



Town Planning Consultants

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Tuesday, November 10, 2020

The Director
Development Planning & Urban Management
City of Johannesburg

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

Dear Sir,

OBJECTION - ERF 41 PARKWOOD – REZONING/CONSENT?

I refer to the abovementioned rezoning/consent use application submitted to your offices of which notice was given on 6 October 2020.

I act for the Saxonwold and Parkwood Residents' Association(SAPRA) in this matter, who object to the application. Certain members of SAPRA who live in close proximity to the site are directly affected by the proposed use.

Notice of the application allowed for objections to be submitted until 10 November 2020 (refer attached).

Even though the specific land use complies with the intent of the Nodal Review Policy 2019/2020 and the Spatial Development Framework, 2040 there are certain concerns which need to be addressed.

There are obvious procedural errors. It is unclear which land use right is sought. The notice refers to Section 21 of the City of Johannesburg: Municipal Planning By-Law 2016 as well as the application. However secondary land use rights are mentioned which would suggest a consent use right being sought under Section 19 of the City of Johannesburg: Municipal Planning By-Law 2016 and in terms of the City of Johannesburg Land Use Scheme, 2018. There are different procedures and requirements for the respective rights. The applicant should clarify this in an amendment and will most probably have to re-advertise their intention.

Reference is made to proposed zoning controls in the memorandum and consent use rights, which will be described differently. The controls in both cases are insufficient and not described in a satisfactory manner.

A list of controls should be described in the event of a consent use application and the primary rights should remain unaffected. It may be advisable that the applicant consults with a more experienced town planning consultant to refine the application.

From a practical point of view, it is understood that the rights would allow for 60 learners and certain staff. Reference is made to off site parking and on-site drop off and collection. The main concern of the surrounding residents is how the traffic and circulation thereof would function in a safe and responsible manner given that the site is located at the intersection of Cardiff Road and a rather busy, Chester Road. It is advisable that some sort of traffic management plan be prepared to illustrate this in view of the safety of the learners. One drop-off bay on-site will not suffice for 60 learners during peak periods. The number of learners should either be reduced or a better traffic management plan be devised.

Kindly record our objection and advise on the procedural issues mentioned for common understanding to be reached. We look forward to receiving an amended application detailing the application as well as a traffic management plan.

Kindly acknowledge receipt.

Yours faithfully,



Craig Pretorius
URBAN TERRAIN

cc. STK Designers and Developers: stkdesignersanddevelopers@gmail.com and sabatha2580@outlook.com