

## **SAPRA AGM REPORT 2019**

The 2018/2019 year has been a good one despite our economic challenges. Our Committee has once again been working hard for the benefit of our two suburbs.

Credit must be given to our dedicated committee who spend a great deal of time and effort on their specific portfolios. This report will give you an idea of the various portfolios and their activities throughout this year. Volunteers to join the committee and hold a portfolio are strongly encouraged!

In addition to the below reports are ad hoc projects that are short term or ongoing but don't require a dedicated portfolio. They include:

**Illegal Advertising**: despite attempts to get JMPD to enforce illegal bylaw legislation, we are in a never-ending circle of reporting and chasing these transgressions with no success. The win we claimed through the Public Protector in 2018 seems to be worth less than we anticipated but we are encouraged by the recent "War on Illegal Advertising" as stated by MMC Leah Knott and MMC Reuben Masango in the media recently. We watch this with anticipation and will continue to enforce bylaws wherever possible. Our sincere thanks to Nick Human for pursuing this tenaciously over the last 6 years.

**The Shothole Borer Beetle PSHB**: much like last year, continues to wreak havoc over the trees in many parts of South Africa. There is no known cure for the beetle or its' fungus yet nor a solution on a responsible way for discarding of infected trees to prevent further distribution. There are many solutions that claim to do various things, but the long-term impact of these solutions is not known and whilst they may delay the progress the fungus and/or beetle makes, none are proven through independent sources to be 100% effective solutions. What has been established is that trees that are healthier and maintained appear to be less affected than trees that are not. The thinking is also that we should be planting trees all the time wherever we are. There are professionals working on this and we can only encourage you to report infected trees on the app – [www.treesurvey.co.za](http://www.treesurvey.co.za). You can also find out more information on the website [www.pshb.co.za](http://www.pshb.co.za).

**COMMUNITY ACTIVE PROTECTION (CAP)**: is the preferred and recommended security provider by SAPRA across Saxonwold, Upper and Lower Parkwood. Through the proven success of deterring crime through proactive patrols, CAP are considered to be a different and advanced service to other service providers in the area. The coverage is separated into Saxonwold (Saxonwold includes Bristol, Worcester and Rutland), Upper Parkwood and Lower Parkwood.

**7 Saxonwold Drive** – the Gupta property: We were served papers in January 2018 as the owners of 7 Saxonwold Drive wanted a review of the Council decision to rectify the property in accordance with town planning bylaws. We have recently, as in last week, been served the next set of papers for the objection (October 2019). As per last year, we engaged with ENS, supported by a local resident attorney, to manage this process. We are named as the 4<sup>th</sup> respondent on this application and whilst we registered our opposition to the application, we have also agreed to abide by the decision of the court. We have received confirmation that the City is also opposing this application. This continues to be an ongoing matter.

**Cell phone masts**: Little has changed with the Cell Phone Masts since last year aside from our engagement with Vodacom to again request a site map of all their intended sites. Whilst we would suggest the Cell Masts to be erected in line with any Nodal Review that takes place for any long term accommodation of signal availability and provision, it seems the view from the City is bound by red tape and "why we can't". The view from concerned residents still seems to be to avoid these lamp post cell masts than to improve the signal yet at some point this will change. We also may be forced

into a corner as from a Council perspective, we have no legal standing to fight the erection of these cell masts. This continues to be an ongoing matter.

**Traffic:** Our anticipated challenge of the widening of Jan Smuts never transpired. This project has been deferred due to no funds by council. Although we do anticipate this to remain on our TO DO LIST in the next 2-4 years as the impact on Saxonwold and Parkwood's traffic has not been taken into account thoroughly from the City's planning department and the rat-running is ever increasing.

**Town Planning portfolio** is our largest portfolio as well as the heritage applications. We luckily have Craig Pretorius on retainer for all these matters and Heritage has been covered by Bramwell Joynt. We estimated that the Nodal Review proposed last year would be one of the largest projects we have to deal with. This has not been the case due to politicking and will only come about again this coming year. This is going to be a massive project when it does come about, and will likely need a hefty investment from SAPRA particularly if we're going to get the traffic issues right.

**Wildlife Catalogue:** in recent months we've had a resident, Umar Essop, show a particular interest in collating and cataloguing reports of all wildlife that is seen in the Saxonwold and Parkwood suburbs. This extends from birdlife to amphibians to predators, etc. This is really a fantastic initiative and reminds us of how fortunate we are to live in the leafy suburbs. Thank you Umar for this positive initiative!

It is important to note the unity of Saxonwold, Upper and Lower Parkwood. We are better operating together and I encourage you to join the Residents Association through activating your membership online: [www.sapra.org.za](http://www.sapra.org.za) and paying your annual subscription.

As this is my last AGM as Chair, I'd like to say my specific thanks to our committee who dedicate an inordinate number of hours to try and ensure the smooth running of our suburbs. Through power outages, burst water pipes, illegal advertising, online abuse, legal challenges, and especially the notes of appreciation, it has been a fulfilling 13 years on the committee, and I think approximately 7/8 as Chair. Thank you to those who keep us on our toes through being our biggest critics and thank you to those who are our die-hard supporters, you are appreciated the most.

By our community, for our community. It has been a pleasure.

Yours sincerely  
Tessa Turvey

Below is a compilation of some of our portfolios which we have been working on this year.

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### **Townplanning / Nodal Review – Craig Pretorius**

Town planning activity within the SAPRA area has been relatively low in comparison to previous years.

SAPRA has provided advice and representation in the form of general property related queries, assessment of town planning applications, objections and where need be attendance at town planning hearings in approximately 50 different cases over the past year.

Town planning applications are assessed in relation to approved local authority policy. Advice is provided to SAPRA in respect of the impact thereof on the area and whether representation is required or not.

Development pressure remains focused on the fringes of the area i.e. adjoining the Rosebank Node and on the major roads (Oxford Road, Bolton Avenue, Jan Smuts Avenue, and Chester Road).

Approved rezoning applications to note include:

- Ashford House (cnr Oxford and Bolton) – 10 Storey mixed use development. SAPRA has appealed against this approval based on the height granted and the lack of zoning controls. SAPRA wishes to ensure that the development responds to the nature of the area from an urban design point of view.
- Goodman Gallery – 6 Storey mixed use development
- Newport Road – 4 Storey residential development.

It is expected that development pressure will continue to be focused in response to the growth of the Rosebank Node i.e. adjoining the node, location in relation to the Gautrain Station and possibly the continued upgrade and growth of Park Corner.

From a policy perspective the City of Johannesburg remains on track to approve the Nodal Review Policy which will change the face of the northern suburbs of Johannesburg. Should the policy be approved mixed use buildings of up to 5 storeys will be permitted throughout the area. SAPRA has made substantial representation in the regard over the years and is of the opinion that constructive participation in this regard will both protect land value and allow for positive redevelopment of properties. SAPRA will continue to monitor the progress of this policy and intends to make further submissions in the form of an amended precinct plan once the local authority clarifies the status of the Nodal Review.

The City of Johannesburg also approved their new Land Use Scheme and Inclusionary Housing Policy over the past year. Most notably the Land Use Scheme allows owners the right to construct 2 subsidiary dwelling units on their properties after approval of building plans. This right always existed, but in a slightly different form and through an application process. Council generally approved these applications, hence allowing the units as a primary right in the new Land Use Scheme seems logical. The Inclusionary Housing Policy requires developments of 20 dwelling units or more to provide 30% inclusionary housing. These units are for sale on the private market and in essence are smaller for them to be more affordable. Development trends contain smaller dwelling units in any event and it is not foreseen that this policy will affect land value or amenity within the SAPRA area.

Landowners are encouraged to familiarise themselves with local authority policy and objectives where possible to understand their property rights and possible future growth of the area. Any construction activity, town planning notices or uses disturbing the amenity of the area should be brought to the attention of SAPRA.

Craig Pretorius  
Urban Terrain  
0823375901

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### **Clean up Team Report**

SAPRA hired four men from the Homeless Shelter to clean out all of the storm water drains initially in November 2018 but nearly a year later they are still with us, thanks to the generous donations from the residents which allow us to keep employed once a week.

In the last 11 months they have:

- cleaned out storm water drains,
- picked up litter all around the two suburbs,
- identified exactly where each fire hydrant is located and opened up the panels and cleaned out the debris so they are easily accessible in case of an emergency

- weeded and cleaned outside the Lystanwold triangle park
- done a micro clean of Fearnhead Park on a few occasions.
- In May this year we were gifted with SAPRA branded overalls, gloves and gumboots which has enabled easier working conditions for them and has made them recognisable to the generous residents that have provided lunch and refreshments for the team on Mondays.

They are a true asset to the community.

Our hope for 2020 is that we can keep this sustainable and that they can join the proposed tree committee and start to identify trees that are infected by PSHB and mark them and log them.

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### **Security Report – Costa Qually**

Crime in the Rosebank precinct has dropped significantly compared to 2018 in almost all categories of crime. Serious crimes have reduced by 41.9%. Cooperation between the security companies operating in the precinct and SAPS is a major contributory factor to this. Joint operations are conducted, usually on a weekly basis. Considering the unrest and criminality in the Jeppe, Hillbrow, Cleveland and City Centre precincts, we are fortunate to be generally peaceful.

Nevertheless, there is still a level of crime and we cannot be complacent. In particular, cell phone and laptop snatching still occurs as well as opportunistic burglaries and theft. For example, a resident in Forest Town had a number of his tools stolen from his garage where he had left the garage doors open with direct access from the street. Pamphlets advising people to take precautions and avoid unnecessary risks were again distributed in Rosebank a few weeks ago.

There have been a number of thefts from motor vehicles at the Woolworths parking lot in Wells Avenue. It is hoped that the recent erection of palisade fencing will reduce the number of incidents. Although there are security guards at the parking lot, they are unarmed and, understandably, are unwilling to confront the thieves who are armed. A more effective security presence funded by the landlords and shop owners is needed.

There continues to be drug dealing in Keyes Avenue. Although there have been some arrests and confiscation of dagga, this has made little difference. Those arrested were released the following day, so there are still concerns about elements of our judicial system.

Crime has almost been completely eradicated at the Jan Smuts Avenue and Bompas Road intersection through the greater vigilance and visibility of Beagle Watch which is the predominant security company in Dunkeld. Unfortunately, this cannot be said for the Jan Smuts Avenue and Bolton Road area.

JMPD have been more active in the Rosebank CBD area and have had a tow truck operating on several days. They have been requested to continue doing so on an ongoing basis - here's hoping this takes place.

Costa Qually  
10 September 2019

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## **Zoo Lake Users Committee**

### **Successes for 2019**

#### **Development framework**

Our plans are in place. We have had some successful meetings with Corporates to request funding. Donations are slow. But we feel once our 18A application has been approved this will assist with our fundraising. We are in the process of drafting our Partnership agreement with the City.

#### **Corporate Governance is in place.**

Our Financials have been audited and we have applied for a Section 18A exemption from SARS.

#### **Erosion**

We launched our Erosion project on the 1<sup>st</sup> of June 2019. This has been well received and working well. Phase one is complete and we are commencing with Phase two on the 19<sup>th</sup> of October 2019. We have had great support from the community and JCPZ. We have 11 Phases to complete. We hope to have this project completed by the end of December 2020.

#### **Tree Committee**

We have set up a Tree Committee under the guidance of Dr. Sue Taylor. We have completed a tree audit around Zoo Lake and hoping to get a tree policy from JCPZ. We are monitoring the trees for Shothole Borer. The Girls Guides planted our first grove of indigenous trees donated by Wits University.

#### **Garden Committee**

A garden committee has been started under the guidance of Belinda Garcia -Tapia. The committee has started to clear out the overgrown flowerbeds and prepared all the plants for our Erosion project. Colourful Splendour donated a lot of plants and we hope that once the rains start our new beds will start to flourish.

#### **Wooden Benches**

Rolo Turvey as part of his leadership project for the Ridge school has repainted all the wooden benches around Zoo Lake. Thank you Rolo they look amazing.

#### **MyRun and Rocky Road Runners**

We have formed a relationship with Rocky Road Runners and MyRun to encourage a healthy life style and encourage families to use the park. This has been a successful initiative and the numbers are growing weekly.

#### **Snapscan**

We launched our Snapscan fundraising initiative on the 1<sup>st</sup> of June 2019 and it is working well.

#### **JMPD, SAPS and Parkview CPF**

We have developed a good relationship with our law enforcement team and meet with them regularly to assist us at Zoo Lake with the enforcement of the By-Laws.

#### **MMC for Community Development, JCPZ and Ward Councilors**

We have also developed a good working relationship with our MMC and the relevant departments at City Parks as well as our Ward Councilors. They are supportive and assist where they can.

#### **Residents Associations**

We have a good relationship with our surrounding RA's and receive continued support.

### **Media – Rosebank Killarney Gazette**

We have regular articles in the RKG and have created an awareness of Zoo Lake, our committee and projects.

### **Face Book**

Our Face Book following is growing daily and a great way to communicate with our Users to the park.

### **Website**

Our website is being revamped and we hope to have that up and running and linked to all our other forms of social media within the next few weeks.

## **Challenges for 2019**

### **Security**

There is still no proper security at Zoo Lake. The City doesn't have the budget and resources. We feel this would help greatly with law enforcement at Zoo Lake.

### **By-Laws enforcement**

This remains a concern, as JMPD and SAPS don't have the manpower and budget to maintain law and order in Zoo Lake.

### **Displaced persons**

Regrettably the number of displaced persons is growing at Zoo Lake. We are in consultation with the Displaced Persons Unit and Social Development to assist us.

### **Alcohol Abuse**

Without regular and sustainable law enforcement this situation will remain. The users to the park regrettably do not abide by the By-Laws. This remains a constant challenge.

### **Litter, Braaing in non-designated areas.**

Again due to lack of security personnel, law enforcement officers, budget, and educational programs these remain a challenge and concern.

### **JRA and JPC**

There are several areas that have not been attended to at Zoo Lake and need the JRA and JPC to action. Again, no budget and resources.

### **General Maintenance**

Due to budget restraints and manpower there are several areas that need repair and also continue to deteriorate.

**Whilst the Zoo Lake Users Committee has managed to achieve a lot this year at Zoo Lake, there is still a lot of maintenance, revitalizing and upgrading to be done. Without regular finance and generous donations it remains a challenge and a concern. The finalizing of our 'Development Framework' is imperative within the 2020 year. We hope to obtain the finance and support from the City. Zoo Lake is a great City asset and we hope that during the 2020 year we can start to realize our vision.**

**Fran Haslam**

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### **Website – Bill Haslam**

Report on the Website for the Year ended 30 June 2019

- During the year the site was changed so that visitors are able to access a number of the pages without the need to login. This opened up the website to all visitors who are interested in the proceedings of SAPRA and who are not members. It also allows members to access the information pages without having the login (some members might find this a bit tedious).
- At the same time, however, we have changed access so that only paid up members have access to information which has involved some expense by SAPRA, such as for example information

relating to town planning and applications from developers to the City for new developments in the suburbs. As such information comes at a cost, we felt that members should be accorded some privileges when accessing information as an encouragement for residents of the two suburbs who are not members to apply for membership, pay the subscriptions and help contribute to the financing of SAPRA. This process will continue the future.

- The landing page has been simplified but now includes not only brief news snippets (further details of which can be accessed within the website) but also important news flashes and a timetable of future events.
  - The database of members is constantly being updated so that the committee and administration of SAPRA always have real time access to current membership status. This is also important information for the secretary as to who can be on the members WhatsApp group and who is entitled to free resident stickers.
  - The website has been extended to include a page “About Us” which seeks to provide much more information about SAPRA and its activities. So often residents are not aware of the important work being done by SAPRA and the webpage provides an opportunity for this information to be broadcast more widely.
  - The blog facility on the website has been discontinued as it was hardly ever used.
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### **Fearnhead Park – Tracy Davies**

#### **Work done:**

##### 1. Maintenance of the Park

- City Parks are cleaning the Park regularly and cutting the lawn frequently, and we keep an eye on this and follow up if they miss a schedule.
- More colonial fencing has been installed, but we are still waiting for fencing along the stone wall parallel to the children’ playground area. A job card has been issued, so it is merely a matter of time.
- Currently one of the hinges to gate on Dudley side entrance has broken, this has been reported, and we are waiting for the maintenance team to repair it.

##### 2. Safety and security

- CAP Security, continue to attend to the locking of the park in the evenings. This is not always at sunset as we would like. But the reason for this is that in Upper Parkwood there is only one CAP vehicle, and if the officer is called to an emergency, the locking of the gate is of secondary importance. (This would change if the number of subscribers to CAP were to increase) They are nonetheless keeping a vigilant eye on activities in the Park.

##### 3. Installation of Owl Box

There was a report of an occupant in the owl box, unfortunately it was not an owl. Ecosolutions, serviced the box for us, evicted the tenant, and readied the box in time for the breeding season. We are waiting patiently for further developments.

##### 4. Basketball hoop

A basket ball hoop was installed, and we are very happy to see that it is being used regularly by individuals and groups alike.

#### **Future projects:**

All our future projects, are going to take into account the perceived needs of the current users of the Park.

A rough study of users of our Park reveals that:

- The main users of our Park are displaced people. Many of these people sleep at the Immaculata Centre in Rosebank in the evenings and bide their time in the Park in the day. With the assistance

of the Ward 117 Committee we have assisted some of these individuals in getting themselves vetted. Some now have their ID's, have a police clearance, and a CV. The SAPRA "Green team" are all such individuals.

- Around 7h30 to 9h30 – the Park is filled with gardeners taking dogs for a walk.
- Between 12h00 to 14h00, many youth visit the Park. These are young people who are out of school, and in tertiary education. They gather on the lawn, use the playground apparatus, and also the basketball hoop.
- During mid afternoon to late afternoon parents and nannies take young children to the Park.
- Also in the late afternoon, we have a group of young adult men playing soccer.
- On the weekends, we do see some families, visiting the Park but on the whole, it is a repeat of what we observe in the week.

1. Upgrade children's area

A group of mum's with young children, have expressed a keen interest in upgrading the playground area. They have got quotes and the plan is to set up a user group for Fearnhead Park. Priorities would be to fence of the children's area, bring in a jungle gym that is more suited to young children, and also to look at a mini cycling paved track and a vertical climbing wall. One of the stumbling blocks in the past year was to find an interested person who could assist in producing a graphic design of what is planned, that can be used for submission to the City. All of this would also involve fund raising. Anyone interested in assisting, is asked to please contact Tracy Davies.

2. Introduction of Public wifi

We are in talks with Cool Ideas regarding the possibility of introducing public WIFI in our park. This has been done successfully in parks such as George Lea in Parkview. Many destitute people use our park as well as youngsters, and this will be something beneficial for them. We would however first have a trial period to assess how well it is working and what the pros and cons are.

3. Program to address dog litter

Many owners have their gardeners take the dogs for a walk in the mornings, and the gardeners congregate in the Park. The dogs mess, and it is left and no one is taking responsibility, neither the gardeners walking the dogs, nor the owners of the dogs. We want to address this issue in the coming year and hopefully come up with a solution.

4. Benches and bins and gym equipment

We are endeavouring to get more benches and bins from City Parks.

In the IDP plan for our area, we have asked for gym equipment for our Park.

**SAPRA BLOOD DRIVE**

In 2018, we introduced a SAPRA community driven blood drive, which is aimed particularly at our Residents. We have kept it going, and have had varying success. We obviously want it to work because it says a lot about our suburbs that we have our own blood drive, and that our own people support it. We thought we would give it to December 2018 as we had not reached our targets in the previous 3 drives, and lo and behold we did reach our target. So the call was to continue.

The stats so far are as follows:

<u>Month</u>	<u>Units of blood donated</u>
April 2018	16
June	13
Aug	8
Nov	14
Mar 2019	17
May	12

Aug 20  
Oct 10

The Northern Suburbs Tennis Club, (located next to Fearnhead Park), have both generously and kindly provided their premises as a venue. We thank them from the bottom of our hearts for this.

Compiled by : Tracy Davies

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### **A Re Sebetseng**

A Re Sebetseng is a monthly city-wide cleaning campaign, which means “let’s work.” The campaign was launched by Mayor Herman Mashaba in 2017 and it strives to encourage all of Johannesburg’s residents to take care of the environment and seeks to promote a culture of reducing, re-using, and recycling waste to ensure that Johannesburg becomes one of the cleanest cities in Africa.

The campaign takes place on the third Saturday of every month and aims also to address issues of littering, illegal dumping, overloading of bins, and dilapidation of open spaces.

SAPRA has participated in the campaign since its inception although the last few months we have not had capacity to continue this formally through SAPRA, it is an initiative that needs to be continued by all residents at all times. We need to get schools and businesses involved particularly to clean up outside their properties. It is most frustrating to continually pick up litter week in and week out at the same intersections by the same people. As residents, we own this responsibility. If we don’t do it, no one will.