



Woodmead & Khyber Rock Residents' Association (WKRRA)

Section 21 # 1996/009316/08

www.woodrock.co.za

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Attention: Executive Director,
Dept. of Development Planning – City of Johannesburg
Email: benp@joburg.org.za
Facsimile: 011.339.4000

12th April, 2017.

Copy: Sandy de Beer
Email: Sandydb@icon.co.za

Re: Objection to Application for simultaneous rezoning and removal of restrictions.
Erf 15, Khyber Rock township, Johannesburg.
Ref: Sandy de Beer, Consulting Professional Planner

Dear Sir/Madam,

On behalf of the residents and ratepayers within the suburbs of Woodmead and Khyber Rock, we the Woodmead and Khyber Rock Residents Association, wish to lodge our objection to the above application.

The current density permitted in the suburb of Woodmead/Khyber Rock is 10 units per hectare. This density was arrived at for several reasons. The community was involved in extensive consultation regarding possible changes to densities and 10u/h was acceptable to the majority. Our Precinct Plan application has been submitted during 2015 in this regard to the COJ Town Planning department. Residents of this area are accepting of densification in principle but are guided by the COJ requirements which are subject to (QUOTE) *"To be based, per individual application, on access to: economic activity; public transit; public open space; social infrastructure (health, education, public facilities); the potential to address deprivation area challenges and the surrounding built form. Allowable erf size to be assessed per individual application."* (End Quote)

The RSDF's of the City of Johannesburg thus allow for densification in specific nodes where there is easy access to public transport routes, schools and other public amenities.

The residential suburb of Khyber Rock has not been identified as a development node in Region 3. The suburb of Khyber Rock does not give direct access to public transport routes. Pedestrian distances are too great to be considered convenient.

Woodmead/Khyber Rock has not been identified for an infrastructure upgrade but has long felt the strain of development on its perimeters. Examples of this are the frequent sewer overflows that are continuously reported to Johannesburg Water and the low water pressure experienced in the area.

The roads are Class 5 roads and are unable to carry the increased traffic load without severe damage to their surface and to the safety of the existing residential community. Furthermore, the site in question is situated on an internal road of the suburb and therefore qualifies even less for any motivation to increase the density.



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Woodmead/Khyber Rock is an area characterized by high quality homes with well-treed and landscaped gardens. It is an 'island site' with minimal access to surrounding areas.

The WKRRA has requested a formal opinion from professional architects, who concur that the proposed division of the existing site, taking into account building lines, probable staircase, driveway/parking areas, garaging and pan-handle traffic would result in the construction of at least a two storey building which would obstruct views of the current homes and result in removal of vegetation from the subject site.

This would not be compatible with the existing characteristics of the immediate surroundings nor that of the entire neighbourhood and could cause a devaluation of neighboring properties.

The Pass area is of special concern as it is defined as ecologically sensitive and adjacent to the Johannesburg Country Club which in itself is a geographically sensitive area, for which a recent book has been published explaining the diverse fauna, flora, geographical and other eco-systems within this rare micro-environment. This is certainly something that the City planners must value and endeavour to preserve for future generations.

A brief overview of the history of the area can be viewed on our website www.woodrock.co.za

In summary, the WKRRA lodges their strongest objection to this application and trust that the council upholds the IDP for this area.

Yours faithfully

Woodmead & Khyber Rock Residents Association

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