead façade on the street.
- (f) In terms of height, mass and articulation the building should complement the residential character of the area.
- (g) In general new buildings and alterations and additions should preferably be constructed in materials which are complimentary to traditional building materials in the area, in order to enhance homogeneity and avoid potentially more disruptive developments.