



NORWOOD OAKLANDS RESIDENTS ASSOCIATION

INCORPORATING ORCHARDS, THE GARDENS AND CHELTONDALE

ATTENTION:

07 February 2021

ObjectionsPlanning@joburg.org.za

Proposed rezoning of 92 Osborne Road, Norwood

The owner of 92 Osborne Road, Norwood (Rem Erf 163, Norwood), has submitted an application to rezone the property from Residential 1 to Residential 3, at a density of 70 du/hectare, for the purposes of building 9 dwelling units on the site.

We have two objections to the proposed rezoning:

1.

The proposal is not consistent with the Grant Avenue Precinct Plan

The Grant Avenue Precinct Plan was formulated in 2016, and subsequently adopted by Council, and provides a framework for land use in Grant Avenue and in Norwood. Among its recommendations was to allow densification for residential purposes in the vicinity of Grant Avenue, with maximum densities along Grant Avenue of up to 70 duh, and then declining down to 20 duh to the west of Grant Avenue in Norwood (see Appendix A).

If the proposed rezoning were to be allowed, it would be in contradiction to the Grant Avenue Precinct Plan, and would create a density in the quietest part of residential Norwood that is equivalent to Grant Avenue itself. This would detrimentally impact the residential amenity of the surrounding area.

2.

The proposal would require the demolition of the oldest house in Norwood, itself a fine example of Edwardian residential architecture in Johannesburg

The house on 92 Osborne Road was built in 1911 for TR Jones. It is the oldest remaining building in Norwood, and one of the oldest intact bungalows in Johannesburg. It is a fine example of residential Edwardian architecture. Though not well maintained, it is virtually unchanged from the original design – plans of which are attached as an appendix.

We believe that the applicant is disingenuous in submitting a rezoning application without first submitting an application to the PHRAG, as the rezoning would necessitate the demolition of these structures. This matter has been brought to the attention of the PHRAG by the Johannesburg Heritage Foundation.

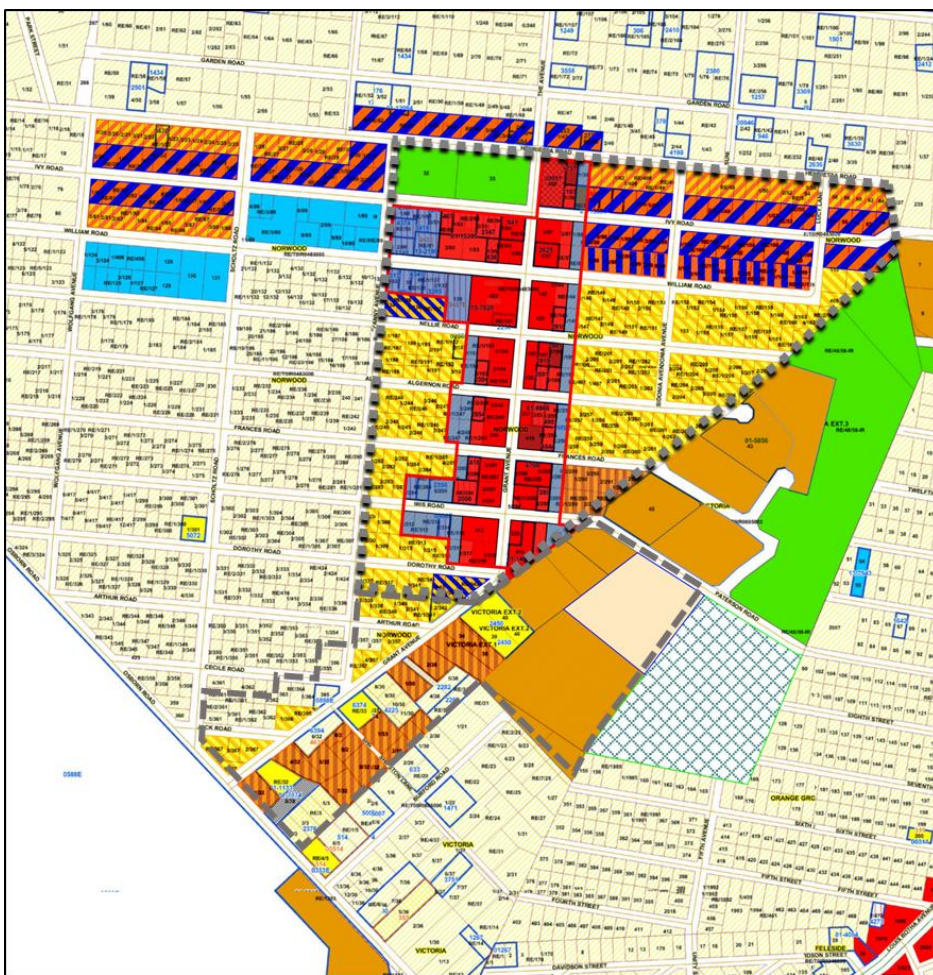
We believe that the applicant in the rezoning is motivated by greed, and has not properly considered the surrounding residential context, existing precinct plans, and heritage legislation.

Norwood Oaklands Residents Association will exercise all rights available to it in opposing the proposed rezoning and demolition of existing structures.

Yours sincerely,

Brendan Lombard
Committee Member

Appendix A: Grant Avenue Precinct Plan zoning rights



Proposed Land Use Zones

- Land use expansion is proposed in certain categories as indicated.
- Proposed land use activities are specified in a proposed land use table.

Study Area Extended Area

Proposed

- Business 4 in house / structure; Residential Intensification: to 60 du/ha gross.
- Business 4 in house / structure; Short-Stay Accommodation; Residential Intensification: to 60 du/ha gross.
- Residential Intensification: 20 - 40 du/ha gross.
- Residential Intensification: 40 - 60 du/ha gross.
- Residential Intensification: 60 - 70 du/ha gross.
- Business 4 in house / structure; Residential Intensification 40 - 60 du/ha gross.
- Grant Avenue consolidation zone, with business as interface with residential.
- Business 1- Mixed Use consolidation (up to 3 even deep from the high street).
- Business 4 in house / structure.
- As per land use application outcome.

Existing

- Residential 1 – Suburban
- Residential – High Density
- Government: Police Station
- Community Centre Facility
- Park
- Education & School Sport Facilities

Appendix B: Original Plans of 92 Osborne Road



Municipal Council of Johannesburg.

APPLICATION FOR APPROVAL OF PLANS.

to be kept 25.0 away from street.

WARNING—ELECTRIC CABLES.

Persons and others are hereby cautioned that any person interfering with ELECTRIC CABLES either above or below ground will be rigorously prosecuted and held liable for damages.

ELECTRIC CABLES ARE DANGEROUS TO TOUCH.

LIGHTNING.

The attention of the public and property owners is directed to the damage from lightning in the Transvaal, which is very much greater than in countries in Europe and America, and it is strongly recommended that in all cases a bar, band or strip of iron or copper should be attached metallically to the feet or shoes of downpipes and the lower end carried down into damp earth or into a bed of charcoal or ashes buried in the earth or preferably metallically united to the water service pipe.

March 23rd 1911

Department.
 Drainage.
 Receipt. 1/3 R.
 APR 1911
 Drainage.
 Value. 3141/3/4
 Genl. Enr.
 Nat.
 Mines.
 Enr.
 Nat.
 Foundations.
 Drains.
 Com.
 Test.
 Finished.

To the TOWN ENGINEER,
 MUNICIPAL COUNCIL OF JOHANNESBURG.

I herewith beg to submit Plans, Sections, and Elevations for *House.*
 (New Building, Alteration, Addition or Drainage.)

New Building

Domestic

(insert whether of Public Building, Warehouse, Office or Domestic Building Class).

Class to be executed by me on Stand No. *Lot 163* Township *Howwood*
 such Stand having frontage to *Kellie Road and Osborne Road* Streets, and also

submit the following proposed means of construction and other particulars:—
 External Walls to be built of *Brick* If Brick, state quality *Stock*
 Internal Walls to be built of *Brick* If Brick, state quality *Stock*

Mortar in Walls to be composed of *Lime Mortar*
 Damp Course to be of *Ashphalt*
 Foundations to be of *Stone* Mortar composed of *Lime & sand*

Roof to be covered with *Corrugated Galv. Iron*
 Stairs—width of Going *15 inches* in. Riser *4* in.

Minimum Height of Floor above Ground *15 inches*
 (Floors of Stables and Closets are to be of impervious material—to be coloured grey on Plans)

Scantlings of Timber:

	Inches.	Inches.	Inches.
Ground Floor Joists	<i>4 1/2</i>	x	<i>1 1/2</i> spaced <i>16</i> apart.
First Floor Joists		x	spaced apart.
Other Floor		x	spaced apart.
Roof Ceiling		x	spaced apart.
Roof Rafter	<i>4 1/2</i>	x	<i>1 1/2</i> spaced <i>4</i> apart.

Means of Water Supply *Well*

NOTE.—Applicants are recommended to acquaint themselves with the Water Bye-Laws of the Council.

Drainage Arrangements:
 Material of Sewage Drains
 " Soil Pipes
 " Waste Pipes (State if Trapped and Anti-Syphoned)
 " Ventilation Shafts

Habitable Rooms—Will the Window Space be at least 1/10th area of Floor? *Yes*
 Will there be Gutters and Down Pipes on Roof? *Yes*
 Closets.—Will each be provided with at least 2 sq. ft. of light and Ventilation? *Yes*
 Waste Water.—How disposed of

(Whether in Tanks or Vivian Pools Trenches)

Architect (if any)
 Address of ditto
 (Signature of Owner) *J. R. Jones*
 P.O. Address of Owner *114. Dev. Road. Howwood.*

OWNER IS ALSO TO SIGN PLANS.

NOTE.—Extra particulars are to be furnished in regard to Public Buildings, High Buildings, and Fire-Proof Structures. Statistical proofs to be given of Steel Roof or other Trusses.

PUBLIC BUILDINGS.—Applicants for approval of Plans of Public Buildings should ascertain for themselves the requirements of the Health and Fire Departments regarding ventilation and fire appliances before submitting plans to the Town Engineer. The Fire Department should also be notified regarding all buildings in which fire escapes are required under the Building Regulations.