



Parkmore matters!

PCA | Parkmore Community Association Incorporated under Section 21 Reg. No.1999/025688/08 PO Box 650508 Benmore 2010
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WELL DONE FOR TAKING OWNERSHIP OF PARKMORE

The Rezoning Application site meetings at 119 4th, 102 5th, 129 5th, 108 10th, 116 9th, 138 9th and 137 8th Streets were held on Tuesday and Wednesday 11-12 May, followed each day by the formal hearings where applicant and objectors voiced their respective positions

George on 8th Street says, "A hearty thank you to the Parkmore Community members who showed up on Tuesday to demonstrate their commitment to and support of the cause to fight the rezoning applications. A rough count of 50–60 residents arrived at the three properties inspected. The proceedings comically started with a bit of heated exchange between the applicant's advocate and a resident innocently requesting him to "please speak up". This heated, albeit courteous, exchange continued throughout the morning and into the 3-hour hearing later that day in Braamfontein".



Brian Robertson addressing the Committee on the unlawful renovations at a number of the properties intended to provide accommodation in up to 8 rooms in one property

Julia from 10th Street saw that "only placards and toy-toying were missing on Wednesday's site inspections when scores of concerned Parkmore residents gathered outside of the numerous properties targeted for student accommodation rezoning. Waves and handshakes were plentiful as neighbours greeted each other, mothers pushing prams or held toddler's hands. It was an atmosphere alive with energy, that greeted the City Councillors, Joburg Planning Committee members and the Applicant's legal team.



The Parkmore residents made sure their voices were heard with regard to the impact on their property value, retention of the established family-character of their neighbourhood, of the unlawful use of residential properties for student accommodation, and the proposed rezoning.

Once inside the houses being inspected, there were audible gasps of disbelief and disgust as the appalling conditions, poor maintenance and illegal renovations were discovered.

Those residents who took time out of their busy schedules to attend the inspections left shaking their heads, with feelings of anger and empathy for those residing in close proximity to these properties, and

frustration at such illegal and irresponsible acts being allowed to devalue this family-focused suburb. Their presence showed so strongly the determination to protect and preserve Parkmore".



The formal hearings at the Metro Centre heard the applicant's proposals and the PCA arguments for the 761 residents who objected. The PCA's 13 A4-page objection supplementary memo, written in consultation with town planning attorney, Patrick Mundell (Kuilman, Mindell & Arlow), was specific, detailed within the town planning protocol to have the rezoning applications rejected, plus strong reference to the total lack of responsibility and accountability of this single property owner.

The residents present at the hearings expressed their own brand of assertive emotion in asking questions like "Why can't the City enforce its own policies?", "Why do we as law abiding citizens have to put up with unlawful activities and illegal land use?"

This hearing is the first challenge to the Commune Policy. Many feel that it does not fit into the Sandton residential suburbs and CoJ will be urged to reconsider the policy's implementation.

WHAT HAPPENS NEXT?

When the Planning Committee announces its rejection of these applications [as it will], the applicant can be expected to appeal to the Gauteng Provincial Township Board to get his way to have student housing in Parkmore. This process can take from one to two years.

To continue our opposition to this type of land use, we will have use forceful legal action up to and during the hearing. CoJ can be expected to enforce its town planning ordinances. We must support them by opposing all rezoning applications, and be vigilant to any new notices on property near you.