



19 October 2021

Development Planning
PO Box 30733
Braamfontein
2017

Email to: objectionsplanning@joburg.org.za

Dear Sir/Madam,

Objection: Rezoning: Erf 988 Parkwood

We have lodged an objection in response to the initial advertisement of the application, and herewith respond to the latest advertisement with the same objection as we are advised by the applicant that the application content has not been altered.

SAPRA is concerned that the advertisement placed in the Provincial Gazette does not provide any indication of the nature of the application and its purpose, and that the public would not be aware of its potential implications. SAPRA, for its part, has obtained further clarification from the applicant and herewith submits its response in the form of a placeholder objection that it may withdraw on receipt of suitable clarification on its concerns by the applicant.

The idea of residential densification and office use on the site is generally accepted; however, it is a question of the building typology and its compatibility with the existing buildings and surroundings that matters. Unfortunately, the illustrative site development plan submitted with the application is neither reflective of the proposed mix of uses nor the building controls proposed. It fails to analyse the context and illustrate how compatibility with that context can be achieved. Also, the access to the site from the road network is not adequately addressed.

It would seem from the illustrative site development plan that the required number of units can be achieved within the current height restrictions of 3 storeys plus a basement, which is preferred. SAPRA is of the view that if a 4th storey were necessary, this should preferably be on the Jan Smuts Avenue frontage; however, this would need more justification than is currently provided.

Whereas a mix of offices and residential uses would seem acceptable in terms of compatibility, the 200m² restaurant would only seem to be compatible with the

office use option. The proposed mix is not illustrated or explained, and SAPRA's preference would be to omit the restaurant, unless it is only linked to an office development option.

In its present form, the application does not, in our view, meet the requirements of S5(4) of the Planning Bylaw; however, SAPRA is not opposed in principle to the density increase and will request clarification from the applicant on the anomalies in the submission and try to get clarity on the main concerns raised in brief above.

Should we fail to reach a satisfactory outcome, we will pursue our objection more fully and reserve the right to augment our arguments at a Tribunal hearing in due course.

Kindly acknowledge receipt hereof.

Yours faithfully,

MARCELLE RAVID
SAPRA Secretary
0843550826
SAPRA info@sapra.org.za

Cc 1. A4 Consulting rudolfv@a4consulting.co.za
2. VBH Town Planning vbh@vbhplan.com