

Dear WoodRocker

Once again we are challenged by a proposed densification within our suburb - the new owners of this property wanting to erect EIGHT dwellings.

The stand in question is ERF 140 at 43 Lincoln Street, Woodmead being 4164 m².

This particular stand is bounded by four other properties, thus the immediate effect will be on four existing residents, not to mention the challenges that this form of densification takes on the whole area.

The erection of eight dwellings where there was once only one means that there shall be at least 16 additional motor vehicles in the area, and eight new families plus domestic staff which could number 48/64 additional people all this impacts dramatically on our roads and our utilities such as water and sewage etc.

Because Woodmead is renowned for being a well treed suburb, the removal of trees and vegetation will also create a hard-area within the heart of the neighbourhood. The character of our area is being undermined and in spite of the fact that we have agreed in principal to densification at a rate of 10 Du/ha [4 dwelling units per 4000 m²] and that developers are proposing 20 Du/ha [20 dwelling units per hectare which = 8 dwelling units per 4000 m²]. City of Joburg guidelines are that 20 Du/ha be allowed when there is ample economic activity, public transport, social infrastructure (health, educational, etc.) and that densification should take into account the existing built form and characteristics of the neighbourhood.

The developers have incorrectly stated that we are "a block away from the Woodmead Regional Node" but that is AS THE CROW FLIES and they refer to Woodmead Business Park off Woodmead Drive and take the distance from ERF 240 at 43 Lincoln Street, across the opposite houses and over the business park, towards Woodmead Drive. Woodmead residential is not to be confuse with the Woodmead Regional Node (Economic Hub).

To assist you in voicing your Objections, I have attached a letter from our Conveyancing Attorney, Patrick Mundell, with his questions/comments and my responses.

I have hi-lited the points that are significant. I have also attached our WKRRRA formal Objection as well as a copy of my personal Objection as examples.

It would be worth your while to view our PRECINCT PLAN which you will find on our website www.woodrock.co.za (WKRRRA Residents association, not Animal Shelter).

Your letter off Objection must please contain the following:

Your full name, physical address, email address, postal address and mobile number.

This is extremely important as COJ must respond to each Objection letter individually.

1. Each individual letter must be delivered to the Executive Director, Development Planning, 8th floor Metropolitan Centre, 158 Loveday Street, Braamfontein.
One needs to take a DUPLICATE letter with you which COJ with then date-stamp and give back to you as a receipt.
OR You can hand-deliver **ORIGINAL + COPY** to our WKRRRA offices (drop in the postbox) at **6 B Chrysler Street, Woodmead** & we will deliver as above.
2. Please email one copy of said letter to the Agent - Reneilwe Consulting - you must do this please to reneilweprojects@gmail.com.

3. WKRRRA also needs a copy for Admin purposes and for use at the forthcoming Hearing (approx. 18 months' time) - this can be emailed to info@woodrock.co.za
You will note I have copied in our Ward Cllr Chris Santana - I shall present copies of all your letters to him at our monthly Ward 106 Committee meeting.

DEADLINE for submission of all the above to City of Joburg is FRIDAY 6th JULY 2018.
If delivering to Woodrock for us to take to Braamfontein on your behalf, please note that 21.00hrs on WEDNESDAY 4th JULY, applies.

Important Notice:

Notification of a Controlled Grassland Burn at CCJ.

On selected days during the weeks of Monday 9 to Friday 20 July 2018

Yours sincerely

Wendy R.

Wendy Robertson
Woodmead Khyber Rock Residents Association
email: info@woodrock.co.za
Facsimile: 086.691.6198
Mobile: 083.700.2401