



17 June 2018

RE: COMMENTS REGARDING THE REZONING OF ERF 35 KENSINGTON B, LOCATED AT 56 GREY STREET

Dear KenBrink Community,

As you may know, property developers have applied for the rezoning of a property in our area, namely 56 Grey Street. The request is to change from the current Residential 1 zoning, meaning 1 house/dwelling on the stand, to a Residential 3 zoning, allowing for 34 to 36 dwellings on this property.

The developers are proposing to build the following on the property: (see image 1 below)

- 5 x 3 storey high blocks of units
- 34 – 36 one and two-bedroom units
- 46 car parking units
- 2 visitor parking bays in Grey Street
- Entrance to the complex in Grey Street
- Exit from the complex in North Street

It must be noted that the KRA is not opposed to new developments in the area and the KRA is also not opposed to more densely populated properties in the area, there are already a number of these in the area, specifically Grey Street.

However, a number of residents have raised objections to the proposed rezoning to members of the KRA Committee. These concerns are listed below:

- 1) A 3-storey high complex will destroy the current skyline views we have of Sandton, in particular for those houses situated nearest the development
- 2) There will be a loss of privacy for the people immediately adjacent to the development. All buildings currently are at ground level, a 3-story complex will give people in the top two floors full views of the adjacent houses, resulting in a loss of privacy
- 3) By conservative estimates, there will be an additional 50 (20 units x 1 = 20, 15 units x 2 = 30) cars added to the streets of North and Grey streets. During peak times the traffic in North Street is already backed up about 2 kilometres in various directions, including Bayswater, Pitt, Abingdon, Grey as far back as Frere, and it is likely that additional cars will also bring about an increase of road accidents, something North Street is already prone to. The intersection of Bram Fischer, Peter Place and Homestead streets is already one of the busiest intersections in Randburg, and this development will increase traffic there as well.
- 4) An increase of traffic will undermine the road closure plans that is being planned to have North Street closed off.
- 5) Having an entrance in one street and an exit in another street, will be a criminal's delight. With easy access in and out of the suburb by pedestrians and close and easy access to the taxi rank in North Street, there is a high likelihood of criminals exploiting this access.
- 6) There is inadequate space for visitors parking. This will result in visitors' cars being parked in Grey Street. The street is not designed to take a large number of cars parked in the street. This may result in visitors parking on residents' pavements. The pavements in KenBrink are already smaller than most metro areas, so additional friction or conflict between residents and visitors may occur. In Sirdar Street, by Garden View flats, there has already been a number of incidents.



KenBrink Residents Association

Covering the following areas:
Kensington B, BryanBrink & Daniel BrinkPark



info@kenbrink.co.za
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- 7) Additional cars parked in Grey Street may result in increased criminal activity. This is already the case at Beverley View and Garden View flats where cars are regularly stolen and broken into.
- 8) Sewerage infrastructure in Grey and Sirdar streets are already under pressure with regular blockages resulting in raw sewerage being blocked up and overflowing into properties in the adjacent homes. Adding a huge complex like the developers are proposing will exacerbate the situation at the residents' health cost.
- 9) Given the relative low cost of the units, between R599k and R850k, the likelihood of investors buying them up, and then subletting units to tenants is high. Traditionally that model has led to the downfall of many communities, such as Windsor East and Windsor West and others, and is therefore likely to also play itself out in this case.

Whether you agree or disagree with the above assessment of the situation, you can object or comment to the rezoning and make your opinion heard. There are a few ways in which you can do this.

You could

- 1) Submit an email to planning@kenbrink.co.za. Please include your name, phone number, street address, postal address and email address and obviously your comment.

Or

- 2) Complete the questionnaire regarding the development by following the link is in the email body. The link will also be sent out via the various KenBrink WhatsApp groups.

Or

- 3) Print and complete the template below and send a scanned copy to planning@kenbrink.co.za or contact your street captain to hand in the original, if you do not have access to a scanner.

Your comments to the rezoning of 56 Grey Street, must be submitted no later than the 23rd June 2018

These comments will all be gathered together and submitted to the town planner's office.

If you have questions, or would like to inspect the plans, please contact planning@kenbrink.co.za and we will gladly accommodate that.

KRA Committee 2018



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Image 1.

Comments on the proposed rezoning of 56 Grey Street

Development Planning

PO Box 30733

Braamfontein

2107

Via email: objectionsplanning@joburg.org.za

CC: planning@kenbrink.co.za and mikewo@mweb.co.za

23 June 2018

Dear Sirs,

[Place your comments here]

My details are as follows:

Full Name:

Email address:

Physical Address:

Postal Address:

Phone Number: