



NORWOOD OAKLANDS RESIDENTS ASSOCIATION

INCORPORATING ORCHARDS, THE GARDENS AND CHELTONDALE

TO: Cllr Eleanor Huggett, Ward Councillor for Ward 73

DATE: 4 December 2023

SUBJECT: Request for building and land use inspections in Norwood

Dear Cllr Huggett

It has come to the attention of NORA that there are a number of building and land use violations in Norwood, and we would like to formally request that the City of Johannesburg urgently conducts inspections at the following properties to halt illegal building and land use and to restore the rule of law to our neighbourhood:

1. 53-55 Grant Avenue (Erven 1/249 and RE/249) and 89 Frances Road (Erf 250): illegal construction of dwelling units in parking area behind Grant Avenue, consolidation with 89 Frances, illegal electrical connections and gas installations that pose a danger to people. Restaurants also using pavement space illegally and causing obstruction to pedestrians.
2. Fashion Society (88 Frances Road): business operating a night club with the wrong liquor permit and zoning does not permit night club – this is causing serious noise disturbance for neighbours with illegal parking and drinking on the street. Business serves alcohol to patrons on the pavement.
3. 114 – 116 Nellie Road (Erven 195 and 197): there has been construction of additional shops facing Nellie Road on the area meant for parking for the shops and flats on Grant and Nellie. This appears to go against the permissions for these erven and lacks approved building plans. Potential electrical and gas installation violations.
4. 103 William Road (Erf RE/91): construction is underway without approved building plans or approved building line relaxation.
5. 116 – 118 Ivy Road (Erven 3/93 and RE/94): construction is underway without approved building plans or approved building line relaxation.
6. 98 Algernon Road (Erf RE/188): building alterations underway without approved building plans and PHRA-G approval. Wall between 98 and 100 Algernon Road removed to effect consolidation and provide parking for business purposes which exceeds land use for 98 Algernon Road.

7. 90 Iris Road (Erf 426): this has apparently been consolidated with the adjoining erf that has the shops and flats on the corner of Grant and Iris. The vehicle repair business has been illegally built on the reserved parking for the flats and shops, and the current zoning does not permit the vehicle repair business.
8. 95 – 101 Iris Road (Erven 2/289, RE/1/289, RE/290, 2/290, RE/291): there has been illegal demolition of structures without City and PHRA-G approval. No rezoning approval for what is clearly intended business use and construction is underway without approved building plans.

Thank you for your assistance to date on these matters and we look forward to the response from the City of Johannesburg on these serious issues.

Yours sincerely

NORA