



NORWOOD OAKLANDS RESIDENTS ASSOCIATION

INCORPORATING ORCHARDS, THE GARDENS AND CHELTONDALE

FROM: townplanningheritage@nora.org.za

TO: objectionsplanning@joburg.org.za

CC: kevin@sja.co.za
MarietjieR@joburg.org.za
CedricV@joburg.org.za
KerilengD@joburg.org.za
MohiniC@joburg.org.za

DATE: 2023-12-06

SUBJECT: **Objection to application for proposed rezoning of 141 Algernon Road, Norwood (remainder of Erf 206), Council reference: 20-01-5172, 20/13/3210/2023**

To the Department of Development Planning, City of Johannesburg

The Norwood Oaklands Residents Association (NORA) objects to the application for rezoning as set out below:

1. The application seeks to remove restrictive conditions on the title deed and rezone the property from Res 1 to Res 3 to enable the development of 10 dwelling units on the property.
2. We object to this application as it could create a precedent for other such applications in the suburb.
3. While this might be in line with the spirit of the Nodal Review, it does not comply with the design principles of the Nodal Review which specify a stepped-down approach that does not clash with the surrounding neighbourhood.
4. The surrounding neighbourhood is almost entirely single storey dwellings on properties of 500sqm with a high density of mature trees both on properties and the pavements.

5. The property in question is too far from the double and triple storey buildings on Grant Avenue which might have supported the step-down approach.
6. 10 dwelling units on the property will necessitate the removal of all mature trees, which we strongly object to.
7. The removal of mature trees will be to the detriment of the privacy of neighbours, and will fundamentally change the streetscape of the road.
8. 10 dwelling units on the property will further impact on the privacy of neighbouring residents, since the necessary densification and removal of restrictions of title deed will place the new dwelling units right on the boundary line of the property.
9. The densification principle of the Nodal Review was supported by the establishment of Louis Botha Avenue as one of the so-called Corridors of Freedom which called for the establishment of a BRT route and investment in infrastructure to enable the high densification.
10. The BRT has yet to be established and there is no timeframe for its completion. As such the conditions for the densification have not been met.
11. There has been no investment in infrastructure in the area, and there is no confirmation from City Power, Joburg Water, or the Johannesburg Roads Agency to confirm that sufficient capacity exists or future investments in infrastructure for the area have been planned over the MTEF.
12. Norwood and the surrounding suburbs continue to suffer from lengthy power outages beyond current scheduled blackouts due to severely aging infrastructure. There is well documented evidence of collapsing stormwater channels along the Orange Grove Spruit which runs through Paterson Park and alongside the property in question. For over two weeks there was a collapsed sewer pipe on Iris Road which is part of the same sewer pipe network that connects to the property in question.
13. Ten dwelling units on the property would result in approximately twenty cars being added to the traffic of this section of Algernon, which is currently a cul-de-sac. Visitors would only increase this, and with little to no space for visitor parking on the street both factors would result in congestion and increased noise on the road.
14. Given the lack of investment in infrastructure and current challenges facing the existing infrastructure, the conditions for densification have not been met.

15. Densification and the step-down principle might be influenced by the proposed development of Victoria Ext 3 which lies next to the property in question, and which has been rezoned to support densification. However there has been no movement on this proposed development for over five years, and with no approved site plan that realises the permitted densification, nor anticipated development taking place, the conditions for densification and the step-down principle for the property in question have not been met.
16. The lack of communication and information to neighbours and surrounding residents is deeply concerning and raises further apprehension about other potential developments on the property that might be concealed from neighbours and surrounding residents.
17. NORA wishes to be registered as an affected party and requests the acknowledgement of receipt of this objection.
18. NORA reserves its rights to produce further reasons at the Municipal Tribunal hearings and/or site inspections of the matter at hand.

Yours sincerely

Nic Botha
NORA Town Planning and Heritage Portfolio