

FILE NO:	18/4/1/2/8/3/4
ITEM NO:	23

**- M I N U T E S - OF A MEETING OF THE TYGERBERG SUBCOUNCIL HELD
IN THE COUNCIL CHAMBER, 1 ST FLOOR, MUNICIPAL OFFICES,
VOORTREKKER ROAD, PAROW ON FRIDAY, 16 AUGUST 2002 AT 10:10**

15 SUB 7/08/02 APPROVAL OF A POLICY PLAN FOR THE WINGFIELD PLACE
TRIANGLE, MONTE VISTA

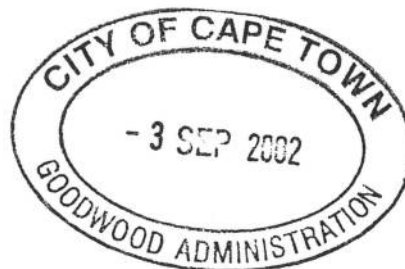
(W 18/4/1/2/8/4 X T/CE 18/2/1/2/16)

RESOLVED

TO RECOMMEND TO THE EXECUTIVE COUNCILLOR FOR PLANNING AND
ENVIRONMENT

That The Wingfield Place Triangle Study attached to the report dated 15 July 2002
as Annexure A, be approved as a planning policy document to provide guidelines for
future commercial and residential development.

ADOPTED BY ORDINARY RESOLUTION



ITEM NO: 15 SUB 7/08/02

DATE OF MEETING: 16 AUGUST 2002

SUB COUNCIL 15

FILE REFERENCE: W 18/4/1/2/8/4

SURNAME & INITIALS OF AUTHOR(S): C.Havenga

TEL NO OF AUTHOR(S): 590-1416

NAME OF REGIONAL ADMINISTRATION: Tygerberg

SERVICE AREA: West

WARD: 6

WARD COUNCILLOR: Cllr A. J. Marais

DATE OF REPORT: 15 July 2002

TO: EXECUTIVE COUNCILLOR: PLANNING AND ENVIRONMENT

BUSINESS PLAN REFERENCE:

Service:	Planning and Environment.
Business Planning Unit:	Land Use Management.
Business Plan Heading:	To promote and manage land use change which is sensitive towards both built, people and the natural environment.

APPROVAL OF A POLICY PLAN FOR THE WINGFIELD PLACE TRIANGLE, MONTE VISTA.

1. EXECUTIVE SUMMARY

The study area of this project is a triangular area located between Montague Road and Monte Vista Boulevard in Monte Vista, one of the suburbs located in Goodwood. This site is also known as the Wingfield Place Triangle. Locality maps are attached to the report. During March 2000, the then Council of the City of Tygerberg approved the West Spatial Development Framework for the West Service Area of the Tygerberg Administration. This Spatial Framework serves as a guide for future development for this area. The proposals made in this document were the result of an intensive public participation process with the general public, municipal officials and Government Departments.

A proposal included in the West Spatial Development Framework indicated that mixed use development (e.g. commercial and higher density residential development) can be allowed in the Wingfield Place Triangle. It is accepted that the site's location in relation to the continuous north-south public transport route, Monte Vista Boulevard, the Goodwood Prison entrance and the proposed residential development of the remainder of Noordkamp (the vacant area adjacent to the Goodwood Prison) provides good commercial opportunities.

Although in terms of the recommendations of the West Spatial Development Framework, applications to allow commercial uses within the Wingfield Triangle will be considered favourably, it will still be subject to certain conditions and development parameters. The aim of this Policy Plan is to provide guidelines for future commercial and higher density residential development within the area. All future rezoning and development applications will be subject to the guidelines of this Policy Plan.

2. BUSINESS PLAN REFERENCE

Directorate: Planning and Economic Development
Department: Spatial Planning
Business Plan Heading: A Policy Plan for the Wingfield Place Triangle, Monte Vista

3. COMPLIANCE WITH STRATEGIC OBJECTIVE

Not applicable.

4. DELEGATED AUTHORITY

For approval by the Executive Councillor: Planning and Environment in terms of his delegated powers (9.4.7.3.1)

5. ANNEXURES

Plan 1: Regional Plan

Plan 2: Locality Plan

Annexure A: Proposed Policy Plan for the Wingfield Place Triangle, Monte Vista

6. POLICY

The proposals contained in the approved West Spatial Development Framework.

7. LEGAL REQUIREMENTS

The Policy Plan for the Wingfield Place Triangle, Monte Vista is one of the implementation projects of the West Spatial Development Framework. All residents within the study area received two notifications (the final one per registered mail), copies of the Policy Plan as well as an invitation to a public meeting in the Monte Vista/Edgemead Community Hall.

8. BACKGROUND

A proposal included in the approved West Spatial Development Framework recommended that mixed use development (e.g. commercial and higher density residential development) can be allowed in the Wingfield Place Triangle in Monte Vista. It is accepted that the site's location in relation to the continuous north-south public transport route, Monte Vista Boulevard, the Goodwood Prison entrance and the proposed residential development of the remainder of Noordkamp (the vacant area adjacent to the prison) provides good commercial opportunities.

Although in terms of the recommendations of the West Spatial Development Framework, applications to allow commercial uses within the Wingfield Triangle will be considered favourably, it will still be subject to certain conditions and development parameters. The aim of this Policy Plan is to provide guidelines for future commercial and higher density residential development within the area. All future land-use alterations and development applications will be subject to the guidelines of this Policy Plan.

9. DISCUSSION

9.1 Motivation

There are fifteen erven in the study area of which five already have obtained business rights. There are inter alia a garage with a workshop and a restaurant. There is also a creché on one of the Single Residential erven. Several other land owners indicated that they are interested in rezoning their Single Residential Properties to Business.

The Wingfield Place Triangle is a contained area and business and higher density residential development will not have a negative impact on the residential character of the rest of Monte Vista. The area is also easily accessible and the road capacity will be able to carry additional traffic which will be created as a result of new development.

The proposed land uses and land use parameters in the policy document are in line with the new Tygerberg Zoning Scheme. It was however, as a result of inputs from local residents, made more restrictive and certain land uses will not be allowed in the study area.

One of the issues of concern raised in the comments of local residents was the issue of security. As it is difficult to lay down certain general guidelines and parameters in this regard, it is suggested that it rather be addressed on an individual basis through Site Development Plan requirements.

9.2 Process

9.2.1 The following process of advertising and circulation has been followed:

The Ward Councillor (Cllr A J Marais), the Monte Vista Ratepayers Association and local residents were involved in the preparation of the Development Framework. A public meeting took place where certain inputs were received. Only one land owner telephonically objected to the proposals, but did not submit a written objection as requested. Only one letter from the owner of Erf 3, Monte Vista, with comments and inputs, was received and the policy was adjusted to accommodate the concerns raised.

9.2.2 As a result of the overall process followed, the Draft Policy Plan for the Wingfield Place Triangle, Monte Vista is now submitted to the Executive Councillor: Planning and Environment for approval.

9.3 Implications and advantages of an approved Policy Plan for the Wingfield Place Triangle

The Policy Plan will provide a practical tool for guiding decisions regarding land-use alterations and other development applications within the Wingfield Place Triangle as it indicates what type of land uses can be allowed and provides development parameters.

9.4 Proposals

The detailed proposals of the Policy Plan for the Wingfield Place Triangle, Monte Vista is attached as Annexure C and make recommendations relating to:

- Allowed Land Uses
- Land Use Parameters
- Parking Requirements
- Urban Design
- Requirements for Site Development and Landscaping Plans

10. FINANCIAL IMPLICATIONS

There are no further financial implications with regard to the Policy Plan for the Wingfield Place Triangle, Monte Vista.

11. STAFF IMPLICATIONS

None.

12. COMMENTS FROM OTHER DIRECTORATES

The Area Civil Engineer: West Service Area (Tygerberg Administration) has been consulted.

13. EXTERNAL GROUPS/BODIES CONSULTED

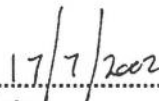
- Ward Councillor
- Monte Vista Ratepayer's Association
- All residents and businesses within the study area

14. RECOMMENDATION

- 14.1** It is recommended that: The Wingfield Place Triangle Study be approved by Executive Councillor: Planning and Environment in terms of delegated powers (Section 9.4.7.3.1) as a planning policy document to provide a guideline for future commercial and residential development.



 (for) S. W. HOLDEN
 Acting DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT
 City of Cape Town: Tygerberg Administration



 Date 17/7/2002

.....
 Mr A Du Plessis
 Sub-Council 15: Area Co-Ordinator

.....
 Date

.....
 Alderman L. Rothman
 Sub-Council Chairperson

.....
 Date

ANNEXURE A

DRAFT POLICY PLAN FOR THE WINGFIELD PLACE TRIANGLE**1. BACKGROUND**

During March 2000, the then Council of the City of Tygerberg approved the West Spatial Development Framework. This Spatial Framework serves as a guide for future development in the West Service Area of the City of Cape Town: Tygerberg Administration, in which Monte Vista is located. The proposals made in this document was the result of an intensive public participation process with the general public. The specific area where your property is located, is referred to as the Wingfield Place Triangle, which is the area located at the intersection of Montague Road Drive and Monte Vista Boulevard. . Attached as Plan 1 is a Locality Map of the area.

A proposal included in the West Spatial Development Framework recommended that Commercial Development can be allowed within the Wingfield Place Triangle as well as within the southern reserve area of Montague Road. It is accepted that the site's location in relation to the continuous north-south public transport route, Monte Vista Boulevard, the prison entrance and the proposed residential development of the remainder of Noordkamp provides good commercial opportunities.

Although in terms of the approved West Spatial Development Framework, applications to allow commercial uses within the Wingfield Place Triangle will be considered favourably, it will still be subject to certain conditions and development parameters. The aim of this Policy Plan will be to provide guidelines for future Commercial Development within the area.

2. DEVELOPMENT PROPOSALS

The following development parameters will be applicable to allow future Commercial Development within the area.

- 2.1 The **type of business/commercial uses** that will be allowed within this area will be low intensity commercial and mixed use development which serves local neighbourhood needs for convenience goods and personal services. Such development should be limited in scale and capable of integration into the adjacent residential neighbourhood.
- 2.2 The zoning that will be allowed in terms of the Goodwood Zoning Scheme will be Local Business II and in terms of the draft Tygerberg Zoning Scheme it will be Development Zone 1: Low Intensity. Notwithstanding this, only land uses allowed in terms of this Policy Document will be approved.
- 2.3 The following **land uses will only be allowed with the special consent of Council**, namely Place of Assembly, Restaurant, Office Park and a Service Station.
- 2.4 The following land uses **will not be permitted in this area**, namely Industrial Buildings, Industrial Hives, Service Trade, Warehouse, Scrapyards, Noxious Trades, Motor Repair Garage, Bottle Stores, Risk Activities, Industrial Hives, Place of Entertainment, any Premises involved with the Sale of Alcoholic Beverages (except for restaurants) and Adult Entertainment Businesses.
- 2.5 In terms of this Policy Plan, Blocks of Flats (limited to three storeys) and Group Housing Developments will also be considered.
- 2.6 The average erf size within the Wingfield Place Triangle is approximately 800 m², which is considered to be relatively small for commercial uses. In some cases existing houses are also located close to the street and it will be difficult to provide adequate off street parking. In the

light of this, it might be necessary in some cases to consolidate two or more properties to allow a rezoning for commercial purposes.

2.7 Floor Factor

The floor factor on the land unit shall not exceed 0,8.

2.8 Coverage

The maximum coverage for all buildings on the land unit shall not exceed 70 %.

2.9 Height

No building shall exceed a height of 3 storeys. Commercial buildings of two storeys will be allowed, but a third storey will only be allowed if it will be utilized for residential purposes.

2.10 Street Building Line

-The street building line is 4,5 m.

-Minor architectural and sun screen features may project or extend beyond the street building line provided that such features are situated above the ground storey and do not project more than 500 mm beyond the street building line.

2.11 Side Building Line

The side building line may be zero, provided that:

-A building or portion of a building which is erected on the side boundary of a property shall have no doors, windows, ventilation or other openings inserted in any wall on such boundary, unless Council grants consent. In granting its consent, Council shall consider whether the opening in question will be affected by future developments on adjacent land units and may impose conditions to cater for this possibility.

-Where the side boundary abuts a Residential Zone or Community Zone the side building line in the Development shall be at least 1,5 m.

-The Council may impose more onerous side building lines in the interest of public health, fire control or in order to enforce any law or right.

2.12 Rear Building Line

No building on a land unit shall be erected closer than 3,0 metres to the rear boundary.

2.13 Canopy or Balcony Projection

The Council may require, and shall permit, a canopy projection over the street boundary in accordance with the following conditions:

-The concession to allow a canopy or balcony to protrude into the road reserve space shall be of temporary nature. Such canopy/balcony will be removed by the owner at his cost if and in the even of such canopy/balcony being obstructive to some future municipal use or service or need.

-The canopy shall not project nearer than 500 mm to a vertical plane through the kerb line or proposed kerb line.

-No portion of a canopy projection shall be less than 2,8 m above the pavement.

-There shall be no access from the building to the canopy, provided that Council may grant its consent to the erection of a balcony over the street boundary in place of the canopy, and such balcony may have access from the building.

-Council may lay down more restrictive requirements relating to the dimensions, design and

materials of the canopy or balcony.

-An encroachment agreement to Council's satisfaction shall be signed by the owner.

2.14 Parking and Access

Land Use	Off-Street Parking Requirements
Single Shops	4 bays per 100 m ² Gross Leasable Floor Area
Shopping Centre	6 bays per 100 m ² Gross Leasable Floor Area
Clinic/Medical Consulting Rooms	6 bays per consulting room
Offices	4 bays per 100 m ² Gross Leasable Floor Area
Service Station	4 bays per repair bay. Minimum 8 parking bays.
Place of Assembly and Worship	1 bay per 8 seats
Restaurant	6 bays per 100 m ² Gross Leasable Floor Area
Flats	1 room flat: 1 parking bay 2 room flat: 1,5 parking bays 3 room flat: 1,75 parking bays In addition 0,25 bays per unit to be provided for visitors.
Boarding house, Guest House	0,75 bays per bedroom plus an additional 2 bays for staff

2.15 Screening

The Council may require:

- Any part of the land unit which is used for the storage or loading of goods, to be enclosed with a suitable brick wall, concrete wall or landscape screening.
- Any external utility service or equipment which is required for a building, whether on the road, side of the building or ground, shall be appropriately screened from view, and this screening shall be integrated with the building in terms of materials, colour, shape and size to Council's satisfaction.

2.16 Site Development Plan and Landscaping Plan

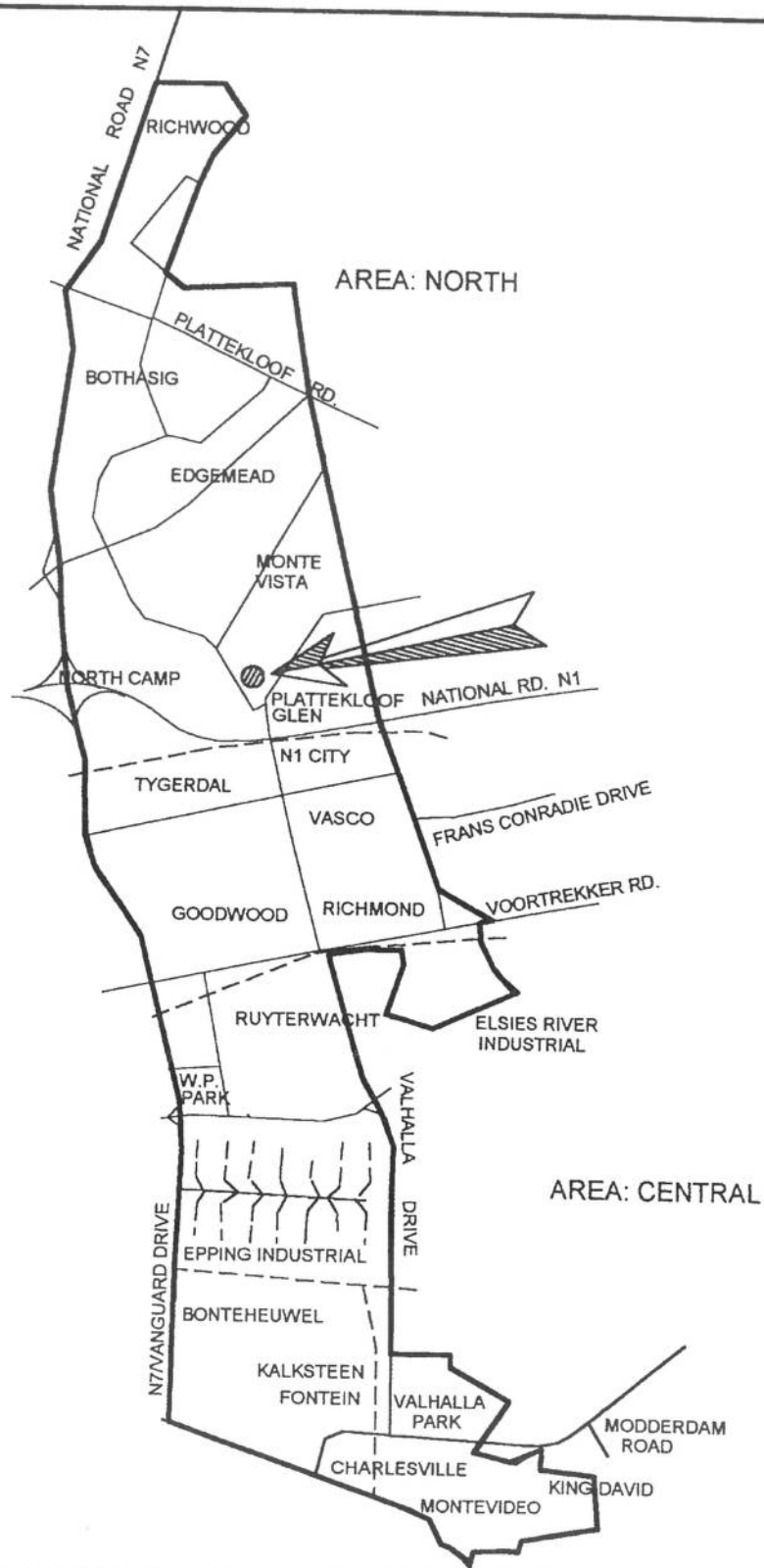
- Council will require a Site Development Plan and Landscape Plan which show details of the proposed development, including:
 - (i) The layout of the property indicating the use of different portions of the property.
 - (ii) The position, use, coverage and extent of buildings.
 - (iii) Sketch plans and elevation of proposed structures including information on external appearance.
 - (iv) The alignment and general specifications of vehicular access, roads, parking areas and pedestrian footpaths.

- (v) The position and extent of private, public and communal open space.
 - (vi) Typical details of fencing or walls around the perimeter of the land unit and within the property.
 - (vii) External lighting proposals in public or common areas.
 - (viii) Provisions for the disposal of stormwater, sewage and refuse.
 - (ix) Provisions for the supply of water and electricity.
 - (x) Typical signage details.
 - (xi) General landscaping proposals including vegetation to be preserved, vegetation to be remove, new vegetation to be planted, external paving, and measurements for stabilising outdoor areas if applicable.
 - (xii) Existing and proposed cadastral boundaries.
 - (xiii) The phasing of the development.
- Council may require amendments to the Site Development Plan and Landscaping Plan before it is approved. Such amendments may be required to address reasonable concerns by Council relating to access, parking, architectural form, urban design, landscaping, engineering services or similar concerns.

3. GENERAL

- 3.1 Due to the unique and specific circumstances of every application, additional requirements can be laid down in terms of conditions of approval.
- 3.2 In terms of the **Township Establishment Conditions** of Monte Vista there are certain restrictive **Title Deed Conditions** applicable to the Single Residential erven within the Wingfield Place Triangle. These conditions of title inter alia indicate the following:
- That the erf be used for residential purposes only.
 - That only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on the erf.
 - That no more than one-third the area of the erf be built upon., often prohibiting the property from being utilized for business purposes. These restrictive Title Deed Conditions can only be removed by the Premier on application. Future land-use applications need to include this in the package.
 - That no building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 15 ft. to the street line which forms a boundary of the erf. No such building or structure shall be situated within 5 ft. of the lateral boundary common to any adjoining erf.

These restrictive Title Deed Conditions can only be removed by the Premier on application. Future land-use applications need to include this in the application package.



Planning and Economic Development: Tygerberg Administration

Service Area : West

Ward number: T6

REGIONAL MAP: WINGFIELD PLACE TRIANGLE

Drawn:
Roy Gardener

Checked:
M.G.S

Date:
2001-12-13

Drawing number:
WE / RP / 202



Planning and Economic Development: Tygerberg Administration
Service Area : West

Ward number: T6

LOCALITY MAP: WINGFIELD PLACE TRIANGLE

Drawn:	Checked:	Date:	Drawing number:
Roy Gardener	M.G.S	2001-03-26	WE / UP / 162



Local Business 2 Zone



In process of being rezoned to Local Business 2