

Executive Director  
BY HAND  
City of Johannesburg  
8<sup>th</sup> Floor Metropolitan Centre  
158 Loveday Street  
Braamfontein  
21<sup>st</sup> December 2016

Development Planning Division - Transportation and Environment  
Breda and Lombard Town Planners - ref: bl/3381/2016/adjown

Dear Sirs

RE: ERF 158 WOODMEAD (28 Lincoln Street) – Application in terms of Section 92 of the Ordinance 155 of 1986, read in conjunction with the Spatial Planning and Land Use Management Act 16 of 2013, and the City of Johannesburg’s Municipal Planning Bye-Laws of 2016.

The attached registered letter dated 22<sup>nd</sup> November 2016, addressed to Lothar Zluhan of 26 Lincoln Street, Woodmead refers, as does the attached letter from Erni & Favre Architects dated 16<sup>th</sup> December, 2016.

The matter has been brought to the attention of the Woodmead and Khyber Rock Residents Association and we are most concerned that this Application seems only to have been addressed to one property owner in the area, namely Mr. Zluhan who resides next door to the aforementioned property.

For clarity we would state that the WKRRRA hand-delivered to the City of Johannesburg 101 Objections regarding the proposed re-zoning of ERF 158 on 5<sup>th</sup> October 2016, and these were penned by the residents of this area. However this letter does not intend to duplicate our concerns expressed in those Objections, but rather in addition to address the proposed layout of this development.

Through consultation with a firm of Architects (see letter attached) we fully endorse their comments which include:

- 1) Portions of 2/3/6/7 of 431m<sup>2</sup>  
After taking off building lines, garden area on the north side, the remaining footprint will be reduced to +/- 110m<sup>2</sup>
- 2) Portions 1/8 of 431 m<sup>2</sup>  
After taking off additional road reserve along Lincoln Street, the remaining cover would be reduced to only 89m<sup>2</sup>
- 3) No feasible residential floor plan of this layout can be created without being compelled to introduce an upper storey by which another 18m<sup>2</sup> must be deducted for the staircase adjoining the two floors.
- 4) We will not elaborate on the cost implications and the demands of double storey dwellings in free holds on the open market.
- 5) Another issue to be taken into account are the necessary driveways 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 to next to nothing.

To this end we trust that your committee will closely examine the feasibility of this proposed development and the consequential effect it will have on the 480 homes that make up our small and intimate ISLAND INPUT area.

Yours faithfully  
Woodmead & Khyber Rock Residents Association

Wendy M. Robertson (Director)  
WKRRRA  
P.O. Box 2719, Rivonia, 2128.

Cc: Breda & Lombard  
Cc: Ward 106 Cllr – Chris Santana  
Cc: Erni & Favre  
Cc: Patrick Mundell Attorneys  
Cc: Urban Terrain Town Planners