

2007 has seen a number of important projects accomplished but is tinged with concerns about crime in the area and sadness for all of our residents who have been affected by crime.

A few points:

### 1. The Precinct Plan

The Plan was finally approved by the City Council in October. This is an important step towards controlling random and unacceptable developments in our suburbs. Thank you to the Town Planning team, in particular Lee Whifield, for all their effort.

### 2. The CRA executive

We're pleased to say that the position of Treasurer has been filled by Kendall Rattey. Thanks to Heidi Kerwin for running this portfolio so efficiently.

However, the position of Chairperson is still vacant and this is putting a great deal of additional pressure on the rest of the executive. In an area of some 2000 homes, there must be someone who would like to come forward! Especially if you're recently retired – or about to do so – community activity is a great way of filling the gap.

The portfolios of Membership and Community Affairs are also vacant. Harry Rosen has had to step down due to business commitments and Russ Smith for personal reasons. Thank you to both of them for their contribution. These are important portfolios and we need to fill them as soon as possible.

Please contact any member of the CRA executive if you'd like more information.

### 3. Security

This remains high on the CRA priority list. Under the guiding hand of Richard King, the Security team has implemented several initiatives such as the "your safety" meetings. Domestic Watch is also in the process of being re-activated.

### What does 2008 hold?

There appears to be a move by communities towards the formation of a "City Improvement District" or "CID" which effectively takes the place of a residents' association. Read about this under the Town Planning section.

We're steadily adding names to our **emailing list**. We have had very positive feedback from our regular electronic newsletters, keeping residents abreast of what is happening in our area. If you're not on our emailing list, contact Wendy McAllister - [wendym@creativecoms.co.za](mailto:wendym@creativecoms.co.za) – and please let her know if you're selling your home so we can keep our records up-to-date.

We wish all residents a happy and safe festive season. If you're going away, check your security arrangements – view the CRA website for ideas.

*Bianca de Roland Phillips, acting Chairperson*

### Security matters

We have a sense that many of our community have realised that unless we work together, we will be much more vulnerable.



So often it takes a nasty incident before neighbours realise that if only they knew each other, knew how to contact them, knew that they had been away, knew the name of their domestic helper, the crime may not have occurred.... and so it goes.

### Some practical tips

1. If you don't know your neighbours, contact them today. Arrange a get-together at your house and exchange basic information. Do a spread sheet and give it to each person. This is the essence of the 'my home, my street, my suburb' concept.
2. If you haven't joined the Community Security Scheme (CSS), you're being very short-sighted. If we had more subscribers, we'd have more patrol vehicles 24/7. More patrol vehicles = more trained eyes looking out for suspicious activity. Why wait to be hi-jacked in your driveway? (that's where 51% of hi-jackings occur...).

We know that ADT have been contacting all their clients in our area to encourage them to join the Scheme if they haven't yet done so. Responses so far indicate that some will join, while others say they've spent a lot on security so they are safe.

**FACT:** every suburb that has had community buy-in for a security scheme reports that crime incidents are drastically reduced.

**FACT:** as more and more areas beef up their own community security, the smart criminals of today move on to less protected areas – like ours.

**FACT:** if every ADT subscriber paid the (approximately) additional R150 per month, a patrol vehicle would be likely to go past your home every 10 minutes; if 65% of our community signed up at R182 (or less if an ADT client) a month, that might mean every 5 minutes.

**FACT:** even homes with sophisticated security have been broken into.

No-one is forcing you to subscribe to the CSS, but as your Association, we have great concern for the safety of your family and the value of your property. Please don't leave it until it's too late – just ask Peter Johnson, Chris and Penny Angwin or the Gower family how traumatic it is to be tied up – maybe with your small children – and watch helplessly as your rights, your dignity and your privacy are violated.

The Security team has regular meetings with ADT and has introduced a number of measures to monitor ADT's performance. If you have a complaint about ADT's service, please let one of the Security team know.

3. We have put a whole lot of information on the CRA website about security, ranging from how to make your home more secure, to the known benefits of trauma counselling if you are a crime victim.

4. There have been recent reports of tampering of driveway gates. In all cases the intruders had tried to disable the motor in order to slide the gate open. Double check your gate and make sure that it's made as difficult as possible to access. Think of investing in a gate alarm that makes a beeping sound when opened, and another sound when closed. If they are opened for more than one minute, an alarm is activated (linked to the electric fence).

The second **"your safety"** meeting took place in November. Francois Marais gave those present ways to avoid being hi-jacked – and then, when the gun is pointed at your head, strategies to deal with the situation – see the CRA website. Watch out for the **next meeting** in February 2008 – one of the main items on the agenda will be an analysis of how well ADT is performing.

Don't forget the on-line **"crime incident" form** on our website. Please let us know about your crime experience. When we meet with SAPS Parkview and the private security companies, we can then ask for appropriate support. We'll also be in touch with you and help you as much as possible. Recent hot spots seem to have been Buckingham, Beaufort, Hamilton and Rutland Avenues.

A common thread in recent incidents has been the relatively low level of front line security either on the property concerned or on an adjacent property. In regard to the latter, the CRA is requesting all residents who live near a **neglected or vacant property** to let our Security team know about it. We have evidence of several properties, especially when they are in the hands of absentee owners, where criminals hide out (see the Sunday Times Metro of 2 December 2007). We intend to compile a database of such owners so that we can see how extensive is the problem and find ways of dealing with it.

**Domestic Watch**

Thanks to volunteers Kerryn Lawson, Amy Allen and Louwrens Malan, the Domestic Watch Programme will be offered by Penny Steyn from next year. Meetings are held monthly, for one hour and cost R20,00 per session. At this stage, the venue is the Rosebank Union Church in Hurlingham but, if we have sufficient support, we may be able to move to a suitable venue closer to home. Once we know how many people we can anticipate attending these meetings, we can then finalise a venue and times.

Please contact Kerryn ([kerrynl@meropa.co.za](mailto:kerrynl@meropa.co.za)) or (A/H) 011 447-0927 with the following information:

- I would be interested in supporting Domestic Watch
- Number of staff likely to attend
- If required, I am happy to help with transport.

See the CRA website for more information.

Contact Richard King or Philip Bond for **SAPS and related queries**. Contact Mike Wilmot or Eric Glover re **Security Scheme** queries/joining up. If you have subscribed to the Security Scheme and don't yet have a plaque on your wall, let Eric know.

**Environmental matters**

A number of residents drew attention to a proposal by a developer to buy a portion of Delta Park. After investigating, the CRA has established that the developer has now withdrawn his proposal. We will, however, keep an eye on the situation.

As was said in our last electronic newsletter, it's our view that as a community, we may well have to start deciding if we care enough for our 'green lung'. If you'd like to get involved with taking 'ownership' of the Park in our area, now is the time to come forward. Contact Chris Taylor or Paulette Malcolm.

**Traffic**

Peter Heritage continues to liaise with the Johannesburg Roads Agency and Johannesburg Metro Police on issues raised by residents.

Fellow Parktown North Residents' Association has joined forces to take up the matter of taxi routes through our suburbs.

Peter appeals to all residents who have traffic or street related issues that they have not been able to resolve themselves through the appropriate municipal authority, to please report these to him so that additional CRA pressure can be used to try and fix the problem.

**Town Planning matters**

**Precinct Plan**

The approved Precinct Plan will govern future development in the two suburbs. All new applications to the Council for changed use or amendments to title deeds will need to comply with the Precinct Plan. The plan is posted on the website for all interested parties to view.

**New developments**

There have been two hearings of applications that the CRA objected to since the last issue of the "Crier". One of the applications was submitted nearly two years ago. The outcomes of the hearings are still awaited, but we anticipate a ruling in favour of the community in at least one of the cases. The objection has been able to limit the height of a proposed high density residential development to two storeys where the application was originally for three and the density will also be reduced by at least 33%. No further developments have occurred with regard to the two appeals to the Townships Board against other earlier Council decisions.

As always, we repeat our advice to residents to be alert to street notices/advertisements on perimeter fencing that relate to town planning issues in your immediate proximity and ensure that you object timeously if you wish to oppose the application or stipulate conditions that will protect your own investment. Late objections are not condoned. Also do not sign plans approving neighbouring developments without carefully considering the impact on your own property.

**Vacant and neglected properties**

Buildings sites, vacant and unkempt properties are a problem for the community. The number of buildings sites is proportionate to the number of sub-divisions that have taken place and there are many. New developments have generally been of a very high standard which has been good

for the two suburbs as it has set a very acceptable standard which reflects in higher property values generally. However, the building process has a number of negative consequences since it is known to contribute to crime by attracting the unemployed seeking job opportunities and dumping and storage of building material on pavements for extended periods.

Vacant stands are just as much of a problem and unfortunately are often allowed to become overgrown and unsightly as well as attracting loiterers and squatters. In terms of the City's By-laws there is an obligation on owners to look after their properties, but the Council does not seem to police the situation effectively. If you are affected by a situation of this nature, report the problem to the Council if you have been unable to obtain the co-operation of the owner. Also supply details to Wendy McAllister.

**Want to operate a B&B?**

If property owners are contemplating operating a Bed & Breakfast outlet we would remind you that the consent of the Council is required. The application to Council for consent needs to be advertised and all affected parties have an opportunity to object. The CRA has developed guidelines for outlets of this nature. These guidelines relate to the number of rooms in relation to size of property, limits on the number of occupants, signage, proximity to a similar outlet and a number of other aspects. For more information, please contact any one of the members of the town-planning sub-committee.

**City Improvement District (CID)**

Some 22 communities in Johannesburg have formed a "City Improvement District" or are applying for CID status. Because a CID needs official Council approval for its formation, it has more authority in holding Council accountable for action in implementing rules and regulations and can initiate activities in the community's interests.

The formation of a CID needs the approval of the majority of residents (51%) in the area which makes up the CID. If approved, all residents are obliged to contribute towards the activities of the CID in terms of a business plan that is also approved by the community and the Council. The CRA has commenced discussions on the possible formation of a CID with a professional firm experienced in this field, but it is too early to say more other than that the formation of a CID will only happen if the community approves the move. More information will be available in 2008.

If residents have any town planning issues they wish the CRA to be involved with please contact us. The committee members responsible for town planning matters are Dr Roly Meyer at 011 442 6801, Bianca de Roland Phillips at 011 788 3977 or Lee Whitfield at 011 788 9086.

**Membership & Community Affairs**

Thanks to those who have already paid the 2008 annual subscription. For those who haven't yet done so, please find a subs form overleaf or

download it from our website at [www.cra.org.za/cra\\_subscription.htm](http://www.cra.org.za/cra_subscription.htm).

This portfolio also organises the Street reps, the group of residents who hand deliver to your mail box items such as this *Crier*. We urgently need someone to take over from Russ Smith. If you can help, please contact Roly Meyer who will be Acting Chairman for December.

**Outcome of September 2007 survey**

Thank you to all those residents who took the time and trouble to respond. Unfortunately, with only 42 completed forms submitted, we can't take the results as being truly representative of views in the community. Nevertheless, our analysis follows for your information.

1. Of the 42 responses, 57% were from Craighall Park, 31% from Craighall and 12% were anonymous.
2. **SAPS patrols:** 71% = good idea, 10% = a waste of time, 9% = no response. A happy outcome however was that 11 respondents offered their services to assist with the patrols.
3. **Community security scheme** and security services employed: overall 90.48% of respondents employ a security service at their homes. ADT is by far the preferred service provider in Craighall Park (90.91% of CP respondents). Craighall - 61.54% of respondents use SAS.
4. **Subscribing to the CRA's** community security scheme: 87% of Craighall Park respondents = "yes", 62% of Craighall respondents = "yes" and 20% of anonymous responses answered "yes". Overall: 71.43% = "yes", 23.81% = "no", 4.76% = no response. If we had this level of support we would be able to introduce the scheme at the desired level. Unfortunately this is not the case.
5. **Effectiveness** of the community security scheme: 45% = "yes", 17% = "no", 12% = no response, 26% = "do not know". [Measuring the effectiveness of the Scheme is in hand: at the very least, it does something more than doing nothing.]
6. **Reasons for not joining the scheme:** too few responses to really provide meaningful information.
7. **Is crime a given?** Only 11% of replies from non-subscribers to the CSS agreed that we just had to live with crime; all agreed that there was a crime problem. Given these responses it is even more difficult to understand why the Security Scheme has not had more support.
8. **Introduction of a recycling of waste service:** 88% = would use the service, 95% = support for recycling efforts. Given this level of interest, despite the low response base, the CRA executive has contacted the recycling firm in question and it is hoped that a pilot project may be introduced early in 2008.
9. **Membership of the CRA:** 96% of Craighall Park and 100% of Craighall respondents are members; 40% of the anonymous replies claimed membership. Overall 90.48% of respondents said they were CRA members. The fees were not regarded as too high. 25% = no direct benefit to them; the other 75% = no reason for not joining. Again given the reality of membership numbers this response is not a true reflection of the situation being experienced.
10. **The profile** of the respondents is as follows:

Age group:	2%	21 to 35 years
	19%	36 to 45 years
	17%	46 to 55 years
	57%	55+ years
	5%	No indication

50% of respondents have lived in the area for 15 years or more.



# CRAIGPARK RESIDENTS' ASSOCIATION

**PROTECTING THE INTERESTS OF ALL RATEPAYERS – RESIDENTS AND  
BUSINESSES – IN CRAIGHALL AND CRAIGHALL PARK**

WWW.CRA.ORG.ZA

P O BOX 41308  
CRAIGHALL 2024

## STATEMENT OF ACCOUNT

### ANNUAL SUBSCRIPTION

January to December 2008

Single Residential Property	R220.00
Business Premises	500.00
Flats/Townhouses	50.00 per unit

Note: Pensioners over 60 may pay half the relevant amount

Please either:

1. Complete the details below, attach it to your payment and post it to the above address, attention The Treasurer:

NAME: \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_

TEL: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

2. Alternatively, you may prefer to pay at a branch or by Internet debit into the following bank account:

Standard Bank: Hyde Park Branch  
Branch Code: 00660534  
Account No: 200874977 (Craigpark Residents' Association)

Kindly fax your deposit slip/transfer notice to 0086 689 0610 and include your name, address, phone number and email address. Alternatively, if Internet banking is used, you may email the 'Transaction successful' details to Treasurer Kendall Rattey at [pratney@mweb.co.za](mailto:pratney@mweb.co.za) along with the details asked for above.

**Thank you!**



### CRA Executive portfolios w.e.f December 2007

Heritage, Peter	Traffic	442-6824		083 261 7576	peterlucy@absamail.co.za
Glover, Eric	Security [Security Scheme]	787 1425			ericglover@wbs.co.za
Mike Wilmot	Security [Security Scheme]			083 680 0487	michaelw@boe.co.za
King, Richard	Security [SAPS liaison]	442 8207		083 401 5174	richard.king@za.bp.com
Bond, Philip	Security [SAPS liaison]	326 2352		082 448 6267	philip.b@bondstationers.co
Thompson, Blyth	Security	447-8494		083 288 7288	computerbird@telkomsa.net
James, Sarah	Secretary / co-ordinator	787-0637		082 345 5285	sarah.james@global.co.za
Whitfield, Lee	Town Planning	788-9086	(F) 086 6890818	082 583 1508	fieldsta@iafrica.com
Meyer, Roly	TP	442-6801 T/F			rolymeyer@mweb.co.za
de Roland-Phillips, Bianca	TP	788-3977	(F) 447-9913	083 390-7194	brokleder@global.co.za
Malcolm, Paulette	Environment	787 3680		082 452 9322	malcolmj@global.co.za
Taylor, Chris	Environment	326 1681		083 294 5845	chris@fr.co.za
<b>VACANT</b>	Membership/Community Affairs				
McAllister, Wendy	Communications	325-7165	(F) 325-7160	083 365 8410	wendym@creativecoms.co.za
Rattey, Kendall	Treasurer	325 2715	(F) 086 689 0610	082 882-71100	pratney@mweb.co.za
Ian Ollis	Ward Councillor/Advisory	881 6016	(F) 884-2691	082 714 7572	ianollis@lantic.net