

SUMMARY OF THE DRAFT CLYDESDALE PRECINCT PLAN'S PURPOSE, VISION, CHALLENGES AND OBJECTIVES, DEVELOPMENT PROPOSALS AND IMPLEMENTATION FRAMEWORK

1. The purpose of the Clydesdale Precinct Plan

The purpose of the Clydesdale Precinct Plan was to ensure appropriate urban design for the effective integration of infrastructure and facilities within the larger node on a detailed level of spatial planning.

2. The vision of the Clydesdale Precinct Plan

The vision of the Clydesdale Precinct Plan can be summarised as follows:

- A neighbourhood with the role and function of a village-like, small, well-balanced, mixed-use but mostly residential character
- A safe neighbourhood where people can walk on the streets day and night without the fear of getting mugged, where residents can live without fear of armed robbers and hijackings.
- A neighbourhood where people can enjoy clean streetscapes and open spaces and walk along the Walkerspruit on well-kept walkways, without the fear of encountering dumped rubbish, rats and human secretions
- A prospering neighbourhood, where people can expect a return on their property investment
- A neighbourhood showing respect for heritage
- A neighbourhood acting as a “green lung” within the built-up area

3. Challenges of the Draft Clydesdale Precinct Plan

- **Demand for housing:**

Obtaining higher building densities (without creating barren ecological zones), to benefit the environment and the health of the community.

- **Urban decay:**

Preventing further urban decay in the area. Urban decay as identified in the SWOT Analysis of the Draft Clydesdale Precinct Plan

- **Growing safety and security issues**

Crime is one of the largest concerns and threats in the neighbourhood, confirmed as part of a community survey.

4. Objectives of the Draft Clydesdale Precinct Plan

- Proposal for measures to lower the occurrence of criminal activities
- Proposals for densification which will not be detrimental to the historic residential character of the neighbourhood
- Proposals of building controls that will benefit both new development and existing residential properties
- Proposals for the beautification and the safe making of open spaces in the study area
- Proposals for a healthy balance of land uses
- Proposal for the management of the Council Houses in Clydesdale

5. Development proposals for the Clydesdale Precinct Plan

Development proposals have been based on best practice standards.

SUMMARY OF DEVELOPMENT PROPOSALS:

- **Natural environment**
 - ✓ Urban management relating to city properties, parks and Walkerspruit is essential to deter criminal elements – ownership needed (Recent CUP application has become relevant)
- **demographic and socio-economic profile**
 - ✓ Family-orientated residential living is to be encouraged by the proposed safety and security plan and by the thorough application of building controls.
- **contextual and spatial issues**
 - ✓ A well-considered, publically participated Precinct Plan as a tool for positive development.
 - ✓ Thorough application and enforcement of the Precinct Plan.
 - ✓ Raise density on the usable remaining area of properties occupied by a house for which a demolition permit can not be obtained.
 - ✓ The Clydesdale Precinct Plan promotes a more consistent spread of densified areas throughout the neighbourhood through midblock densification.
 - ✓ The Clydesdale Precinct Plan clarifies the merit provision in the RSDF regarding heights and consequent densities concerning solar access and overlooking, whereby solar access and overlooking guidelines are to be observed adjacent to high heritage value properties.

- **Safety and Security - movement networks**

- ✓ The Clydesdale Precinct Plan propose development that is conducive to a safer environment, especially encouraging pedestrian safety.

- **built environment**

The Clydesdale Precinct Plan encourages:

- ✓ Noise-free environments through noise control
- ✓ Densification without visual dominance
- ✓ Façade interaction/Continuity of street frontage
- ✓ Attention to Hedges/Fences/Boundary walls/Sidewalks
- ✓ Crime prevention through environmental design(CPTED)
- ✓ Attention to the treatment of the Public Realm
- ✓ Family-orientated residential living is to be encouraged by the proposed safety and security measures for crime prevention through environmental design(CPTED)
- ✓ Thorough application of building controls

- **BUILT ENVIRONMENT – OPEN SPACE REQUIREMENTS**

- ✓ The Clydesdale Precinct Plan focuses on the creation of green open spaces, working against the formation of ecologically barren open spaces.

- **SOCIAL AMENITIES**

- ✓ The area is not safe enough for pedestrians to reach amenities without fear of being mugged: Crime prevention through environmental design(CPTED) is encouraged.
- ✓ No additional amenities are proposed. The area is well connected to all needed amenities.

- **CURRENT BUILDING CONDITION AND VACANCY RATES**

- ✓ CoT-owned houses identified – badly maintained houses to be re-purposed. Slum lording to be addressed

- **LAND USE**

- ✓ The enforcement of Building Regulations and Land Use by-laws is critical for the proper implementation of the precinct plan as well as the preservation of heritage buildings.

- **HERITAGE GUIDELINES**

- ✓ The conservation of cultural resources within the corridor is controlled by the National Heritage Resources Act, of 1999 (Act 25 of 1999). In terms of the Act, structures and sites older than 60 years must be protected. Section 34(1) of the Act indicates that no person may demolish any structure or part thereof that is older than 60 years. It is proposed that buildings with high heritage value should not be rebuilt or demolished and reconstructed.
- ✓ Buildings with medium heritage can be demolished but with conditions.

- **QUALITY OF THE ENVIRONMENT**

- ✓ Urban decay is to be reversed by safety and security measurements and a development plan proposed.

- **MARKET ANALYSIS**

- ✓ No additional amenities are proposed. The precinct is within walking distance from all major amenities.

- **INFRASTRUCTURE ASSESSMENT**

- ✓ The area is well-connected to the CoT systems.
- ✓ The volume of incoming sewer is a problem – and needs intervention.

6. Implementation framework

HARD INFRASTRUCTURE UPGRADING

- **SEWER SYSTEM**

- ✓ Developments in the catchment area of the sewer line entering the Precinct to be regulated.

- **STORMWATER**

- ✓ Upgrading of the Walkerspruit stormwater canal/reserve

GREEN INFRASTRUCTURE UPGRADING

- ✓ Upgrading of the Walkerspruit to an art route.

7. Capital investment and catalytic projects

- **SAFETY AND SECURITY**

- ✓ Implementation of a Safety and Security plan for the area

- **KIRKNESS PARK**

- ✓ New paved walkways across the park.
- ✓ New pedestrian boulevard (Strip of tar to be removed and replaced with pedestrian-friendly pavers, trees and benches)
- ✓ New benches

- **MYRTLE PARK**

- ✓ Installation of new park lights

- **LANDOWNERSHIP**

- ✓ The City is identifying and earmarking strategic properties for long-term lease and sale. The properties in the study area to be considered for repurposing

THE END