



Town Planning Consultants

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Wednesday, July 12, 2017

The Director
Development Planning & Urban Management
City of Johannesburg

By e-mail: benp@joburg.org.za

Dear Sir,

OBJECTION TO THE REZONING & REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE ON ERF 513 PARKWOOD

I refer to the abovementioned application submitted to the City of Johannesburg Metropolitan Municipality of which notice was given in the Gauteng Provincial Gazette on 28 June 2017.

I act on behalf of the Saxonwold and Parkwood Residents' Association(SAPRA), who object to the application.

The proposed use does not comply with any existing policy for the area.

The site is located within 100m of the Rosebank Nodal Boundary and 600m from the Rosebank Gautrain Station.

The applicable principle in the Spatial Development Framework 2040 is the walking distance from the Rosebank Regional Node. The site could be developed at an increased residential density of between 60-120du/ha.

Non-residential uses are not permitted.

It is the intention of SAPRA to submit a review of the Saxonwold and Parkwood Precinct Plan which would contain non-residential uses along the major arterials and within the Fourth Avenue/Ashford Road precinct ending on the eastern side of Bath Avenue.

Ad-hoc non-residential intrusion into Parkwood would compromise the residential amenity of the area and lead to decay. Increased residential densities should be provided in support of the node and the regional accessibility which the site enjoys.

We request the local authority to apply the applicable policy and inform us of a hearing should need be. We reserve the right to expand upon this objection.

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I trust this meets with your approval and should you require any additional information, please do not hesitate to contact me.

Yours faithfully,



Craig Pretorius
URBAN TERRAIN

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