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14 May 2019

Registration Section
Department of Development Planning
City of Johannesburg
Metro Centre
Room 8100 8th Floor
Braamfontein
objectionsplanning@joburg.org.za

Dear Sir

**OBJECTION TO REZONING AND REMOVAL OF RESTRICTIONS APPLICATION:
ERVEN 120-122 PARKVIEW**

The Parkview Residents Association (PRA) refers to the applications for rezoning and removal of restrictions lodged by GE Town Planning Consultancy CC in respect of the above erven. The notice was placed on 17 April 2019.

The PRA has perused the application for Business 1, permitting business purposes, shops, restaurants, residential buildings, places of instruction, social halls, car sales lots, private parking areas, institutions, religious purposes, dwelling units, and ancillary and related uses. The proposed development controls include a height of 4 storeys, coverage of 70%, floor area ratio of 2.0 (6 380m², with shops limited to 1 500m² and offices limited to 2 000m²), and a density of 200 dwellings per ha (127 dwelling units). The proposed mixed-use development will be in terms of a SDP.

The intention is to expand the site area of the Tyrone Neighbourhood Node by a third. However, there is very limited information justifying and explaining the applicant's intentions, and the PRA is concerned that the development of the combined site will have significant and negative impacts on the nature and functioning of the established Tyrone Neighbourhood Node and the neighbourhood as a whole.

The PRA therefore objects to the applications. The grounds for objection are primarily, but are not limited to, the following:

1. The application does not comply with the current municipal spatial development framework and the local Parkview Precinct Plan, neither of which propose an expansion of the Tyrone Neighbourhood Node.
2. The application does not provide any substantial information to justify the need for the development, the mix of land uses, or the extent of the land uses.
3. The scale of the proposed expansion of the Tyrone Neighbourhood Node will alter its character from serving a primarily local function, based on proximity and connectivity, to one serving a wider trading area. It will have significant impacts on traffic movements, parking, servicing and the like, to the detriment of the character and amenity of the neighbourhood.

4. The application does not address critical aspects of traffic, infrastructural capacity, heritage, visual impacts, and integration with the Tyrone Neighbourhood Node and surroundings.
5. The application does not provide any conceptual plans to illustrate the proposed development and its relationship to surrounding and adjoining developments.
6. The applications, including the removal of the restriction on liquor sales, would permit the expansion of restaurant and entertainment activity into an area adjacent to sensitive residential uses.

The PRA reserves the right to vary and/or augment both its grounds and arguments as and when the matter is considered by a Municipal Tribunal. It further requests that any additional studies and documentation that may be submitted by the applicant in order to bolster its submission be provided to the PRA, failing which the PRA may wish to pursue a point *in limine* about adequate notification at the hearing.

The PRA further notes that it met with representatives of the applicant on 14 May 2019, who undertook to consider making some amendments to the application, and the parties intend to conduct further discussions prior to the date of the Municipal Tribunal.

Kindly acknowledge receipt hereof.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'MH', written on a light yellow background.

Marian Hester
Chairman
Parkview Residents' Association

cc GE Town Planning Consultancy cc
Gedwards01@telkomsa.net