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BRAAMFONTEIN

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To whom it may concern

RE: SIMULTANEOUS REZONING & REMOVAL OF RESTRICTIVE CONDITIONS BY REZONING FROM RESIDENTIAL ONE to RESIDENTIAL TWO on ERF 158 WOODMEAD - 28 LINCOLN STREET, WOODMEAD. [Section 5(5) of Gauteng Removal of Restrictions Act 1996 and Spatial Development & Land Use Management Act 16 of 2013].

As the Woodmead and Khyber Rock Residents Association, and on behalf of the property owners of Woodmead, we wish to lodge our strongest objection to the above application.

The current density permitted in the suburb of Woodmead is 10 units per hectare.

We are aware of the City of Johannesburg's need for densification and the recent proposal that a general requirement of 20 dwelling units per hectare be introduced within the City boundaries.

The character of Woodmead would be dramatically changed if this were introduced into our area.

We have already agreed to a maximum of 10 units per hectare, which taking into account pan-handle driveways, allows for a maximum of 3 dwellings per Erf, particularly within the heart of the suburb. This allows for controlled densification without destroying the existing character of the area.

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

- The residential suburb of Woodmead has not been identified as a development node in Region E.
- Woodmead has not been identified for an infrastructure upgrade and has already felt the strain of development on its perimeters. Examples of this are the frequent sewer overflows that are reported to Johannesburg Water on a regular basis and the low water pressure in the area. The sewer system in Woodmead cannot cope with the current load and overflows from manholes are a constant problem.
- The suburb of Woodmead does not give direct access to public transport routes.
- Pedestrian distances are too great to be considered convenient.
- The Woodmead roads are Class 5 Roads and are unable to carry the increased traffic load without severe damage to the already crumbling surfaces.
- The site in question is situated on an internal road in the heart of the suburb, immediately before a very dangerous three-way stop and therefore qualifies even less for any motivation to increase the density on this site.

Woodmead is an area characterised by high quality homes on large stands with well-treed and landscaped gardens. Certain low densification can be accommodated but the introduction of a project such as is applied for here would result not only in removal of vegetation from the subject site, but would create a hard area in the heart of the suburb. This would be out of keeping with the rest of the suburb and would cause an immediate devaluation of neighbouring properties.

In summary, we lodge our strongest objection to this application and would hope that the Council upholds the existing IDP for the area.

Yours truly
Wendy M. Robertson

For and on behalf of Woodmead and Khyber Rock Residents Association
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29th September, 2016.

Cc: Ward 106 Cllr Chris Santana