

**The Executive Director
Development Planning**
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BY EMAIL
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Dear Sir

Rezoning: Remaining Extent of Portion 1 of Erf 264, Parktown North

We submit herewith a memorandum of objection against the above rezoning application.

With regard to section 68 of the Municipal Planning By-Law 2016, this Association, as the representative of local residents, has an interest in maintaining the character of its residential area, has the right to object and has legitimate expectation that the City Council will promote harmonious and desirable land use.

The objection will be elaborated at the hearing of the application by the Municipal Planning Trust.

Yours faithfully

Lee-Ann Louverdis
Chairperson



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REMAINING EXTENT OF PORTION 1 of ERF 264
PARKTOWN NORTH

REZONING OBJECTION
PARKTOWN NORTH RATEPAYERS' AND RESIDENTS' ASSOCIATION (PNRA)

MEMORANDUM

1. PRELIMINARY

- 1.1. The site of the application is currently zoned Residential 1 with a density of one dwelling per 1250m². It is proposed to rezone the site to Residential 1 including medical consulting rooms and increased coverage.
- 1.2. The area is predominantly residential, with a number of non-residential uses, most notably along 7th Avenue, Parktown North.
- 1.3. There is a node of business uses on the corner of 4th Avenue and 7th Avenue, but the remainder of 4th Avenue is entirely residential.
- 1.4. Notwithstanding the motivation that local residents can access the medical rooms by foot, there are currently many vehicles through the day that park in the road, outside the property.
- 1.5. 4th Avenue is used as a throughfare for those travelling between north to south, and vice versa. It cannot support on-street business parking.

2. LAND USE

- 2.1. The motivation of the application is based on the Nodal Review Policy of 2020 wherein it is noted that the property is located in a "General Urban Zone" which is characterized as a medium intensity area with a good scattering of land use mix and mixed-use buildings. Mixed uses that will be supported includes residential and health care facilities.
- 2.2. The PNRA recognizes the Nodal Review Policy of 2020, and the benefit of mixed-use buildings.
- 2.3. The PNRA further acknowledges the principles of sustainable land use that limits urban sprawl and results in neighbourhoods that are viable, as contained in Chapter 2, Section 7 Development Principles of the Spatial Planning and Land Use Management Act 2013 (Act 16 of 2013).
- 2.4. The PNRA continues to support low-density mixed land use in the appropriate areas within Parktown North.



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2.5. The motivation does not consider that the proposed mixed land use of the erf is provided for by consent in Residential 1 zoning.

3. CONCLUSION

3.1. For the aforementioned reason (item 2.5), the current application in is not supported by the PNRA.

3.2. The PNRA would be in favour of the following:

2.7.1 that the applicant be granted consent use rights only for a residential property with ancillary use of medical consulting rooms;

2.7.2 that a height restriction of two storeys be imposed; and

2.7.3 that a parking requirement as detailed in Table 8 of the the City pf Johannesburg Land Use Scheme, 2018 be required in the order of 6 bays per 100 m2 of floor space.



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