

Note the following when compiling your objections:

- a. **Separate objection letters for each Application. Three in total**
- b. Individual letters are more effective [as appose to a petition or group objection]
- c. The objection letter must be **DATED**
- d. The objection letter must contain the following information of the *application*:
 - Application Description
 - Application Number
 - Erf / Erven Numbers of the development
- e. The objection letter must have your:
 - Full Names
 - Contact Number
 - Postal Address
 - *Your Plot/Erf details (erf number, street, suburb)*
 - *remember: Date (of your letter of objection)*
- f. The objection letter must state that the writer **OBJECTS** to the Application relating to the proposed developments
 - *We hereby object to*
 - *We wish to register our objection*
 - *Hiermee teken ons beswaar aan*
- g. List valid objections
- h. Sign the objection letter
- i. Format of objections:
 - as an attachment to an email
 - PDF format is preferred (to avoid the editing of your objections)
 - hand delivered in printed format
- j. Request acknowledgement of receipt (supply postal address & contact number)
- k. Request notification of decisions relating to the application
- l. Quoting of the relevant legislation (pertaining to the Developer and their application) is **not** a legal requirement in order for the comment / objection to be considered (but it will help)

Counter suggestions:

- 30/70 ratio (30% flats, 70% town houses)
- Retirement village
- Changing the placement of the flats
- State that your support for application no 3 will be considered once the developer has amended Application 1 and 2 to our satisfaction.
- Enquire about measures in place to make the duration of the works more bearable for the current residents
- Request the council to:
 - enforce controlled hours of operation and to
 - ensure that consideration is given to how and where construction vehicles and staff will gain access to the site for unloading and parking without causing a hazard or unnecessary inconvenience to neighbours.

Examples of the 3 applications which one has to e-mail as separate attachments.

OBJECTION/SUBMISSION TO THE CITY OF CAPE TOWN

comments_objections.northern@capetown.gov.za

(FULL NAME)

(ADDRESS)

(PHONE NUMBER)

(E MAIL ADDRESS)

(DATE)

The Director

Planning and Building Development Management

City of Cape Town

Objection/submission in respect of application 1 Glencrest and EastGlen

Application number: 70246241

Dear Sir

I, the undersigned as the registered owner of erf no _____ and a resident in the vicinity of the proposed development, respectfully bring the follow to your attention so that my input may be considered when Council makes a decision on the above application.

Start your letter with something along the lines of: (needs to be clear that you OBJECT)

We wish to make you aware of a number of strong objections that we have with regard to the proposed development:

- **Traffic,**
- **Pressure on existing facilities e.g. schools, infrastructure**
- **Suggest the development of a retirement village**

State that your support for application no 3 will be considered once the developer has amended Application 1 and 2 to our satisfaction.

Yours faithfully

OBJECTION/SUBMISSION TO THE CITY OF CAPE TOWN
comments_objections.northern@capetown.gov.za

(FULL NAME)

(ADDRESS)

(PHONE NUMBER)

(E MAIL ADDRESS)

(DATE)

The Director

Planning and Building Development Management

City of Cape Town

Objection/submission in respect of application 2 Glenwood

Application number: 70246253

Dear Sir

I, the undersigned as the registered owner of erf no _____ and a resident in the vicinity of the proposed development, respectfully bring the follow to your attention so that my input may be considered when Council makes a decision on the above application.

Start your letter with something along the lines of: (needs to be clear that you OBJECT)

We wish to make you aware of a number of strong objections that we have with regard to the proposed development:

- **Traffic,**
- **Pressure on existing facilities e.g. schools, infrastructure**
- **Suggest the development of a retirement village**

State that your support for application no 3 will be considered once the developer has amended Application 1 and 2 to our satisfaction.

Yours faithfully

OBJECTION/SUBMISSION TO THE CITY OF CAPE TOWN

comments_objections.northern@capetown.gov.za

(FULL NAME)

(ADDRESS)

(PHONE NUMBER)

(E MAIL ADDRESS)

(DATE)

The Director

Planning and Building Development Management

City of Cape Town

**Objection/submission in respect of application 3 Removal of restrictions
Glenwood**

Application number: 70258531

Dear Sir

I, the undersigned as the registered owner of erf no _____ and a resident in the vicinity of the proposed development, respectfully bring the follow to your attention so that my input may be considered when Council makes a decision on the above application.

Remember that this application id not in respect of the propsed building of 540 flats on the western side of Brackenfell Boulevard.

It calls for the removal of a restriction on the title deed of 2 erven on the eastern (Cape Town side of Brackenfell Boulevard). At present the title deed does not allow for the change of ownership (sale) of the erven

If the change of ownership is allowed, the area can be re-zoned and as there are no properties in close vicinity, objections will be difficult. Once re-zoned a development, similar to what is proposed for Eastglen, Glencrest and Glenwood, would be nearly impossible to stop

Include/consider the effect that this application will have on persons in the area

Any aspect of the application that is considered to be inconsistent with policy and how)

Yours sincerely

Application 3: Removal of restrictions (Application number: 70258531)

This application has been included in the proposals put forward, but we need to be very aware that it has nothing to do with the proposed development of high density housing on the East side of Brackenfell Boulevard. The application calls for the removal of restrictions on the title deeds of 2 erven on the Western (Cape Town) side of Brackenfell Boulevard. It is understood that these restrictions have the effect of preventing the re-zoning the land from Agricultural to residential.

The re-zoning of this land would open the way to further high density development on the Cape Town side of Brackenfell Boulevard and thus aggravate all the objections that are being made regarding the proposed developments of Eastglen, Glencrest and Glenwood.

Possible grounds for objection:

- Location of refuse removal sites
- Traffic (main roads and through our suburb)
- Public transport
- Schools, pre-schools and aftercare
- Wildlife / Eco-system
- Privacy
- Crime
- Lack of sufficient parking bays
- Sewerage
- Electricity supply
- Density
- Visual impact / aesthetics
 - Bulky development may impact on the outlook from a neighbouring property.
 - This includes the impact on the character of an area, density, over-development, layout, design and external appearance of buildings and landscaping

Objecting to the proposals:

- It is extremely important that you raise your objections in writing if you are not in favour of the development. Anybody can object – it is not limited to the directly affected residence. It affects us all.
- The email address to where objections should be send has been included in the example letters attached.
- No objection is a tacit acceptance of the proposal.
- A petition style objection is considered a single objection, no matter how many signatures it contains
- There needs to be a separate objection for each of the 3 applications – each person objecting should write 3 separate letters
- Each objection must be personalised. Cutting and pasting a selection of standard paragraphs can lead to those objections being discarded
- The closing date for objections is **2 November**.
- Request a read receipt or confirmation of receipt if you submit a letter.
- Please also send a copy of your objection letter to the Kleinbron admin office.



Kleinbronn Park

Proposal to build 545 flats