

PRABOA – Architecture and Planning

1. We have inspected a total of 42 submissions over the past 12 months and the breakdown is as follows:
 - a. No objection – 28 applications
 - b. Retrospective – 13 applications
2. Applications that we objected to have been altered and resubmitted for approval to be compliant in terms of the Municipal By-Laws and retaining the Parkhurst Village feel.
3. There has been an increase in the number of Building Plans submitted retrospectively / Post construction. This is not in alignment with the By-Laws of the city and is proving to be a common practice for Residents and Owners doing alterations and additions without obtaining Building Plan approval prior to construction.
4. We will embark on a drive to inform and educate property owners about the process which needs to strictly be adhered to. This will be in the form of information on the website as well as the network of Estate Agents operation in the area.
5. The number of building plans that are submitted and approved by the City of Johannesburg, without approval by PHRAG is also increasing as Plan Runners have managed to bypass this important part of the approval process. The PRABOA Architecture and Planning Committee are in discussions with PHRAG members, trying to prevent further Building Plan approvals being granted without the scrutiny / approval by PHRAG.
6. We are sad to report that our Town Planner, Eduard Van Der Linde has passed away due to Covid related complications. Eduard was employed by PRABOA on a monthly retainer bases and we are currently in discussion with the practice to re-look at the agreement.
7. The feedback provided by Eduard Van Der Linde Townplanners regarding the Precinct Plan proposal, is in alignment with the proposed vision of PRABOA and accommodates some of the proposed changes on behalf of the City of Johannesburg, while still protecting the precinct against over densification and traffic pressures.
8. The Architect & Planning Committee have met with potential Town Planners who will be able to continue the work that Eduard Van Der Linde has started investigating.