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CRA Executive portfolios

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► **Services in your area** (To advertise, contact Wendy McAllister 011 325-7165)

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CRAIGHALL CRAIER



2nd quarter 2006

CRA "FIGHT CRIME" PLAN

We are sure that no-one in our suburbs is prepared to let the criminals get the better of us.

If you were present at the AGM you would know that the CRA has taken a proactive stance to deal with the curse of crime. We interviewed several of the security companies doing business within our borders, and from there decided that ADT and SAS were the best placed to provide additional security services in our area.

We received unanimous support, both at the meeting and from a subsequent email questionnaire, to introduce extra security. For 2006/7, SAS has already introduced (at no cost) a dedicated security vehicle in Craighall Park, in addition to its existing service in Craighall (contact no = 011 884-6660). ADT will offer, at a set monthly cost per participant, the following services:

- ▼ 8 bicycle patrol guards
- ▼ 5 guard huts with electricity and toilet facilities
- ▼ dedicated armed response vehicle support
- ▼ radio and cell phone communication with their control room
- ▼ to residents who support the system, at no further charge, an "escort" service and car guards for functions where vehicles are parked in the street.

This system will be introduced on an annual commitment basis and will be reviewed and/or refined each year.

An additional bonus will be structured discussions on a monthly basis between the CRA, the two security companies and the Parkview Police. The project has the full support of the police.

What will it cost?

As discussed at the AGM, we are currently negotiating a service fee with ADT of approximately R177 per unit per month: this is based on a commitment from a minimum of 650 units, ie one third of the houses/flats/offices and business entities in our area. Of course, we hope many more people will sign up which would reduce the cost. The necessary financial administration will be handled by a professional company.

For more information/signing up

Please diarise Saturday 22 July and 29 July when we will be manning tables at strategic points to obtain your written commitment for the first year. You will also be receiving a phone call soon from the financial administration company to ascertain your support or otherwise for the project.

Please also keep consulting the CRA website for updates. As details are clarified these will be posted on our site.

Remember your support will mean the make or break of this project. Think of your family and property values.

Don't abdicate your responsibility – security begins with you. Don't leave it to your neighbours to do it for you!

We're through with talking about crime – let us now all do something about it. In the words of one member at the AGM who has been a crime victim, "I would pay any amount to regain the use of my limbs."

Think about it...

Message from the Chairman

Dear Fellow Residents,

As reported in the last *Crier* we as an association continue to be embroiled in several serious projects and this has meant a hectic time for your CRA executive.

As I'm sure you know, the 30th Annual General Meeting of the CRA took place on Wednesday 21 June. There was a great turn out and a good deal of interest in the subjects that we covered.

Apart from two interesting speakers, namely Peter Bruce, Editor of the *Business Day* and *Weekender*, and Senior Superintendent Moodley of the Parkview Police, we were able to cover several subjects with residents, especially in the area of security and town planning.

► **The CRA crime initiative**

Everyone must be aware of the current high level of crime in the northern suburbs of Johannesburg. The CRA's solution to this problem is outlined overleaf and there is also information in the Chairman's Report on our website (www.cra.org.za). We believe that we have come up with a program that is affordable and will be effective. I urge everyone to participate – collectively we have more chance of combating crime effectively.

People who are contracted to security companies other than ADT and SAS will understand that the CRA is in no way trying to interfere with these arrangements but I must point out that we will be actively supporting, through marketing efforts, our relationship with ADT and SAS.

Please note that the Security portfolio has been taken over by Mike Holgate, with the assistance of Blyth Thompson.

Other security projects

Other projects will include the renewal of the Domestic Watch as well as introducing our own "know your neighbour" plan. However, why not be proactive and start your own local initiative – see the challenge on the CRA website on the Community Forum page (www.cra.org.za/forum.htm)

► **Town planning**

As far as Town Planning is concerned, we have been warning you over past months that developers are finding out the benefits of living in Craighall and Craighall Park and are attempting to increase densities beyond those considered desirable for our area. As a result of discussions held through open meetings with residents and information gleaned from a questionnaire sent to you by Lee Whitfield in 2005, there is so much happening in our suburbs that we feel we must take a stand against over zealous developers - we are going the legal route where necessary, costly as this may be.

The new precinct plan, paid for by the CRA on your behalf, is lodged with the City Council – an update follows. The plan embodies what you indicated you wanted together with what is practical in terms of sensible densification.

► **Chairman and other executive positions**

It's no secret that my continuing as Chairman is unconstitutional! However, since we still await a person prepared to take on the responsibilities I will act as a caretaker Chairman until this happens. This was also discussed and agreed to at the AGM.

As a matter of urgency we need residents to step forward who are prepared to take over the **Community Affairs** portfolio (there's lots to do in this one): thanks to Jess Galloway for her contribution to this portfolio. Thanks also to Daphne Hansen for her work in the Environmental portfolio (Daphne is relocating). It would also be an absolute blessing

if we could find a secretary which we haven't had for over a year now. (PS - working on the CRA exec is a great way to meet people in your area.)

Meanwhile a very warm welcome to our new members of the Exec – Peter Heritage, Roly Meyer, Bianca de Roland-Phillips, Blyth Thompson, Emma Morris and Dan Sonnenberg. See Exec portfolios and contact details overleaf.

I realise we are up against quite a few problems but the larger our membership base, the more chance we all have of finding solutions to our problems. This is probably a good moment to say that if you haven't yet paid your 2006 subscription, won't you do so as soon as possible – every contribution allows us to be that more effective. If you have access to the Internet, there is a subscription form on-line, otherwise contact our Treasurer Heidi for assistance.

Go well. Best regards
John Turpin



Report on Town Planning matters

Comment received from the City of Johannesburg thus far on our revised Land Development Objectives (LDO) is generally favourable. Expansion in certain areas and clarification in others has been requested. We hope to have a conclusion no later than the end of August. Completion of this exercise of a "community submission" to the City is vitally important for the future protection of Craighall and Craighall Park in so far as town planning issues and the future development of the suburbs are concerned.

Applications for subdivision and changes in land use continue at a regular pace. The CRA is applying the guidelines contained in our LDO submission in evaluating these, and submits objections where appropriate. The most pressing problem remains the attempt by landowners and developers in the two suburbs to densify beyond the parameters adopted by the CRA. These attempts manifest themselves in some innovative ways!

Remember to be alert to street notices/advertisements on perimeter fencing that relate to town planning issues in your immediate proximity. 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. Look out for subdivisions that are smaller than the standard sizes of 1000 m² for Craighall and 900 m² for Craighall Park. Never hesitate to telephone the applicant or the applicant's agent to find out what stand size is proposed. The contact number is always given on the notice. *Also advise the CRA* - we try to monitor applications in several ways, but a telephone call from a concerned neighbour is often the earliest warning that alerts the responsible committee members to the application.

The CRA has appealed two decisions by the City Council to allow densities of 20 units per hectare in areas reserved for single residential residences with the minimum stand sizes mentioned earlier (effectively 10 units per hectare) and has sought legal advice with regard to a decision by the MEC for Gauteng to allow 20 units per hectare for a property in Portland Avenue. All the decisions are in contravention of the new LDO for our area.

The issues concerning the rezoning application for Hacklebrooke Estate and inadequate parking for the restaurant operations at the corner of Lancaster and Clarence Avenues have not been resolved as yet. The CRA is trying very hard to get the authorities to take appropriate action.

Also to let you know that Roland Wille now assists the CRA in a consultative capacity and Mike Holgate has moved to Security. Our thanks for their assistance with this busy portfolio.