



Woodmead 16 December 2016

Lothar Zluhan
PO Box 266
Sunning Hill 2157

RE: PROPOSED SUBDIVISION ON ERF 158 - WOODMEAD
TOWNSHIP - BREDA LOMBARD, TOWN PLANNERS

Good day Lothar,

Your email of 7 December 2016 incl the attached Locality Plan and above proposal refers and we revert to the subject as follows:

We will not reiterate the acceptable density at the Woodmead Suburb as per our official objections, but preferably review the layout of the proposed Subdivision.

1. Portions 2/3/6/7 of 431sqm

After taking off building lines, garden area on the north side, the remaining footprint would be reduced to +/- 110sqm.

2. Portions 1/8 of 431sqm

After taking off the additional road reserve along Lincoln Street, the remaining cover would be reduced to only 89sqm.

3. No feasible residential floor plan of this layout can be created without being compelled to introduce an upper story by which another 18sqm must be deducted for the staircase joining the two floors.

4. We will not elaborate on the cost implications and the demands of double story dwellings in free holds on the open marked.

5. Another issue to be taken into account are the necessary drive ways from the road (Portion 9) to the dwellings incl. turning circles in front of the garage,

visitors parking etc. taking a large portion away from the above mentioned footprint. This would have a further negative impact on portions 6/7/8 as the access is from the north, reducing the garden area next to nothing.

Besides our architectural profession, we have been involved in the past in Town Planning in many Resorts incl. Golf Estates and find the Proposed Subdivision unfeasible and we therefore express our objection to it.

Yours Sincerely

Etienne Favre

A handwritten signature in dark ink, appearing to read 'Etienne Favre', with a stylized, cursive script.

CC:

Wendy M. Robertson

for and behalf WKRRRA

Woodmead Khyber Rock Residence Association