



11 January 2016

Client Servicing Unit
City of Johannesburg Property Company COS Ltd
1st Floor
Braam Park
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Braamfontein
2017

GREENSIDE RESIDENTS' ASSOCIATION LETTER OF SUPPORT FOR PETITION FOR THE ROAD CLOSURE OF MOWBRAY ROAD ACCESS TO BARRY HERTZOG ROAD IN GREENSIDE

We, the Greenside Residents' Association, do hereby support the petition and application for the closure of Mowbray Road access to Barry Hertzog in Greenside, subject to acceptance from the City of Johannesburg of one of the following proposals set down below.

1. MOTIVATION FOR ROAD CLOSURE

The below mentioned issues constitute the primary motivation for this petition.

1.1. Commercial Pressure

High volumes of through traffic is currently using Mowbray Road as an alternative to Gleneagles Road, with adverse consequences for local residents and traffic including:

- the development of (illegal) car parks for commercial use on sites not zoned for car park use; and
- residents have been approached for undesirable home office uses and even industrial manufacturing plants.

Observations show that the already unacceptably high traffic volumes on Mowbray Road continues to increase and therefore the attractiveness of the properties to convert to non-residential uses will increase.

It is therefore the wishes and recommendation of affected home owners and residents that Mowbray Road is closed to maintain the current Residential 1 zoning to protect the residential nature of this road and to minimise the likelihood of often illegal and undesirable land use and/or development to occur in Mowbray Road.

1.2. Illegal On-Street Parking / Parking Guards

Motorists park illegally along Mowbray Road and Clovelly Road to access the Greenside Business Node. An unintended consequence of the illegal parking in Mowbray Road is several vagrants squatting in the area under the guise of "parking guards". These vagrants have proven to be a danger to motorists, pedestrians and residents in Mowbray Road as they harass people for payment in "lieu guarding services" provided, specifically targeting women and in some cases physical abuse has been reported to the Parkview SAPS. Public alcohol abuse by



these vagrants is a general occurrence, with reporting to the Parkview SAPS garnering little or no assistance to alleviate this problem. Although no proof to the matter has yet been obtained, it is also believed that these vagrants are trafficking illegal substances.

The closure of Mowbray Road for both pedestrians and vehicles will reduce the illegal on-street parking that is currently taking place along Mowbray Road and Clovelly Road, as well as mitigate the “need” for parking guards along Mowbray Road and Clovelly Road, thereby removing the current vagrant problem in the street.

1.3. Access and Safety Restrictions

Motorists are currently using Mowbray Road as an alternative to Gleneagles Drive for transit from the West Rand / Randburg to Rosebank / M1. This high volume of through traffic travels at high speed and causes unsafe conditions for residents and pedestrians accessing properties along Mowbray Road. The access of Mowbray Road onto Barry Hertzog is in general considered to be unsafe due to the proximity (65m) of the Gleneagles Drive intersection with Barry Hertzog Avenue.

The closure of Mowbray Road will remove high speed through traffic on Mowbray Road and will therefore improve the access and safety for residents and pedestrians along Mowbray Road, and improve the safety for motorists along Barry Hertzog Avenue as the access spacing to the nearest intersection with Gleneagles Drive will increase to more than 200m at Linden Road.

1.4. Capacity and Mobility Restrictions

Motorists park illegally along Mowbray Road and Clovelly Road to access the Greenside Business Node. The illegal on-street parking often only allows one traffic lane for vehicles to use as a contra flow lane, i.e. motorists must wait for oncoming vehicles to clear the available lane before they can continue their journey. This causes vehicle queuing onto Barry Hertzog Avenue which in turn impacts on the safety, capacity and mobility of Barry Hertzog Avenue. The illegal on-street parking also causes unsafe situations for motorists on Mowbray Road when vehicles overtake the illegal on-street parking at speed in the opposing lane.

The closure of Mowbray Road will reduce the illegal on-street parking that is currently taking place along Mowbray Road and Clovelly Road and therefore improve capacity and mobility for motorist along Barry Hertzog Avenue and safety for motorists along Mowbray Road.

2. OPTIONS

The Johannesburg Roads Agency (JRA) was consulted on Tuesday 1 December 2015 during which the JRA indicated their support for the proposed road closure and indicated that two options may be considered.

2.1. Option 1



Road closure that includes the parking area currently located at stands 604 and 605. Subject to the outcome of the appeal hearing these properties may be demolished, the pedestrian access through the tunnel may be closed and residential uses may be erected on the vacant stands. In such a case the inclusion of these properties may be considered.

2.2. Option 2

Road closure that excludes the parking area currently located at stands 604 and 605.

The conceptual designs of these two options are indicated on the attachment.

Should you require any further detail or information, please do not hesitate to contact the writer.

For and on behalf of the Greenside Residents' Association

A handwritten signature in black ink, appearing to read 'Bridget Steer', is written over a faint circular stamp.

Bridget Steer

Chairperson

0836040404

OPTION 1: Road closure that includes the parking area



OPTION 2: Road closure that excludes the parking area



