**2 June 2021**

**The Executive Director, Development Planning**

City of Johannesburg, Metro Centre, Braamfontein

**By Email:** objectionsplanning@joburg.org.za **CC** rick@raventp.co.za

residents@parktownnorth.org

To whom it may concern

**Rezoning: Remaining Extent of Erf 258, Parktown North**

Please register my objection to the above-mentioned rezoning application.

The site of the application is currently zoned Special for offices and showrooms. It is proposed to rezone the site to Special for offices, shops and showrooms and to amend the zoning conditions. The purpose of the zoning application is to include shops as an additional permitted use.

1. The application address incorrectly cites the property as being situated at 24 7th Avenue, Parktown North. The property is actually situated on 1st Ave West, Parktown North.
2. The property in question, RE/258, has no legitimate access to 7th Avenue. There is an erf positioned between RE/258 and 7th Avenue that belongs to the City of Johannesburg.
3. 7th Avenue is a major traffic route from Rosebank to a wide area west of Parktown North and carries heavy traffic. The introduction of a proposed shop will introduce heavy vehicle traffic that will negatively impact traffic movement at an already challenging road intersection.
4. 7th Avenue is not a traditional pedestrianized high street and has mainly office activity (such as architects, lawyers, designers, and estate agents) which retain the suburb’s residential character.
5. The introduction of a “shop” in this environment would not be in keeping with the suburb’s residential fabric.
6. The two non-residential land uses opposite the property in question, a petrol station and a clothing hire store, are related to 7th Avenue, Parktown North / 6th Street, Parkhurst – and not because of their relationship to 1st Avenue West.
7. 1st Ave West, Parktown North is populated by residences and 2 churches.
8. The nature of shops can vary significantly. Any shop that generates high levels of customer traffic, and delivery and collection traffic, would be especially unwelcome and impractical at this property.

Yours faithfully

**NAME:**
**ADDRESS:**

**EMAIL ADDRESS:**

**CONTACT NUMBER:**