Your street address

Greenside

Xxx October 2024

The City of Johannesburg

The Department of Development Planning

Registration Section

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**OBJECTION TO APPLICATIONS 20-01-5590 and 20/13/1897/2024: REMOVAL OF TITLE DEED RESTRICTIONS AND REZONING OF ERF 69 Greenside, 8 BarntON RD, from Residential 1 to Special For**

I, Xxxxxx Xxxxxx (your name) 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 just 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]

* This application is an attempt at further encroachment of businesses into the residential area and would change the residential character and nature of our suburb.
* With regards the removal of title deed restrictions these are an important protection for the local area and if these conditions are removed, this opens the way for a range of business uses to possibly be allowed in future.
* This application is an attempt to retrospectively regularise an existing illegal land use. The applicant has been running a full scale tailoring and manufacturing business from this property for some time already, in contravention of the zoning.
* The change of use to business with daytime operating hours, will result in a property that is not inhabited in the evenings or holidays, posing potential security risks to neighbouring properties.
* The application fails to mention that the house has already been renovated and is already being used in contravention of zoning as a business property with manufacturing a tailoring studio and manufacturing.
* The inclusion of ‘private bar’ in the primary rights is inappropriate for this property as it is very close to Greenside High School .
* Barnton Road is a narrow residential street and business rights at this property would risk illegal parking, deliveries, congestion, and traffic hazards that  the road is not designed to handle the extra traffic that a business would generate.
* The application does not reference how waste will be managed, as tailoring businesses produce significant waste that could be polluting if not properly handled.
* There is no evidence provided of need for business premises on Barnton road as there are more than enough retail spaces within the Greenside and Parkhurst shopping nodes in close proximity
* The application has not provided any evidence of the demand for this business. The law requires that an application must be based on the need for the land uses applied for
* Greenside has experienced severe water shortages and there is insufficient to cater to the existing residents and shops. To include more intensive uses that will consume more water than a single residential home is irresponsible of the City in a situation of insufficient supply
* If approved this will negatively affect the quality of life and residential property values

[Please feel free to expand on any of these items to address the your concerns, in particular with regards the likely impact on residential quality of life}

Thank you for the opportunity to participate in this process.

Yours

Xxxxxx Xxxxxxxx

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