

The CRA again advises residents to be proactive. You have the right to complain about environmental issues such as noise, rubble, building materials, illegal building and the like. Report things like missing manhole covers.

The CRA is also playing a constructive role in contacting owners of derelict properties to clean them up, including one in Rothesay Avenue. If necessary, we will publicly name such owners if they do not respond to our requests.

For more information, or if you can assist this portfolio in any way, contact Paulette Malcolm (011 787-3680) or Daphne Hansen (011) 442-6874.

Domestic Watch Skills programme

A well-attended Domestic Watch meeting covering HIV/Aids as the major subject was held in May. For more information about this programme, contact Amy Allan (083 443-4690) or Margaret Stewart (880-3277).

Traffic

While both our suburbs report increased traffic flow, residents of Northumberland Avenue in Craighall Park are bearing the brunt of excess traffic avoiding the Bompas Road intersection. If you are concerned about the traffic situation area, why not contact CRA Chairman John Turpin and do something about it!

Membership

Are you a member? Have you paid your 2005 subs?

Contact Jill Weldon (011 788-9587) for assistance.

And an appeal for **Street Reps** – we need people to help with occasional distribution of CRA info and a few other minor chores (eg reporting out-of-order street lights) for the following streets: Herpo and Vale; portion of Marlborough; portion of Hamilton; portion of Alexandra Avenue.

Please contact Jess Gallow if you can help – 011 442-4917.

REMINDER: report ALL faults either to the Region 3 People's Centre on 881-6053 (office hours) or the 24-hour Call Centre 375-5555. Insist on a reference number.



*Cut and keep for future reference.
Local businesses support us – let's support them too!
To advertise, contact Wendy McAllister 011 325-7165*

Salon Picardy

– top professional hairdressers –

We style men, women's and children's hair.

We are at 3 Albans Square, 357 Jan Smuts, Craighall Park.

Tel: 011 787-8304 / 073 130-7687

Tuesday is pensioners' day (by appointment only)

Studio Fresh!

I am in Craighall and offer -

● Aromatherapy Massage ● Waxing ● Manicures & Pedicures

Times: Mon - Fri: 09:00 to 19:00 Sat: 09:00 - 15:00

Contact: Sally 082 885-6370

CRAIGHALL Spring 2005 CRIER



Letter from the Chairman

Dear Fellow Residents,

Urgent call for volunteers, especially from Craighall!

At the outset I would like to specifically address residents in Craighall. Although the CRA has two or three people carrying out good work in your suburb on our behalf, we desperately need assistance in the areas of Town Planning, Environment, Traffic and Security and it would be good to see more volunteers from Craighall. It's in your own interests, after all, and an executive comprising a more even representation from our two suburbs would be an ideal situation.

If anyone feels they have the time to assist in these portfolios I would much appreciate it if they could call me on (011) 325-4547.

The importance of communication

Another thing I think all residents need to know is the *Crier* is the only document (quarterly) that links the Association with residents as opposed to only CRA members. We communicate with our members much more frequently via a regular electronic 'e-letter', keeping them up to date on community matters. Then there is our website which is accessible to all – the address is www.cra.org.za. **Stop press!** As from 1 September no password is needed to access the Community Forum. Don't forget that this section is for residents to share experiences / advertise goods for sale / accommodation needs – in fact, anything, within reason.)

We also have an email address book where many of our residents have given us their personal email addresses. If you would like to be added to this list contact Jill Weldon at jweldon@mweb.co.za or (011) 788-9587. This will ensure that you receive a regular update on what is happening in our area. As most of you know Jill heads up our membership portfolio.

Where is property development headed? IMPORTANT MEETING 14/9/05

The question of property development, sub-division and general activity in renovations and new developments is prominent on most of our minds. I don't need to tell you that property values have increased significantly over the past few years in both our suburbs and we feel as an Association that we should put forward our residents' views in discussions with the Johannesburg City Council. By now you should have received at your homes a notice about a Planning Meeting for all residents on September 14th at 19:00 at the Craighall Primary School. (And our thanks to Jess Gallow's children who spent two days of their school holidays distributing the notice.) I would strongly advise that all who live in our two suburbs attend this meeting. We have engaged a professional town planner and the CRA has set aside the funds to immediately pursue this project on your behalf.

Security and the SAPS

Your association has been in close contact with the Parkview Police over the past few weeks and particularly with our new Senior Superintendent Moodley. Although the crime situation over the past days has quietened down to a degree, this doesn't mean that we shouldn't continue to be alert

as the problems are not going to go away for some time. The main obstacle continues to be driveway attacks and the Parkview Police have ascertained that the most dangerous time for this to happen seems to be between 12 noon and 20:00. The targets continue to be mostly those who are returning from shopping. **If you see anything suspicious on your streets we ask all residents to use 10111** as this seems to be the most efficient way of reaching the Parkview Police and helping them to react appropriately. This has got to do with the current communication systems that the police are following.

Do you care about our environment?

With the summer rapidly approaching, environmental issues are becoming more critical and once again if anyone is prepared to help us, would you please contact Paulette Malcolm on malcolmj@global.co.za or (011) 787-3680.

I continue to press on as your Chairman and although I am enjoying what I am doing on your behalf we need to bring some new blood into the Association and if anyone is interested they should contact me to discuss any thoughts you may have.

Best regards

John Turpin (011) 325 4547

Report on Town Planning matters

In the Autumn edition of the *Crier* residents were alerted to the on-going volume of sub-division applications for stands in Craighall and Craighall Park as well as rezoning applications for general residential rights in areas currently reserved for single residential development.

The debate about the impact of this level of densification on the general character of the two suburbs, together with a concern that the service infrastructure is not being upgraded to support this densification, prompted the CRA to carry out a survey of the views of residents in March and April this year. Residents gave a clear indication of their views in their responses with a very high degree of consensus prevailing. There was clear support for subdivision of stands for single residential use while a clear majority of residents were opposed to townhouse development. Those residents who supported town house development again clearly indicated their support for only low-density development. A significant majority indicated concern regarding the service infrastructure and its ability to sustain the densification under way.

The CRA has appointed an experienced professional town planner, Mr Craig Pretorius, to assist with a review of the Land Development Objectives (LDO) adopted in 1999. Mr Pretorius was introduced to residents at the 2005 Annual General Meeting in May 2005. It is proposed that the CRA should take advantage of the scope for community participation in local government and submit what is known as a "Community Submission" to Council. This will be presented to Council for their consideration in the hopes that it will be accepted as a policy document and will thereafter guide Council's evaluation of land use applications and the future development of the suburbs.

Mr Pretorius has completed his assessment of the area and will make a presentation of his findings and recommendations at a public meeting that is scheduled to take place on 14 September 2005.

Your attendance at this meeting and your involvement in the process of drawing up an appropriate LDO for your area is essential if you wish to protect your own interests and the interests of the community in which you live.

Please make every effort to attend and participate.

Look out for town planning notices

Residents should be alert to advertisements relating to town planning issues in their immediate proximity and ensure that they object timeously if they wish to oppose the application. Late objections are not condoned. Be on the lookout for subdivisions that are smaller than the 1000 m² standard for Craighall and 900 m² to 1000 m² for Craighall Park. The 10% margin is applied for Craighall Park as stands are often not quite 2000 m² each. Very often the notices do not indicate the stand sizes. Do not hesitate to telephone the applicant or the applicant's agent to find out what these are. The contact number is always given on the notice.

Say 'No!' to pavement rubble

Along with the sub-division activity there is a lot of building activity. At a recent count over 50 sites indicated building activity. In every case the building materials and rubble were stored on the pavement. Even when space within a property allows for the building material and rubble to be housed within the boundaries of the property residents are using the pavements for this purpose, to the aesthetic detriment of the suburbs. There are municipal by-laws governing the use of pavements for this purpose and the CRA is trying to encourage the Council to apply these laws more strictly.

Problems we are currently working on

As you can see, this portfolio is dealing with ever more issues and complaints. Among these is objecting to a liquor licence applied for by an "events company" tenant of Hacklebrooke Estate whose noisy activities are unacceptable to nearby residents. A resident in Bedford Avenue has been instructed by the Council to legalise the structures on his property. Over the past few months the CRA has attended a number of hearings relating to objections to developments, eg in Marlborough and Northumberland Avenues. A hearing for a Talbragar Avenue development was postponed when it was established that an adjoining neighbour had not been properly informed of the process. A response from Johannesburg Property Company is still awaited re the CRA application to lease the Beaufort Avenue koppie as a community amenity.

If residents have any town planning issues they wish the CRA to be involved with please contact us. The two committee members responsible for town planning matters are Roland Wille at 011 788-1402 or Lee Whitfield at 011 788-9086. You can also telephone the Building Inspector for our area, Mr Mark Tobin on 011 881-665. Phone early in the morning as he is usually out from about 09:00.



Environment update

This portfolio has been busy and productive. Cleaning up the Braamfontein spruit is on-going, funded in part from proceeds from the River Market held adjacent to the Colourful Splendour nursery in Marlborough Avenue, Craighall Park. (Next one will be on Saturday 10 September.) Vagrancy, however, remains a problem in the spruit area and on certain vacant plots in our suburbs. One consequence of this, compounded by overgrown and messy gardens and pavements, is a major problem with rats. The environmental portfolio is thus giving a clean-up programme priority. We urge you to play your part in keeping our suburbs clean and attractive.

Among other activities, this portfolio has endeavoured to have removed a caravan selling food on the corner of Buckingham and Jan Smuts. This led to alerting the police to a telephone operation on that corner that was thought to assist with crime incidents. It has now been closed down.