The City of Johannesburg

Department of Development Planning

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Braamfontein 2017

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Greenside

xx August 2024

**APPLICATION FOR CONSENT FOR PRIVATE PARKING ON THE REMAINING EXTENT OF ERF 610 GREENSIDE EXTENSION AND ERF 611 GREENSIDE EXTENSION IN TERMS OF SECTION 19 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

I am a resident of xxxxxxx and hereby object to the removal of restrictive title deed conditions and the granting of Consent to use Erf 610 and 611 for private parking purposes.

My objection is based on a number of grounds: (please write in your own words and add your own reasons)

* The applicant illegally demolished residential houses to create this parking lot to service their own commercial office block on Greenway Rd.
* The site has already operated illegally as public parking open to the public for several years and the de facto situation has resulted in a marked deterioration of the neighbourhood in this vicinity.
* Residents of neighbouring properties have had to endure noise pollution, drunken behaviour and reckless driving at all hours of the night on the site, during periods in the past few years when the owners have permitted the site to be used as open paid parking for patrons frequenting establishments on Gleneagles and Greenway roads.
* We are concerned that approval of this application this could lead to the site being used in future as open commercial parking, used at night by noisy club patrons.
* We are concerned that the property owner might open up an entrance or exit onto Mowbray Road in future and further compromise the residential area on Mowbray Road
* The verge on Mowbray Road behind the lot is not maintained by the owners and has become derelict space
* The applicants have failed to provide adequate sound and security barriers between the parking and residential neighbours
* They have denuded property of foliage which creates issues with storm water and noise, despite undertaking not to remove trees.
* The applicants claim that having a parking lot will reduce noise levels from the business strip that affect residents. This is simply not borne out in reality. The open parking space allows noise to travel into the residential homes on Mowbray road.
* The illegal parking area did not improve the general parking situation in Greenside along Gleneagles and Greenway, but in the past served to increase parking pressure by facilitating and encouraging the growth of restaurants and clubs, many operating illegally.
* The assertion made by the applicants that the lack of parking has resulted in the “spilling over of cars into Mowbray Road [...] Clovelly road, and Barry Hertzog road” is not true, since the road closure at Mowbray and Barry Hertzog roads in 2020 (which was as a direct result of the same applicants creation of a path from Mowbray road into Gleneagles road through their parking lot next to Doppio).
* The parking area and associated abuses thereof resulted in a loss of residential amenity and decline in property values along Mowbray Road and pressure for further changes of land use to affected properties, resulting in the destabilization of the residential neighbourhood.

Thank you for the opportunity to contribute to this process

Yours

Name and surname

Phone

Address