Your address

Street

Greenside

2193

Xxx August 2024

The City of Johannesburg

The Department of Development Planning

Registration Section

P.O. Box 30733

Braamfontein

Johannesburg

2017

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**OBJECTION TO APPLICATION REFERENCE: 20-01-5567 - ERF 547 GREENSIDE REZONING FROM “SPECIAL” TO “BUSINESS 1”**

I, Xxxxxx Xxxxxx (your name), reside at …………………….., Greenside address hereby submit my objection to the above application.

The reasons for my objection include the following, but this list is not exhaustive, and I reserve my rights to elaborate further at the Tribunal hearing:

[Please choose a few of these reasons that best suit your situation – PLEASE DO NOT copy and paste all of them AND please also consider changing the wording to suit your situation or style of writing. Please also add your own reasons and consider changing the font style]

1. The row of residential houses along the north of Gleneagles Road form a ‘buffer’ of low intensity non-residential uses between the historical shops and restaurants on the south of Gleneagles Road and the Residential 1 suburban homes on Summerside and Greenfield Roads/ the residential family homes.
2. The land use “shops” have higher traffic requirements than residential or office uses and is an unsuitable land for any of the properties along the northern side of Gleneagles, given the traffic problems on Gleneagles Road due to the existing shops and restaurants.
3. The inclusion of “Business Purposes” in the Business 1 zoning includes several uses that are incompatible with the site and the local surrounds, such as motor showrooms, car sales lots, public and private parking and must not be included in the rights applied for.
4. If the application is approved and if such rights are exercised in the future, this will fundamentally transform the cottage-style office strip along this side of Gleneagles Road and permanently erode the buffer between the noise, pollution and traffic producing activities of the current Greenside business strip and the residential area.
5. The motivation report makes very generalised statements about the positive impact of shops on Greenside that are not substantiated with evidence and provides no evidence that Greenside needs, or can support, additional retail space. There are already existing retail outlets, convenience stores and supermarkets close by in Greenside itself and a new 5 000m2 commercial component is included in the mixed use development on the corner of Gleneagles Road and Barry Hertzog Avenue, less than 200m from this site. The inclusion of shops on this site is not necessary.
6. The application states that the inclusion of shops on the site will not have a negative impact on neighbouring properties but provides no evidence to substantiate this, especially the impact on the residential properties that share a boundary with this site.
7. The change of use to business with daytime operating hours, will result in properties that are not inhabited in the evenings, posing potential security risks to neighbouring residential properties.
8. The inclusion of ‘Business Purposes’ in the primary rights is inappropriate for this property as it includes rights for car showrooms, funeral parlours, dry cleaners, laundresses all of which will negatively impact the neighbouring residential homes.
9. We believe that this application does not promote good order, will negatively affect the residential amenity and the general welfare of the existing residential area will not be promoted. [Please feel free to expand on any of these items to address the impact you may feel or believe, in particular the residential amenity/ quality of life]

Thank you for the opportunity to submit our objection and actively engage with the future of our suburb

Yours faithfully

 Xxxxxx Xxxxxxxx

Tel: 080 000 0000 (please put cell number)

xxxxxxxx@xxx.xx (please put your email address)