



3 December 2017

Executive Director: Development Planning

City of Johannesburg

benp@joburg.org.za

and to

Authorised Agent of the Owner: Hunter Theron

nita@huntertheron.co.za

Dear Sir/Madam

NOTICE OF OBJECTION TO APPLICATION FOR REZONING OF ERF 298 Melville, 71 Third Avenue “Residential 1” TO “Business 4” – PROVINCIAL NOTICE 1037 OF 2017

The Melville Residents’ Association object to the abovementioned application to allow for the amendment of the Johannesburg Town Planning Scheme, 1979, to allow for business activities (offices subject to conditions) on Erf 298 Melville for the following reasons:

1. Third Avenue is mainly a residential part of Melville and it should remain so – there are identified areas for business activities, i.e. Main Road and Seventh Street. While there are vacant premises zoned for business use in those areas, no further rezoning should be allowed that would negatively impact on the residential part of Melville.



2. The Village character of Melville will be destroyed should more businesses encroach on the residential areas of the neighbourhood.
3. It does not make sense to amend the town planning scheme by rezoning current residential erven to allow business activities (whether offices, restaurants or even canteens which could be options under a Business 4 zoning) while a densification strategy is envisaged and encouraged by the City.
4. The property is adjacent to and surrounded by mainly residential dwellings and the livelihood to the neighbours could be compromised by business activities. Other facilities in close proximity includes a primary school and a church which belongs in any residential area.
5. Reference to 27 Boxes, which is located one erf away to the east, as a “mall” is misleading – this is a specific venture which is under pressure to maintain its character as a special space in the community which includes an open space (it was developed on a municipal park) to create a space for the local community to show case their art, crafts, etc. It is not a “mall” in the generally accepted meaning of the word.
6. It seems as if the property is currently used in contravention of the residential zoning with Erf 370 which is also the subject of a similar rezoning application. With this history of contravention, it is not certain that the owners would in case the rezoning is allowed, abide by the suggested use of the space as offices while other uses could be applied for without advertising or soliciting comment from neighbours or the community. Thus the statement that the proposed land use will be a further extension of the economic activities , is not true as this is already taking place.



7. There is no need for this rezoning amendment as there are ample spaces available in the suburb for offices, especially in the streets identified in the RSDF, namely Main Road and Seventh Street as indicated above. There are also more than enough sites restaurants are operating (and opening and closing) in the neighbourhood and no further such venues outside the nodes for such businesses could be encouraged. Rezoning would be in direct conflict with the RSDF which indicate Third Ave (other than at the corners of 7th Street and Main Road) as residential.

This letter serves as a formal notice of objection. We reserve our right to express further concerns during the hearings. Please advise us of the date and time of any hearings and/or meetings pertinent to this objection.

Yours sincerely,

JC Burger

obo Melville Residents' Association | mra-landuse@ilovemelville.co.za