



Architecture and Town Planning Report for PRABOA AGM 2018

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1. Architecture

Prepared by: Catherine Grainger

A key focus of the architecture and town planning portfolio is to increase awareness amongst residents and business owners regarding the need for approved building plans and heritage approval **before** construction begins. This is critical in order to protect the scale and character of Parkhurst, and ensure properties are not negatively impacted or devalued by works to neighbouring properties. We have added information to the PRABOA website which details the approval process, submission requirements and potential consequences of non-compliance. You can read more [here](#). This has resulted in greater awareness amongst the public and we have seen a resultant increase in applications for approval for proposed building works, change of use, as well as for retrospective approvals, during the last year (a total of over 40 cases). Despite this, we have also reported more illegal building projects to City of Johannesburg than in previous years. This has resulted in the issuing of a record number of stop orders and fines from COJ's building inspector in Parkhurst.

The PRABOA pre-approval process has been standardized and streamlined during the last year. PRABOA have worked with the Parkview Residents' Association to develop standardized responses and systems with regards to this portfolio. We are currently developing a 'Welcome Pack', which will detail suburb design guidelines, the process for obtaining approval for building works in Parkhurst, as well as general information on the suburb. This will be distributed by local estate agents to new home owners in the area, as well as via the PRABOA website.

2. Town Planning, Special Projects, Infrastructure & Development

Prepared by: Greg Hirschson

During the past few years Parkhurst has increasingly been of interest to developers and investors looking to purchase property for the purpose of restaurant, retail, commercial use etc. Applications have arrived which have not always been suitable for the designated area for such development in terms of the precinct plan drawn up some years ago. Simply put, showrooms, offices and limited retail to 6th Street with no restaurants or coffee shops permitted. Fourth Avenue specifically for retail and restaurants. There have been applications we have had to object to on a few occasions. Most applications simply add further problems with regard to the limited parking on Fourth Avenue.

Houses with a primary right of residential one are being used for offices, retail etc, without the correct zoning or consent. PRABOA has appointed a Town Planner to act on our behalf to deal with these matters as we do not have the expertise to act in the interests of our community in all the complex procedures involved.

Our suburb has become a very busy cross over for the morning traffic doing the West/ East run to Sandton and Rosebank. The opposite in the afternoon. A traffic study is under consideration for the coming new year. This would also involve taking a look at boomed off roads, their contribution to security success, as well as one ways. Many JHB suburbs report great security and traffic control success after implementing these measures.

In conclusion, a good story to report is the installation of a new City Power sub station which supplies part of 5th & 6th Street. Through perseverance the 5th Street action group drove this matter to the top at COJ. Residents simply had enough of weekly power cuts due to lack of maintenance of sub stations and switch gear. A big thank you to those residents of my street for putting in more time with this matter than I was able to.

3. Get involved

We are looking for architects or other built environment professionals to help with approval of plans, site visits and the management of development in Parkhurst. We would also like to hear from any residents who could help with reporting maintenance issues such as road surfacing & potholes, leaking water pipes, sewer lines, street lights etc. If you can help, please contact architecture@parkhurstvillage.com. Please also contact us with any ideas / suggestions for

content that could be included in the new residents' 'Welcome Pack'.

We would like to appeal to residents to report any illegal building work in the suburb to PRABOA. If you suspect that construction work is taking place illegally, or are unsure, please send the street address to the email address above and we will check if plans have been submitted. Alternatively, you can contact the City of Johannesburg Building Inspector responsible for Parkhurst directly at luchS@joburg.org.za.