



# NORWOOD ORCHARDS RESIDENTS ASSOCIATION

incorporating the Gardens and Cheltondale

**ATTENTION:**

22 December 2016

Liana Strydom  
Development Planning  
City of Johannesburg

Dear Liana,

**Comment on the Paterson Park Development Application Amendments**

The Norwood Orchards Residents Association has considered the proposed amendments to the Paterson Park Development, and generally welcome them. In particular, we are pleased that the City has:

- Reduced the maximum height on Victoria Ext 3 to 7 storeys;
- Reduced the height of the development parcel on Lucy Lane to 4 storeys;
- Reduced the proposed number of dwelling units on parcels adjoining Frances, Algernon, Nellie roads and Lucy Lane;
- Improved parking ratios to 1.3; and
- Increased the amount of public open space in the precinct.

All these measures go some way in addressing our concern that the proposed development integrate with the existing urban fabric of Norwood.

We still remain concerned about the following matters:

**The Retention of Mature Landscaping**

- The retention of mature landscaping on development parcels adjoining Norwood. Mature landscaping acts as a noise buffer, creates a privacy screen, and creates a more pleasant environment. We would like the City to explore mechanisms to protect the following mature landscaping bordering Norwood (marked in **Red**):



- Our previous engagements with ASM indicated a “buffer zone” in the form of a building setback on the Norwood border. This would include the retention of the mature landscaping indicated. This not appear to have been carried through on the new design proposals. We urge the City to find a planning mechanism to enforce this retention.
- Retention of important mature landscaping elsewhere on or bordering the development parcels. Again, this would create a more pleasant public environment and improve quality of life of the new residents. We would like the City to explore mechanisms to protect the following mature landscaping bordering Norwood (marked in Red):



### **Parking and Public Transportation**

- The new densities and the spill-over effect of the development will further exacerbate the parking shortage in the Grant Avenue Precinct, and the City must immediately set the wheels in motion to resolve this and traffic circulation issues.
- The City must give more clarity on what constitutes Quality Public Transportation. To date there has been little more than cursory references to the Rea Vaya which in its current form falls far short of scratching the surface in meeting the needs of Joburg's citizenry. No provision appears to have been made for East-West public transport links through Norwood. Much reference has been made to NMT or Non-Motorized Transportation we insist on comprehensively coordinated traffic engineering which places pedestrians, their mobility and safety at the forefront of all planning. It is crucial that the City has some coherently planned solutions for these.
- We are concerned that not enough thought has been given to ways to prevent rat running through the development, particularly to Frances and Algernon roads. Rat running would have a detrimental impact on the value of properties on these roads, and should be discouraged at all costs.

### **Daylighting of the Stream**

- We are concerned that not enough thought has been given to the downstream impact of daylighting the stream in the development. Recent heavy rains resulted in destruction of the wall on Louis Road, and then a domino effect on walls on Louis, Garden and Oaklands roads, resulting in severe destruction to property.

### **Displacement and Inclusion**

- The City has done good work in formulating the Grant Avenue Precinct Plan, which envisages the inclusion of displaced people in the area in services to be provided by the management vehicle. This thinking should be extended to the Paterson Park Development proposal: displaced people currently in the area should be prioritized for the social housing component, and should be included in schemes that create jobs in both the building and maintenance phases of the development.
- The City needs to commit to engaging with NORA on the formulation of inclusionary housing ratios and location, as this will have a significant impact on the middle class nature of our suburbs.

We look forward to further engagement on these matters.

Yours sincerely,

Brett McDougall

Chairman - Norwood Orchards Residents Association