

Dear WoodRockers

Once again we communicate with you on some matters that are both time sensitive and that do need your urgent attention.

### **TOWN PLANNING:**

Below please find notice from Town Planners TERRAPLAN with regard to rezoning from Residential 1 to Residential 2 on ERF 137 Woodmead, at 16 Singer Street.

The property is just over 4000m<sup>2</sup> and the proposal is to rezone to accommodate 10 dwelling units per hectare – which is 4 dwelling units each on roughly 1000 meters<sup>2</sup> ground. This, in itself, is in line with our accepted densification as outlined in our Draft Precinct Plan, and is not of concern.

However, the further removal of certain restrictive title conditions does involve erecting homes which would be 3 storeys high, with a coverage of 60% of the properties. Woodmead is within a Consolidation Node and is listed as Low-Density Suburban. The Nodal Review deals with the new aspects of Town Planning in Johannesburg, and to assist you, we attach relative pages for your consideration. Of particular importance in this case is the recommendation that ***“Height: not more than one storey higher than the adjacent built form”***.

Properties surrounding 16 Singer: The property at 18 Singer street is a single storey home, as are the properties behind at 39 + 39A Lincoln street, albeit that the properties at 14 + 14A Singer street are 2 Storey's high.

As 18 Singer is on the northern side of this site, they would most probably be the most affected as, in line with general architectural principles, most windows will be located on the northern side of the buildings.

In addition, building boundary lines are now allowed at 1.5meters which in this case would contribute enormously to an invasion of privacy on the existing homes.

The 60% under-roof coverage of the proposed properties on ERF 137 equates to a ground cover of 2400 meters<sup>2</sup>, plus approx. 900 meter<sup>2</sup> of which would be hard-surface driveways including panhandle. This assumption leaves a total of 700 meters<sup>2</sup> garden space on all four properties (or 175m<sup>2</sup> each) which could be allocated to green and/or treed areas, severely cutting down on our area's 'well-treed' characteristic and contributing to much rainwater run-off into the roads and existing stormwater drains.

You can view the entire NODAL REVIEW (Town Planning) document at [Nodal Review 2020 - City of Johannesburg, www.joburg.org.za > documents > Pages > policies](http://www.joburg.org.za/documents/Pages/policies)

Written Objections to this proposed development must be submitted to the City of Joburg and the developers no later than Wednesday 16<sup>th</sup> September, and in order for WKRRRA to log each Objection and then hand-deliver to Braamfontein, we ask that your Objection be delivered to our offices at 6 B Chrysler Street, no later than **Sunday night 13<sup>th</sup> September, 2020**. Please ensure your letters are addressed to the Registration Section of the Department of Development Planning, Johannesburg and contain your full name, physical address with ERF number, email and telephone numbers.

### **FINANCIAL:**

The annual Security Industry increases take effect from 1<sup>st</sup> September (as usual) and 24/7 Security have currently capped these at 7% even though their wage increase alone was 8.5%.

This, in addition to the increased surveillance costs that have recently needed to be borne by WKRRRA, puts even more pressure on our very constrained resources.

We urge all residents to PLEASE contribute monthly, either by means of EFT or by signing a Debit Order authority.

Our WKRRRA Bank Details as well as the Debit Order authority are on our website – [www.woodrock.co.za](http://www.woodrock.co.za).

We do prefer Debit Orders as this lessens the onerous task of monthly reconciliation and credit control for WKRRRA (a registered non-profit company).

Please also note that all Resident Association fees are payable in advance, and that our current Financial Year runs from March/2020 to February/2021.

The current contributions are R400 for a stand-alone house, R250 for units in a complex, and R600 for businesses run from home and, as we have indicated throughout the year, we do need an annual increase to be effective each September. We thus need to increase the current fees by approx. 8% bringing the 2020/2021 amounts due from 1<sup>st</sup> September to R430 per stand-alone home, R270 for gated complexes and R650 for businesses (of which only one in Woodrock pays).

**For those residents who have already signed a debit order, we will automatically adjust the contributions with effect from 1 September unless we hear from you to the contrary (Alan at [info@woodrock.co.za](mailto:info@woodrock.co.za))**

WKRRRA can negotiate an individual 'Seniors' or subsidized rate for residents, but this must be negotiated directly with Wendy to allow for proper accounting systems/controls to be implemented. Our Cash Book / Contributor List is available monthly on our website [www.woodrock.co.za](http://www.woodrock.co.za). as we comply to a very strict transparency rule.

Albeit that the COVID-19 Pandemic has hit all of us hard, unless we increase our Income, we shall need to decrease our Expenditure.

By decreasing our Expenditure, it seems that we shall be forced to reduce our Armed Response to ONE VEHICLE for the entire area which will result in a lessening of both security and response time in times of crisis for all of us. We herewith appeal to all contributing WKRRRA Members to assist us in signing up more residents and getting more financial support – the list of all contributors is published on the website monthly.

**We truly need everyone's support or we will not be able to meet our financial commitments!!**

#### **DATABASE:**

If by chance you have left the area PLEASE let us know via return email, so that we may update our database. Should you know the name /contact numbers of the party who has moved into your 'Woodrock' home, please pass that information on to us.

If, as a current Woodrocker, you have neighbours who are not on our database, please share their contact details with us so that we can reach out to them and so build up our community.

In ending, dear neighbours, our appeal to all residents is ***"Don't just live here - become part of our community and help maintain our joint values"***.

Be well and stay safe during these trying times!

Yours sincerely

**Wendy M. Robertson**

Director - WKRRRA

Woodmead Khyber Rock Residents Association

P.O. Box 2719, Rivonia, 2128

email: [info@woodrock.co.za](mailto:info@woodrock.co.za)

Facsimile: 086.691.6198

Mobile: 083.700.2401

Table 11: SDF 2040 Densities Table including "Consolidation Zone" for reference

1 <b>Transformation Zone</b>	Inner City	Urban node guideline for CBD to apply (see below)
	Corridors of Freedom	Apply public transport density and Corridors of Freedom guidelines
	Soweto	Subject to provisions and guidelines emanating from approved Strategic Area Frameworks to be developed
	Mining Belt	Guide Density: 40 du/ha
	Randburg- OR Tambo Corridor	Minimum: 60 du/ha
/ <b>Consolidation Zone</b>	Deprivation Areas/ (Re) Urbanisation Focus	To be determined per proposal -an urban design/typology issue and not a density issue. It will therefore be dealt with by the development control indicators outlined in this SDF.
	<i>J</i> All existing single dwelling and low density residential areas outside of Transformation Zone, nodes, nodal buffers (defined below) and TOD nodes.	Guide Density: 50 du/ha 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.
	Mobility Spines/Corridors: The fact that a property abuts a mobility spine or corridor (as defined in current RSDF's) will no longer be supported as a stand-	To be based, per individual application, on access to: economic activity and jobs; public transit; public open space; and social infrastructure (health, education, public facilities) and on surrounding built form.

<sup>9</sup> Where mixed uses are present in individual buildings or properties, housing density (du/ha) will be proportionally calculated. For example, if residential use makes up 80% of the development's floor area, the number of residential units should be divided by 80% of the property area to achieve du/ha.

**5: Suburban Zone**

Table 6: Suburban Zone Development Guidelines

**5: Suburban Zone**

**Development Guidelines (general Principles)**

Character of the Node/Zone	Land use Mix Guidelines	Residential Density	Building Placement and Orientation	Coverage	Edge Treatment, Street Frontage, Pedestrian Access	Height	Parking Location and Vehicle Access	Functional Open Space; Recreational Facilities and Greening	Sidewalk Treatment
<p>CHARACTER &amp; DEVELOPMENT INTENT:</p> <p>Medium to low density residential areas (predominantly Residential 1) with mixing of land uses to accommodate local needs as per scheme (home based</p>	<p>Mainly residential, but with local non-residential functions supported as per scheme. Where high streets are present, higher mix and intensity of land uses supported (as with the</p>	<p>As per index section 4.2</p> <p>Additional density can be considered based on contextual assessments, site specific</p>	<p><b>DESIRED/ ENOURAGED:</b></p> <p>Homes to be placed as close to the street as possible to enhance local street surveillance and interaction. Maximum of 5 m building</p>	<p>Coverage as per scheme.</p> <p>Additional coverage can be considered based on contextual assessments and site</p>	<p><b>ACTIVATION</b></p> <p>Small scale local businesses along active and neighbourhood high streets. Home enterprises and offices to be located on prominent street corners &amp; intersections and in</p>	<p>Upto 3 oras per scheme</p> <p>Additional heights can be considered based on contextual assessments and site</p>	<p>Variable, away from street boundary and behind buildings where possible.</p> <p>Where parking behind the building is not feasible, screening from the street - particularly with regards</p>	<p>Minimum of 10% Functional open space located on site for all residential uses.</p> <p>Where parking is provided in open lots, 1 tree per</p>	<p>Utility Zone: 1m</p> <p>Pedestrian Zone: 1.8 m</p> <p>Spill Over Zone: 1 - 2m along local activity</p>
<p>shops, home enterprises, local services - hair salons, estate agencies, etc.)</p>	<p>General Urban Zone).</p> <p>Home offices*, small scale neighbourhood retail, home enterprises*, public open space, salons*, estate agencies, community services &amp; recreation, childcare.</p> <p>*Not exceeding the maximum floor area as per the Town Planning Scheme.</p>	<p>merits and inclusionary housing.</p>	<p>line.</p> <p><b>MAXIMUM:</b></p> <p>For new buildings a maximum building line of 5-7 m.</p>	<p>specific merits.</p>	<p>close proximity to public open space, community service, bus stops etc.</p>	<p>specific merits.</p>	<p>to flat blocks, row houses or any other form of grouped housing is concerned. This shall also apply to local activity streets.</p> <p><b>VEHICULAR ACCESS</b></p> <p>Along neighbourhood high/ activity streets vehicular access to be provided from secondary/ side streets where possible.</p>	<p>three parking bays to be provided as well as the use of a permeable surface treatment.</p>	<p>streets or where home enterprises are directly accessed from the street.</p>
<p>SPATIAL FORM:</p> <p>Accessible and permeable structure. Intersection spacing at 150m - 250m intervals. Intersection density up to 80 intersections per km<sup>2</sup>.</p>					<p><b>FRONTAGE</b></p> <p>Limited solid perimeter wall along street edges, particularly surrounding bus stops &amp; high/ activity streets. Where physical enforcement is necessitated, visually permeable material for at least 40% of the street edge.</p> <p>Homes, offices and home enterprises to be oriented towards the street for increased surveillance.</p> <p>Where physical enforcement is necessitated, consideration of partial visually permeable material.</p> <p><b>PEDESTRIAN ACCESS</b></p> <p>Where blocks of flats or row houses are considered, separate pedestrian access directly from the street are advised.</p>				

Development Guidelines (general Principles)		
	Height	Parking Location and Vehicle Access
<p>Where physical enforcement is necessitated, no less than 60% of the front-age to be visually permeable.</p> <p>Windows towards streets for enhanced surveillance.</p> <p><b>PEDESTRIAN ACCESS</b></p> <p>Direct pedestrian access to building from the street, especially surrounding public transit and along Activity/ High streets. Separate pedestrian entrance(s) from vehicular entrance. Where vehicular and pedestrian access require to be placed abutting one another, side- walk treatment to be incorporated to ensure safety and pedestrian priority.</p>		<p>at intersections). Side streets to be utilised for vehicular access.</p> <p><b>MINIMUM</b></p> <p>Where side street access is not possible, vehicular access notto exceed 10 - 20% of the total frontage along activity/ high streets.</p>



1STE VLOER 11ST FLOOR  
FORUM GEBOU / BUILDING  
THISTLEWEG 6 THISTLE ROAD  
KEMPTON PARK  
SI 1903  
KEMPTON PARK  
1620  
T: (011) 394-1418/9  
(011) 975-8542  
FAX (011) 975-3716  
E-MAIL: [jhb@terraplan.co.za](mailto:jhb@terraplan.co.za)

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Town and Regional Planners / Urban  
Development Consultants  
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Your Ref / U Verw

Our Ref / Ons Verw

HS 3053

REGISTERED MAIL

202u-JG-19

ERF 138 WOODMEAD  
EC FAVRE-BULLE & EO FAVRE BULLE  
PO BOX 1291  
RIVONIA  
2128

Dear Sir/Madam

SITE DESCRIPTION:

Erf/Erven (stand) No(s): **137**  
Township (Suburb) Name: **Woodmead**  
Street Address : **16 Singer Stra et** Code: **2191**

APPLICATION TYPE:

Application in terms of the Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 for the amendment of the City of Johannesburg Land Use Scheme, 2018 through the rezoning of Erf 137 Woodmead;  
and  
application in terms of the Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 for the removal of Conditions 1, 2, 3, 4, 5, 6, 7, 8; 10, 11, 12, 13, 14, and 18 in Deed of Transfer T11882/2018.

APPLICATION PURPOSE:

The removal of certain restrictive title conditions and simultaneous rezoning of Erf 137 Woodmead from "Residential 1" (Coverage 40%, Height 2 storeys) to "Residential 2", subject to the following restrictive conditions:

Coverage: 60%  
FAR: 0.8  
Height: 3 storeys  
Density: 10 dwelling units per hectare

The owner of the property intends to develop 4 dwelling units on the property.

The above applications, in terms of the City of Johannesburg Land Use Scheme, 2018 will be open for inspection from 8:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the owner /agent and the Registration Section of the Department of Development Planning at the above mentioned address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to [objections.planning@joburg.org.za](mailto:objections.planning@joburg.org.za), by not later than 10:00; 28 days from the date on which the application notice was first displayed.

Details of OWNER / AUTHORIZED AGENT

Full name: Terraplan Gauteng Pty Ltd  
Postal address: P.O. Box 1903, Kempton Park Code: 1620  
Residential address: 1<sup>st</sup> Floor, Forum Building, Thistle Road 6, Kempton Park  
Tel No. (w): (011) 394 1418/9 Fax No (011) 975 3716  
E-mail address: [jhb@terraplan.co.za](mailto:jhb@terraplan.co.za)

SIGNED: Signature of Agent

*Handwritten signature in red ink*

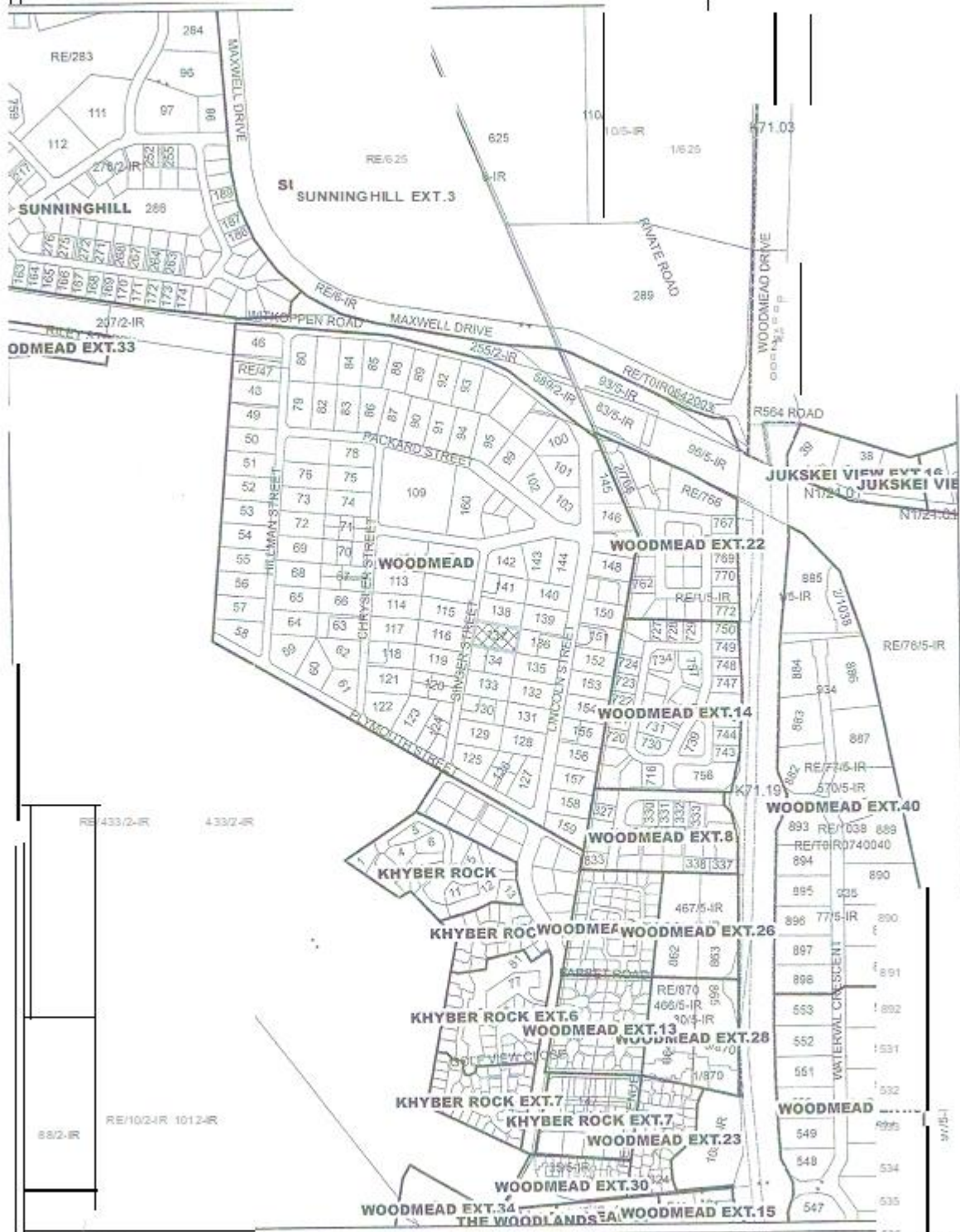
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**LOCALITY PLAN  
ERF 137 WOODMEAD**

ANNEXURE 1

SCALE 1:10 000



M ANOR EXT. 1



Terraplan Gauteng (Pty)Ltd, P.O. Box 1903, Kempton Park, 1620  
 1st Floor Forum Building, 6 Thistle Road, Kempton Park, 1610  
 Tel: (011) 394-1418/9 Fax: (011) 975-3716 E-Mail: jhb@terraplan.co.za

