

Greetings to Woodrock residents  
(November 14<sup>th</sup>, 2016)  
**RE: ERF 076/Hillman:**

This communication refers to the recent re-zoning applications we have experienced in the area and varying background work that has been conducted in this regard.

We have always known the Woodmead area to be limited to 10 units per hectare (4 dwellings per 4000m<sup>2</sup> or 1 dwelling per 1000m<sup>2</sup>), and Khyber Rock slightly higher. We have successfully argued for 3 dwellings per hectare, using the driveway space as reason and have listed our inadequate sewage facilities, Class 5 roads, lack of public transport as points within our arguments.

Conversely Developers have argued that we are within 500m of a Regional Development Node (Woodmead Office Park, Retail Park, etc.) as well as an arterial road (Woodmead Drive) which is correct except that there is no direct access or link to those areas within the required 100meters.

We have submitted the first phase of our Precinct Plan (at a cost of R28,000) which has been accepted by COJ (*please view same on [www.woodrock.co.za](http://www.woodrock.co.za)*) who have in turn requested that ALL Precinct Plans be put on hold awaiting new regulations that they are contemplating. This can well be used as an additional reason for our objection.

COJ advise that with 10,000 additional people entering Johannesburg on a monthly basis DENSIFICATION is the only answer - as can be seen in neighbouring Edenburg where the large homes, especially around Stiglingh Street and the Sandspruit River have given way to high-rise apartments and townhouse schemes. Along the arterial Rivonia Road this has resulted in massive Apartment Blocks as you well know. It is my understanding that between William Nicol and Douglas in Bryanston this is also already taking place.

Within our Precinct Planning we were considering putting to the residents that we should accept that Packard Street (adjacent to the Highway) would succumb to either townhouses (2 erfes already have this rezoning) or perhaps businesses - which we would strongly oppose as this would bring in many additional vehicles for staff, customers, deliveries and pose the resulting security risks as well.

COJ requirements have now changed, and as quoted by our Urban Planner, Craig Pretorius:

**The RSDF talks of 20 dwelling units per hectare or 500sq.m stands, but this is still not a given as it needs to be proven subject to the below matters:**

**"To be based, per individual application, on access to: economic activity; public transit; public open space; social infrastructure (health, education, public facilities); the potential to address deprivation area challenges and the surrounding built form.**

**Allowable erf size to be assessed per individual application.**

**Guide density: 20 Du/ha**

**Height: not more than one story higher than adjacent built form."**

This basically means EIGHT dwellings per 4000m<sup>2</sup> or 'Parkhurst-sized properties' throughout the entire Johannesburg area.

I have asked Craig Pretorius to represent us at the Hearing on THURSDAY 17<sup>th</sup> November but he has declined and offered to introduce us to other urban planners who may be willing to assist (at a fee). I certainly respect his reasons which are that DENSIFICATION WILL OCCUR and it is better to ACCEPT 500m<sup>2</sup> stands at this stage, which homes will be built and will be occupied for the next 10+ years. In the near future (expected 5 years) this requirement from COJ will increase from 20 units per Hectare to both 50 units per hectare (20 dwellings as 2 storey buildings) and 100 units per hectare

(40 dwellings on 4 storey buildings) in all areas. If we accept this 500m<sup>2</sup> erf situation now and current development goes ahead it is highly unlikely that these 'new' houses will all be demolished for further densification within the short to medium term (estimated 10 - 15 years).

In Woodmead we are certainly faced with a challenge regarding the 4000m<sup>2</sup> properties, as quite a few of these are still occupied by original or longstanding owners who are reaching retirement age and would probably soon resort to selling up and downsizing. I thus do not expect the rezoning applications to decrease but rather increase as time goes by.

Obviously additional clauses can still be used to combat densification, such as destroying the character of the area, the lack of forestation and the resultant storm water drainage problems (wall-to-wall paving and roofing makes for little water seepage into the ground).

Due to the environmentally sensitive and in many areas pristine vegetation and topography of the neighbouring Country Club Johannesburg estate I investigated the possibility of environmental legal screening to introduce into our arguments, and have enclosed a document in this regard. Bottom line is that it will cost WKRRRA R44,600 and must take into account TWO ANNUAL SEASONS (Spring/Summer/Autumn/Winter) to be of any value.

As you will see from the attachments, I have also met with our new Ward Councillor as well as our appointed Urban Planner to discuss this issue in-depth, as well as certain other 'town-planning' issues that we are currently faced with. I have been waiting on a formal letter from Craig but as time is running out, I have decided to circulate this information as understood by myself from the various meetings I have attended. Updates on the various other issues discussed will be circulated via newsletters and reports on the website as and when relevant developments take place.

In summary:

- I do believe we must have a '*16 Hillman Street Team*' meet with the COJ and developers on Thursday.
- I hereby ask that you advise me if you shall attend (a) the on-site meeting; and (b) the Hearing at Braamfontein.
- Do you authorise WKRRRA to brief and pay for a recommended Urban Planner to assist on Thursday (R5000 maximum).
- Please also feed back to me briefly and urgently on return email your specific comments and thoughts on all the above.

Please revert with an acknowledgement to this communication.

Yours sincerely

Wendy M. Robertson

for and on behalf of WKRRRA

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