



# ATHOLL AREA **residents' & ratepayers' association**

## NEWSLETTER

SEPTEMBER 2018

Dear Neighbours,

This is our first of regular communications to our suburb.

We would like to keep you updated as to activities in the Atholl area – many of which will have an impact on you.

### Developments

The reason many of us live in Atholl is due to its large stands, tranquillity and proximity to Sandton – and this has now become our challenge.

The government and local authorities are focused on densification close to the commercial hubs – which means more properties per square metre.

The impact which we are all facing is high rise buildings next to us. It has started on the Northern side of Atholl on Wierda Road East, Pretoria Avenue, Protea Avenue and East Road.

This year, the AARRA representatives along with the affected neighbours attended two Tribunals for 100 Pretoria Avenue / cnr Wierda Road East and the second for 101 East Road. Both sets of developers are applying for high rise buildings and high density – up to 120 units per hectare – this equates to 60 units on a 5000m<sup>2</sup> stand – and usually 3 metres from the neighbouring wall.

The owners are under pressure to object at the Tribunal to try and manage the invasion of privacy and devaluation of the property or sell at way below market value to the developer – a major issue for all.

In addition, we now have the following new applications which are being objected to:

1. Townhouses at 81 and 83 Pretoria Avenue
2. Townhouses at 2 Ayr Road
3. Apartments at 104 Wierda Road East
4. The redevelopment of Atholl Square and a neighbouring land to 10 stories with a hotel, retail, gym etc.

The challenge is that the entire process is supportive of the developer. The Municipality will have worked with the developer prior to us becoming aware of it, often with maximum density being ensured before the application is submitted. We then have to object – but it is a major issue as the government have issued a document “SDF 2040” which indicates higher densities around ‘nodes’ in Johannesburg, and Atholl is on one of those nodes.

Many other suburbs have the same concern – Dunkeld due to its proximity to Rosebank and in Illovo – you would have all seen the 20 storey development opposite St David’s with another application pending for a 27 storey building.

### So what do we do?

As we did with the Mosque application, we need to combine resources and fight the developers. This takes time and money.

AARRA can guide and support the process, but funds are limited. Where necessary, we will ask for financial support to ensure the urban creep is not on your door step.

Our next step is a Master Traffic Plan to define current traffic flows and routes – this will assist in our discussions with the Municipality.

Of bigger concern than the SDF 2040 is a draft document entitled ‘Nodal Review’ which proposes even higher densities. AARRA along with other suburbs have objected to this document and we await outcomes but our overriding challenge is a government focused on densification with what appears little regard for people’s current property rights.

If you see a building application on a neighbouring wall and you need guidance, please email a photograph to [athollarra@gmail.com](mailto:athollarra@gmail.com) and we will advise.

### The Mosque

It is now over 3 years since the original application and the process is slow. AARRA represented 723 objectors at the Tribunal. The outcome was in favour of the development, however AARRA, along with many residents have appealed and we await the outcome. Win or Lose – this will be a long drawn out and expensive process for both parties.

### Crime & Security

Atholl falls within the Bramley Police Station precinct.

Despite the rise in crime country wide, the crimes reported to the Bramley Police Station for Atholl are less than 4% of all crimes reported to the Bramley Police Station.

During August 2018, there were two incidents in Atholl, neither of which resulted in injury.

Most crimes in the suburbs bounded by the M1, Katherine Street, Rivonia Road and Corlett Drive are opportunist crimes and follow-homes occurring when expensive watches and jewellery is worn.

### Preventative Tips

- Ensure that your alarm is in working condition
- Before leaving home, make sure all windows have been closed and that all doors have been locked.
- Arm your alarm system when leaving home, users tend to arm the outdoor partition when they are at home. This provides an early warning.
- Consider installing lights that will illuminate dark areas where criminals could hide. These should always illuminate away from your home.
- Adding a gate alarm module to your gate motor can prevent unauthorised access through the derailing.
- Use anti separation loops on your electric fence.

And remember, your alarm system will only work if you use it!

### Atholl parkrun

Atholl parkrun has just celebrated its 25th event and is growing in popularity with an average of 250 participants each week even during the winter months.

The free weekly 5km run / walk takes place every Saturday morning at 08h00 in the park opposite the BluBird Shopping Centre.

It is a fun event for the whole family entirely organised by volunteers.

Atholl parkrun is always in need of volunteers so please contact Jean Baillie on 082 452 1110 if you would like to get involved.

For more information and to register visit <http://www.parkrun.co.za/atholl/>

We appreciate your support.

### Communications

The AARRA website – [www.aarra.co.za](http://www.aarra.co.za) has been repaired following a data breach – we will try and keep updated more regularly.

In addition, there are various What's App groups and Facebook sites which you can be a member of: Atholl Residents Info Group; Atholl Security; Bramley SAPS Sector 3.

## **AARRA Membership**

The only way we can deliver a service is through financial contribution from membership fees.

As Trustees, all our time is voluntary – but we often have to obtain a legal opinion or town planning advice, as well as costs of a website, marketing etc.

All we ask for is your R600 Annual contribution.

On behalf of residents, Beagle Watch / CSS contributes R50 per month for each of its armed response customers who live in Atholl.

If you are not a Beagle Watch / CSS armed response customer, can you kindly send your Name, Address & Contact Numbers to [atholarra@gmail.com](mailto:atholarra@gmail.com) and make your contributions to the AARRA bank account as follows:

*Bank Details: Standard Bank Sandton Account # 002882345*

*Branch code 019 205*

We appeal to residents to contribute to AARRA in order to keep the suburb as one of the finest addresses in Johannesburg.

Our services to the Community are not limited to the above – in addition we facilitate the following:

- AllWE employs two gardeners who work on a weekly basis to empty the refuse bins
- Potholes and defective streetlights are reported to the City of Johannesburg
- Security monitoring which includes attending meetings with the Bramley Police, CPF, Beagle Tactical.
- Removing of illegal posters and boards
- Communicating with our DA Ward Councillor

If you receive this newsletter, you are obviously on our database. Please forward it to any neighbours and friends in the area.

With increased participation from residents, we can continue to maintain our beautiful suburb.

**AARRA TRUSTEES**

**SEPTEMBER 2018**