

PCA UPDATE

PROGRESS ON “STUDENT HOUSING”

SITES

Those of you who live nearby are aware, and those who have read the PCA Newsletter #11 that highlighted the fact that a company had acquired properties in Parkmore at 119 4th; 102 5th; 127 5th; 142 5th; 145 7th; 137 8th; 138 9th; 144 9th; 108 10th Street. The owners have placed Boston College students in these properties and this is illegal.

TOWNPLANNING

In terms of the Sandton Town Planning Scheme of 1980, Parkmore properties are zoned “Residence 1” which permits a ‘dwelling house’ as a primary residence as it applies to a ‘single family’ of a man and/or a woman, with or without children and a grandparent couple living as one household.

A “Boarding House” is not a ‘dwelling house’ and is defined as a “Residential Building” for which a rezoning application and approval is required. This issue is also covered in the relevant Health ByLaws in Chapter 10 re: Accommodation

REZONING

Please be aware of a white paper wrapped in plastic notice pinned on a wall which announces an application for rezoning. If a notice is seen, please advise all residents around that property and the PCA on 083 269-6450. The applicants must send each neighbour a registered letter requesting your permission to rezone. *Everyone must object in writing*

ACTION TAKEN

1. A resident has lodged objections with CoJ (City of Joburg) and with his persistence has had a Notice served on 137 8th Street.
2. The PCA went directly to the Executive Director, Planning Development and Urban Management in Braamfontein with the request that he deal with us rather than receive 100-200 letters of objection. He has acknowledged our protests. We have provided a list of offending properties as above, together with the fact that there is illegal renovations taking place at the properties at 119 4th, 127 5th and 145 7th Streets (conversion of garages into bedroom suites thereby adding student space)

PROCESS

The Notice served, requires the offender to respond within 30 days, followed by an inspection and then a further 30 days or else legal action.

The CoJ procedure is not an instant cure so we must keep persisting

REACT TO OFFENCES

Any observation of over crowding, noise, late night parties, increased traffic, public space drinking, etc MUST be reported to 011 375 5555 and get a ref. number
If severe, call PCA Protea Coin patrolling vehicles and even call the SAPS and /or JMPD

Dear Residents, please be aware of what happens around your property

If in doubt, contact me please

Brian Robertson

PCA Executive Manager

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