



## Architecture and Town Planning Report for PRABOA AGM 2019

Catherine Grainger and Gabriela Seco

Email: [architecture@parkhurstvillage.com](mailto:architecture@parkhurstvillage.com)

04 November 2019

### **Architecture & Town Planning**

The core focus of the architecture and town planning portfolio is to protect the distinctive scale and character of Parkhurst. The Committee is run by Catherine Grainger and Gabriela Seco, who are both practicing professional architects. We review plans for proposed works in the suburb to ensure properties of heritage value are protected and preserved, and that new developments respond appropriately to their context, and do not negatively impact or devalue neighbouring properties.

Whilst we aim to protect properties of heritage significance, we also encourage well-designed, high quality contemporary architecture, that responds to the scale and character of Parkhurst. We work with residents and their architects to try to ensure new buildings or additions do not negatively impact neighbouring properties in terms of rights to natural light, privacy, views, security and property value. We work collaboratively with residents, business owners and their architects to preserve and enhance the built environment for us all.

The Architecture Committee aims to increase awareness amongst residents and business owners regarding the need to obtain approval from COJ and PHRAG (if heritage approval is required) **before** construction begins. We work closely with Luch Spinelli, the COJ building inspector for the area who imposes fines and stop orders on residents carrying out illegal building works. Historically, there has been much damage done to Parkhurst streetscapes and properties due to unlawful construction. Illegal building benefits no one and devalues property in the suburb.

In the last year, the PRABOA Architecture Committee has reviewed plans for over 50 properties. The Committee meets every two weeks to review submissions and conduct site visits as required. In April 2019, a plan scrutiny fee of R1000 was introduced for all submissions. This has enabled PRABOA to appoint Eduard Van der Linde and Associates Town Planners to

manage all town planning and zoning applications for Parkhurst. Eduard's advice has already proved invaluable and during the last six months, he has submitted six objections in response to unfavourable proposals and those that breach zoning constraints.

Please visit the [PRABOA website](#) for details of the approval process, submission requirements and upcoming plan review meeting dates.

### **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. These are voluntary positions. If you can help, please contact [architecture@parkhurstvillage.com](mailto:architecture@parkhurstvillage.com).

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](mailto:luchS@joburg.org.za).

The Architecture and Town Planning Portfolio is currently reviewing applications for an assistant to manage the administrative work associated with our portfolio, as well as some general administrative assistance for PRABOA. Marketing / public relations experience is desirable. Should you wish to be considered for this role, please send your CV to [architecture@parkhurstvillage.com](mailto:architecture@parkhurstvillage.com) before 10/11/2019.