

4.4 POLICY RECOMMENDATIONS



It is recommended that:

1. Applications for General Business as well as applications for Special Consent for professional use only or general office use only within the study area be supported as indicated on Map No. 7.
2. That the proposed Building Conservation Zone within the Study Area be approved.
3. That the East London Zoning Scheme be amended to include a Conservation Zone together with accompanying rules and regulations which will apply to this Conservation Zone.
4. Building Plans only be approved once a site development plan indicating:
 - i) parking layout
 - ii) landscaping
 - iii) and security arrangements (i.e. lighting etc.)has been submitted and approved by the Director of Planning and Engineering Services.
5. Approval of applications for Special Consent for professional use or general office use on erven zoned General Residential or applications for general business be subject to the following site establishment conditions:
 - a) Parking Requirements:
 - i) Shopping/rental/trade uses: 6 bays per 100m² (i.e. 1 bay per 16m²)
 - ii) On-site parking to be provided at 1 parking bay per 16m² of G.L.F.A. for medical rooms.
 - iii) On-site parking to be provided at 1 parking bay per 25m² of G.L.F.A. for non-medical professional use.
 - iv) On-site parking to be provided at 1 parking bay per 40m² of G.L.F.A. for general offices.
 - v) On Wolseley Street and Park Avenue where the Building Conservation considerations result in parking being unable to be provided on-site the applicants will be required to pay the Municipality in lieu of the provision of on-street parking in conformity with the parking layout plan for that particular street as indicated in this report.



- b) Parking areas to be surfaced to the satisfaction of the Director of Planning & Engineering Services.
 - c) Landscaping to be undertaken to the satisfaction of the Director of Planning & Engineering Services.
 - d) The erection of a large enough and suitably located sign clearly indicating the provision of on-site parking.
 - e) Access to on-site parking areas to be a single access point only.
 - f) Persons or firms using premises for professional, office or other business purposes shall provide adequate security (including security lighting) to ensure satisfactory conditions on premises outside of normal working hours.
 - g) The display of advertisements and the erection of advertising boards or signs will be controlled by Directorate of Planning and Engineering Services in terms of the provisions of the East London Zoning Scheme.
6. The approval of site plans and building plans for new general residential buildings in the Study Area be subject to the following relaxations:
 - a) A 0m side and rear building line and a 2m street building line subject to the requirements of the National Building Regulations for light and ventilation.
 - b) Bulk and coverage restrictions to be relaxed to permit a maximum of 4 storeys.
 - c) Parking requirements of 1 bay per dwelling unit.
 7. Existing residential buildings be retained as far as is feasible in order to maintain the housing stock located near the CBD.
 8. The Director of Planning & Engineering Services investigate the possibility of ESCOM leasing a portion of Bushview Terrace.
 9. That the Director of Planning & Engineering Services investigate the feasibility of alienating portion of the municipal parking area situated off Jagger Street for business purposes and a taxi rank.
 10. That the proposed parking layout as indicated on Figures 2, 3 and 4 be approved and that the necessary funding be considered on the Capital Estimates for the construction of the proposed street alterations and parking areas.
 11. That this policy document be reviewed within two years of its approval.

PORTER STREET / PARK AVENUE
 PROFESSIONAL LAND USE INVESTIGATION



LEGEND

-  STUDY AREA BOUNDARY
-  PROPOSED PROFESSIONAL SUBZONE BOUNDARY



PROFESSIONAL USAGE :

-  MEDICAL PRACTITIONERS
- NON - PROFESSIONAL USAGE :
-  NON - MEDICAL SERVICES






INSTITUTIONAL USAGE :

-  MEDICALLY RELATED INSTITUTIONS
-  NON - MEDICALLY RELATED INSTITUTIONS

PENDING LANDUSE APPLICATIONS :

-  MEDICAL / OTHER PROFESSIONAL RELATED
-  NON - PROFESSIONAL RELATED

OTHER EXISTING LAND USES :

-  RESIDENTIAL DWELLING
-  GENERAL RESIDENTIAL (FLATS / TOWNHOUSES)
-  BUSINESS
-  PUBLIC OPEN SPACE
-  STATE / MUNICIPAL

PLAN 2 : EXISTING LAND USE

25 0 25 50 75 METRES

SCALE 1 : 2 500



CITY OF EAST LONDON
 TOWN PLANNING BRANCH
 JULY 1989

