

GREATER TABLE VIEW ACTION FORUM

(Non-Profit Organisation No. APP-16/244140)

PO BOX 37170

CHEMPET

7442



Monday, January 29, 2024

Objection Case ID 1500111704 Erf 8853 Milnerton 18 HUTCHINSON AVENUE FLAMINGO VLEI

We would like to object to the above application.

1. Flawed Advertising Process

The City uses the post office to carry out the 'notice to a person' They are aware of the failures of the Post Office and that the Post Office is one of many failed state enterprises. The City has failed to update their procedures in order that they can comply with the law and such that those affected are notified in person.

This failure on the part of the City is a clear demonstration that the City has little respect for the law and the rights of residents and rate payers. As such the advertising process for this application is flawed.

2. NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT NO. 103 OF 1977

The national building regulations and building act states that plans can only be passed if the building does not denigrate for the value of the neighboring properties. The applicant offers not proof that this application would not denigrate from value of the neighboring properties. Our opinion is that having a land use that is out of keeping with the zoning in the area would indeed lower the property values of those most affected.

3. Traffic / Parking

Such a land use in this area would increase the traffic on an unsuitable road. It would force users of this facility to park on the road. This would be a safety hazard to those residents in the area.

Conclusion

This application contravenes national legislation as it not compliant with the NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT NO. 103 OF 1977. We would support this application of the building line was 0.5m away from the building line.

David Ayres

Greater Table View Action Forum (Planning & Biodiversity)

Non-Profit Organization No. 16/244140-NPO

