



CITY OF JOHANNESBURG

COUNCILLOR ELEANOR HUGGETT

WARD COUNCILLOR FOR WARD 73

TO: Cllr Kabelo Gwamanda, Executive Mayor
Cllr Eunice Mgcina, MMC for Development Planning
City Manager
Executive Director of Development Planning
Regional Head: Region E

DATE: 7 December 2023

SUBJECT: ILLEGAL BUILDING AND LAND USE POSING DANGER TO HUMAN LIFE AND UNDERMINING RULE OF LAW IN NORWOOD AND ORANGE GROVE

Dear EM, MMC, CM, and ED

I would like to formally bring to your attention a number of cases of illegal building and land use in Norwood and Orange Grove that poses a direct threat to human lives and the rule of law in these suburbs, which fall within my ward. Together with the Norwood Oaklands Residents Association (NORA) and several activists in Orange Grove and Fellside, we have investigated a number of properties in these suburbs and found flagrant illegality. I hereby request your urgent attention to these matters with building and health inspectors and JMPD as there is a very real danger to human life. The details are below:

1. 53-55 Grant Avenue (Erven 1/249 and RE/249) and 89 Frances Road (Erf 250) Norwood: **illegal construction of dwelling units in parking area behind Grant Avenue, consolidation with 89 Frances, illegal electrical connections and gas installations that pose a serious danger to people**. Restaurants also using pavement space illegally and causing obstruction to pedestrians.
2. Fashion Society, 88 Frances Road (Erf RE/287) Norwood: business operating a night club with the wrong liquor permit and zoning does not permit night club – this is causing serious noise disturbance for neighbours with illegal parking and drinking on the street. Business serves alcohol to patrons on the pavement.
3. 114 – 116 Nellie Road (Erven 195 and 197) Norwood: there has been construction of additional shops facing Nellie Road on the area meant for parking for the shops and flats on Grant and Nellie. This appears to go against the permissions for these erven and lacks approved building plans. Potential electrical and gas installation violations.

4. 103 William Road (Erf RE/91) Norwood: construction is underway without approved building plans or approved building line relaxation.
5. 116 – 118 Ivy Road (Erven 3/93 and RE/94) Norwood: construction is underway without approved building plans or approved building line relaxation.
6. 98 Algernon Road (Erf RE/188) Norwood: building alterations underway without approved building plans and PHRA-G approval. Wall between 98 and 100 Algernon Road removed to effect consolidation and provide parking for business purposes which exceeds land use for 98 Algernon Road.
7. 90 Iris Road (Erf 426) Norwood: this has apparently been consolidated with the adjoining erf that has the shops and flats on the corner of Grant and Iris. The vehicle repair business has been illegally built on the reserved parking for the flats and shops, and the current zoning does not permit the vehicle repair business.
8. 95 – 101 Iris Road (Erven 2/289, RE/1/289, RE/290, 2/290, RE/291) Norwood: there has been illegal demolition of structures without City and PHRA-G approval. No rezoning approval for what is clearly intended business use and construction is underway without approved building plans.
9. Restaurant Mosa at 38 Grant Avenue Norwood: Inspector Chauke conducted evaluation on 3 March 2023 and issued a notice requiring owner to mitigate harmful air pollution that was creating a health hazard and health nuisance within 21 days. Follow-up evaluation is still required to confirm compliance.
10. 110 7th Street Orange Grove: construction with no approved building plans. Reported to department Ref: 8006151272
11. 101 7th Street Orange Grove: construction with no approved building plans. Reported to department Ref: 8006154103
12. 28 9th Street Orange Grove: construction with no approved building plans. Reported to department Ref: 8006156669
13. 19 2nd Avenue Orange Grove: construction with no approved building plans. Reported to department Ref: 8006156766 and 800656766
14. 117 12th Street Orange Grove: construction with no approved building plans and overcrowding of structures which violates permitted land use and health regulations. Reported to department Ref: 8006154698
15. 92 8th Street Orange Grove: construction with no approved building plans and overcrowding of structures which violates permitted land use and health regulations. Reported to department Ref: 8006154104, 8006154786, and 8006154786
16. 55 7th Street Orange Grove: construction with no approved building plans and overcrowding of structures which violates permitted land use and health regulations. Reported to department Ref: 8006156671 and 8006156670
17. 26 6th Street Orange Grove: construction with no approved building plans and overcrowding of structures which violates permitted land use and health regulations. Reported to department Ref: 800616668 and 8006156067

18. 77 9th Street Orange Grove: overcrowding of structures which violates permitted land use and health regulations. Reported to department Ref: 8006154787
19. 92 9th Street Orange Grove: overcrowding of structures which violates permitted land use and health regulations, together with noise pollution and public disturbances. Reported to department Ref: 8006156673 and 8006156672
20. Erf 1444 Houghton: suspected illegal building
21. 36 Sharp Street Bellevue: construction with no approved building plans, together with noise pollution and public disturbances. Reported to department Ref: 8006161591 and 8006161593

I urge you to conduct inspections on the above properties with appropriate action taken to ensure that the rule of law in the City is upheld at all times and to prove to residents that the City takes these issues seriously. Please could you provide me with notice of the operations so that I can join them and provide important feedback to residents.

Yours sincerely

Cllr Eleanor Huggett

Ward Councillor for Ward 73