



## Residents say 'no' to 5-storeys

'Our precinct plan is fine'. That was the resounding message that residents delivered to the ERA on August 1 2017 at a public meeting to respond to the City's recommendations to amend our Precinct Plan (PP) on seven properties in the triangle below the Shell garage that is bordered by Barry Hertzog, Linden and Gleneagles Roads. This was in response to a developer's request to amend the PP to fit in with his proposed development. (see box below for details)

### History of the developer's application

2014	Developer applies to amend the precinct plan (PP) and build a 6-storey development with 89 residential units, 5000 m <sup>2</sup> of shops, 2500 m <sup>2</sup> of offices and medical suites.
2014	ERA and 100 other residents object to PP amendment
2014-2017	City tries to resolve the different views:
	<ul style="list-style-type: none"> <li>City meets a number of times with developer</li> </ul>
	<ul style="list-style-type: none"> <li>City meets a number of times with ERA. ERA makes it clear that it represents many interests in Emmarentia.</li> <li>ERA said it was <b>not</b> opposed to:               <ul style="list-style-type: none"> <li>development</li> <li>reasonable densification.</li> </ul> </li> <li>ERA <b>was</b> opposed to:               <ul style="list-style-type: none"> <li>The proposed height of the development</li> <li>More commercial and retail as it would lead to existing nodes in Emmarentia and Greenside declining and decaying.</li> </ul> </li> </ul>

### What did the City recommend?

- The sites be kept as Residential 3 and not Business 2 as the developer had wanted. Retail/commercial space be limited to the Barry Hertzog/Gleneagles Road corner and be restricted to 50-100 m<sup>2</sup>, accessible to pedestrians.
- Only the southern end be 5-storeys. Linden Road should be 4-storeys going down to 3-storeys with Gleneagles

Road restricted to 3-storeys.

- To compensate for the loss of retail and commercial, the developer should be allowed to build up to 120 residential units on the site.

Although ERA was alarmed by the City's proposal for 120 residential units and 5-storeys on the southern end, we were excited that they recommended that the height be reduced on the other sides and that they had kept the sites at Residential 3 zoning therefore slashing retail and commercial.

As Gemey Abrahams, ERA's town planning expert observed at the meeting, "As hard as it's been for all parties – the developer, us (the ERA) and the council – to try and mediate all these views, I think the city is showing that it has tried to mediate all these interests; it probably won't suit everyone but if everyone is unhappy it may be a good compromise."

### Residents not impressed

Residents would have nothing of it. One after another of the more than 75 residents who attended the meeting, stood up to register their displeasure.

"The City is handing over planning of the city to private investors.. they (the City) are treating us like rubbish dumps."

"20 times the (current number of cars) will be coming out in the morning."

"This is going to set a precedent – taking seven erven and just changing it... it will just send a message to developers that they can do it."

"We suggest a maximum limit of three storeys and not more than whatever the current units per hectare that are allowed."

The ERA heard you. The document it submitted to the City by the August 4 2017 deadline, included your concerns about the height of the development, the high density and the increased traffic on the roads.

We also submitted a report by a longstanding ERA member, resident and engineer with traffic engineering expertise who reviewed the Traffic Impact Study calculations done by the developer. The developer's study showed that there would be little impact on our roads if the development went ahead. Our findings differed significantly and showed a much higher

impact on the traffic than the developer indicated and we hope the City will take this into account in their deliberations.

Now the City will have to mediate our comments and those of the developer (who was also entitled to comment on the City's proposal) together with its City-wide policies, for example, its own policies and plans that encourage densification across the City (see '**Nodal process review**' story below). The City will submit its final report with a recommendation on the PP Amendment to their Council which must approve or reject the change they propose.

### Application to rezone the sites

Meanwhile, the developer's application to rezone the sites, is following a separate legal process to the PP amendment.

You may remember that close to 2500 residents from Emmarentia and surrounding suburbs objected to the application. We don't know if the developer will still pursue his existing application in the light of what is approved as the PP Amendment or whether he will revise his application.

When any rezoning application is objected to, the matter is decided by a Planning Tribunal and objectors have an opportunity to present their case against the development before a decision is made by the Tribunal. In instances like this, objectors need to have (expensive) legal representation. Watch this space. We'll keep you posted.

### City announces nodal process review

Check out <http://arcg.is/2uoHuWc> to see what the City proposes around density, dwelling units per hectare and what type of zoning should apply in nodes right across Johannesburg, as part of its 2040 proposals. You can zoom down to your street.

Its proposals for Emmarentia are:  
 \* **40 units per hectare** (around the dam)  
 \* **90 units per ha** along Barry Hertzog Avenue and near shops)  
 \* **60 units per ha** in the areas between.  
 The current Emmarentia PP has densities of 10 units per hectare with 40 units per hectare along Barry Hertzog Avenue.



## What happens at Marks Park?

For most Emmarentia residents, Marks Park is 'where the noisy concerts happen'. However, Rusty Van der Walt, manager of Marks Park says, "If we had more members, we wouldn't have to have concerts."

The club gets 25-30% of its budget from the City but needs to find the rest from member fees, the different clubs, the bar takings, from hiring out meeting venues and fields to individuals or groups.

Operating from the original house of Frans Geldenhuis, one of the sons of the first owner of the land, makes the house part of Emmarentia's heritage. However for Rusty it means huge monthly maintenance bills especially on electricity and plumbing. "When we have events, we need a plumber on standby because of the constant dangers of blockages."

Members are also inconvenienced—sports fixtures have to be changed and moved to other grounds.

Marks Park is not just about sports as you can see from the box. The Social Club caters for singles while Bubble Soccer can be hired for team building and parties. Tap dancing and hip hop caters for children aged 4 and up.

You can also support Marks Park by tasting their Sunday lunch in the Clubhouse from 12h00-14h00. Roast chicken (R60) or beef lasagne (R50) are the mains with optional extras of soup and dessert.

Contact [reception@markspark.co.za](mailto:reception@markspark.co.za) or call them on: 011 – 486 6011/12 if you want to hire rooms/halls or fields on an ad hoc basis.

Thanks to <http://marksparksportsclub.co.za/> for the pic

### Join a Club

Archery	Charmaine@metier.co.za
Argentinian Association	nora@asociacionargentina.co.za
Baseball	allenmcabe111@gmail.com
Bubble Soccer	cvele@goteam.co.za
Cricket	Suhayl White 071 850 3317
Chamber Running	tnoctonsmith@gmail.com
Croquet	Maria 082 852 3850
Dancing	Angie 082 888 1053 (Girls and boys tap and hip hop)
Darts	Carol 083 682 0150
Dog training	www.thedobeclub.co.za
5-a-side soccer	info@urbansports.joburg
Kettlebells	Barry 082 456 0953
20 overs cricket	Owen 071 612 1674
Rugby	Jason 082 850 1344
Run/walk for life	emmarentia@runwalkforlife.co.za
Soccer (children and adults)	lkraam 082 853 0862
Social club	www.our club.co.za
Taekwondo	fightingfitcentral@gmail.com
Tennis	lyndadianejohnson@gmail.com
Gym (Braamfontein only)	Zita 082 670 5744

### Upcoming events Sept-Oct 2017

Sep	
2	The Linden Market, JBG
10	Colour Run, Roosevelt Park High
Oct	
7	Bastille, JBG
8	Ladies Spar Race, MP
22	Avon Walk, MP

### Things to do:

- **Keep your pavement safe**  
With the road death of Mike Livni, while walking in our suburb this month, ERA Chairperson Geraldine Connell urges all residents to adhere to the by-laws and promote pedestrian safety. "It is illegal to plant so much foliage on pavements that pedestrians are unable to walk on them. Likewise ensure that your building rubble does not obscure the pathway. ERA appeals to all home owners to act responsibly and care about the well-being of their fellow citizens."

- **Be entertained with your child at Kinderspiel on Greenhill Road.** For just R60 per show on Tuesdays at 3.30pm and Saturdays at 10am you can take your child of 3+ to see puppet shows, shadow theatre, physical theatre, clowns, magicians or comedians and afterwards you can treat yourselves to coffee there with fresh Brezels from the German Bakery on a Saturday morning E-mail: [Kinderspiel@telkomsa.net](mailto:Kinderspiel@telkomsa.net)

- **Petition for safer roads and pavements**  
If you feel strongly about making Emmarentia's roads and pavements safer, sign the petition on [www.change.org](http://www.change.org) (search for Emmarentia). And if you disagree strongly with the petition, send your alternative solutions to: [info@emmarentia.co.za](mailto:info@emmarentia.co.za)

- **Create a job by contributing to a clean-up fund or join the October clean-up.** Thank you to those that responded to our request for clean-up ideas in the last newsletter. Felicity Gratz-Lawlor, ward committee member for Ward 88, (our ward) [runners@icon.co.za](mailto:runners@icon.co.za) is coordinating an initiative that employs Christopher who was previously unemployed to clean up our suburbs. Any payment will help him care for his family. Pay to: **FR Lawlor Capitec; Branch 470010; Account: 1540254168 (Reference—add your suburb).** All funds received will be audited.

Or if you prefer to contribute with your hands, join the next clean-up on Saturday 14 October. More details: [info@emmarentia.co.za](mailto:info@emmarentia.co.za)

- **Join ERA and help us make our suburb better.** E-mail [info@emmarentia.co.za](mailto:info@emmarentia.co.za)

## Our deepest condolences

ERA is mourning the loss of two esteemed gentlemen:

**Mike Livni** who lived in Emmarentia for close to 70 years and leaves behind his wife, Lola, four children - Natalie, Karin, Jason and Odette - and many grandchildren. Mike was an extraordinary person who connected with everyone who met him. He devoted much of his life to continuing the sterling community work that his dad started at the Serenity Nursing Home which was a haven for those less fortunate.

**Mikail Schaeffer** who was the driving force behind the Dumpit Waste Removal company and who generously donated his time and efforts to keeping our suburb clear of illegal dumping and abusive car guards. We will all miss his significant contribution to the Emmarentia community. Mikail is survived by his wife, Mrs Keketso Marole, son Alyasa and daughters Raesa and Malikhah.

We extend our deepest condolences to the families. May their loved ones rest in peace.