



Woodmead & Khyber Rock Residents' Association (WKRRA)

Section 21 # 1996/009316/08

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Attention: Ben Pretorius
Development Planning & Urban Management
City of Johannesburg.

REF: Rezoning of ERF 76 – 16 Hillman Street, Woodmead from RES.1 to RES 2 with 20 dwellings per hectare

Dear Sirs

On 17th November 2016 the Municipal Planning Tribunal upheld our original Objections against 20 du/h and agreed to the rezoning of this property from Res.1 of ONE DWELLING to Res.1 of FOUR DWELLINGS on this 4232 m² property, namely 10 dwelling units per hectare. (Amendment Scheme 13-15396).

The forty-two Objections received and accepted in 2016 were based on the following reasons:

- The densification is not in character with the surrounding neighbourhood.
- Traffic congestion and erosion of the road surface will be caused by the additional erven created as a result of rezoning.
- Densification will put additional strain on infrastructure and services such as water and sewer (which are already under strain).
- Lack of public transport to support increasing densities.
- Rezoning will impact on surrounding property values.
- Undue pressure will be put on existing Public Space.
- The Density applied for is too excessive.

The Official COJ Comment was:

“The application has merit from a Town Planning point of view and is supported. The proposed density is seen as reasonable and appropriate density for this particular Erf as it is in line with Council development objectives for this area. The proposed density will allow for a maximum of four (4) portions on site and is in line with the Council’s density and development guidelines for this area.

. and the comment continues

The proposed density rezoning therefore clearly represents an appropriate, necessary and desirable amendment to the prevailing town-planning scheme and can accordingly be supported.”

- **There has been no positive change over the past three years regarding the infrastructure, traffic congestion, public transport, open space and character of the surrounding homes and neighbourhood.**
- **The proposed NODAL REVIEW POLICY in its current format has currently been withdrawn by the City of Joburg and is to be reconsidered - and this time with further and full Public Participation.**
- **Neither the Applicant, the Resident, the Ward Committee, Ward Councillor nor the officials at the Planning Department know whether the NODAL REVIEW POLICY in its proposed format will be legislated within the next 2 or more years. We are thus uncertain as to how this Application has by-passed the first check-points. We are strongly of the opinion that neither an Objection nor an Approval can be evaluated against a future Policy that may, or may not, be implemented.**

It is to be noted that the residents of Woodmead and Khyber Rock are understanding and supportive of controlled density within our small area and to that end submitted a Precinct Plan proposal in 2015, which in general allowed for density to be maintained at 10 dwelling units per hectare – i.e. FOUR DWELLING UNITS per “standard” 4000 m2 ERF which size is common within the Woodmead section of this “ISLAND” area.

This proposed Precinct Plan (which was put on hold by COJ) does not allow for excessive densification within the heart of the suburb but makes allowance for same along the highway boundary and thus retains both the character of this well-treed area as well as the value of the surrounding homes. It is therefore fully compliant with SPLUMA and adheres to the principles as set out in the current Act and encourages environmentally sustainable land development practices and processes.

It is also to be stressed that Woodmead and Khyber Rock are geographically bounded by the CCJ Golf Course, the N1 Highway and Woodlands Drive which only provide TWO access points to the area. Any reference to the Woodmead Retail Park and the various businesses on Woodmead Drive is irrelevant and any distances stated by developers are in reality ‘as the crow flies’ and cannot be taken into consideration.

We trust that this Objection shall meet with due consideration by the management concerned. We raise this specific issue as WKRRRA has experienced previous situations whereby the relative hand-delivered and receipted Objections were not even circulated to the Tribunal representatives or COJ parties concerned prior to the on-site meetings, resulting in a clear case of prejudice against the Rights of residents and obvious lack of proper procedure. In like manner our official Appeals have been treated with disdain and not by an independent overseer.

Yours faithfully

Wendy M. Robertson.
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Woodmead & Khyber Rock Residents Association.
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Cc: Ward 106 Councillor Chris Santana
Ward 106 Committee
Residents of Woodmead & Khyber Rock