

**BRIXTON + EMPIRE PERTH AREA COMMENT CARDS SUMMARY**

**01-Mar-17**

<b>TOTAL CARDS</b>	<b>102 CARDS</b>		
TOTAL COLOR CARDS	42	43	17
PERCENTAGE COLOR CARDS	41,18%	42,16%	16,67%
<b>TOTAL COMMENTS</b>	<b>264 COMMENTS</b>		
TOTAL COLOR COMMENTS	120	93	51
PERCENTAGE COLOR COMMENTS	45,45%	35,23%	19,32%

BRIXTON + EMPIRE PERTH AREA COMMENT CARDS SUMMARY _ WHAT DO YOU DISLIKE ABOUT THE PROJECT?									01-Mar-17
	DENSIFICATION	TRANSPORT	AMENITIES	ECONOMIC	SOCIAL	TYOLOGIES	MANAGEMENT	PUBLIC PARTICIPATION	DEVELOPMENT
A.	Communes should only be allowed in medium and high density areas, because they are a big problem within family resident areas (Sexual behaviour in the streets and noise are disturbing).	Don't do away with the parking component.	No clarity of infrastructure contribution amount to be paid to council?	Increase rates on developed properties are not taken into account in repayment plan.	Communes should only be allowed in medium and high density areas, because they are a big problem (sexual behaviour in the streets and noise are disturbing) within family resident areas.	Slope between Auckland Ave. / St. Swithins Ave. allows for high / medium density development (with basement parking) without impacting north side of St. Swithins Ave.	Communes should only be allowed in medium and high density areas, because they are a big problem (sexual behaviour in the streets and noise are disturbing) within family resident areas.	Take us to an area where a similar plan has been implemented and been successful.	Auckland Ave. / St. Swithins Ave., majority area is slum type houses, don't see realistically how the street scape can protect, represent the heritage buildings.
CARD NUMBER	1	11	6	6	1	5	1	RA36	5
B.	Triangle of Plunkett Ave., Abercorn Ave. and Portland Ave has zoning merit due to proximity to Helen Joseph hospital.	Public transport not safe or stable to rely on.	How will this exactly contribute to the existing facilities?	No clarity of infrastructure contribution amount to be paid to council?	No noise impact assessment?	Height of buildings is an invasion of privacy and safety factor. Blocks sunlight	Control of slumlords/tenants, and how will this new development be different from the commune problems experienced in Aberdeen Str.		It's a ugly building in a historic / heritage filled Auckland Park. Another development should be considered before being approved.
CARD NUMBER	2, 4, 12	11	31	6	3	16, 18, 19, 22, 27, 33, RA40, RA39, RA35	9, 33		13
C.	Original plan for medium density was 2 4 storeys, now it's 4-6 storeys. Too high density at the end of Aberdeen Str and too close to the dam.	Total objection to traffic assessment. Re-routing traffic into side streets is ridiculous.	Basic service provision issues, water supply, sewage electricity cuts. Insufficient infrastructure to support proposal.	Unfair to home owners of 20 years + who paid a lot for their property.	The city has over 10 years given away all parks in this development area. 27 Boxes, the tennis court on Richmond Ave. and cnr. Menton Rd., Annet Rd. were previously public parks.	It doesn't cater for poor students. Add an option for double rooms.	Authority control and implementation of the new buildings to match the shown drawings. (Has happened before; Campus square that we, the residents signed off, is not the same as the completed design.)		"Container" in Collins Street, doesn't cater for young professionals, but rather an extension of hostels for students.
CARD NUMBER	9	32, RA34	33, RA35	19	11	20	14		27
D.	Consider including the excluded stands (unzoned grey areas) as they are disadvantaged over their neighbours who fall within the defined density areas.	If people don't use the BRT, are the new buildings going to include parking?	Schools on Twickenham and Richmond Ave. will be detrimentally affected.	Cannot see how the poor will be accommodated? Developers will see to that.	How will greening the area take place?	Water supply pressure for high rise buildings?	By-law enforcement and policing by JPMD and SAPS. Cannot be policed. Traffic control enforcement.		One development has already increased crime, traffic, noise levels and degradation of the area.
CARD NUMBER	28	23	33	24	RA36	25	3, 14, 25, RA36, 26, 31, 33		33
E.	Does High Road become the Stepchild? (I presume this person means, that poor attention was given to that road?)	Interlink for transport to high density area on Empire Perth Rd. from High Str.	Infrastructure upgrade must be done before rezoning and development.	No clarity of small business support, or concessions for small business/developers as with Maboneng?	What are the plans to upgrade and maintain public spaces, parks, swimming pools, water tower, etc.?	Allowance of backyard shack buildings will cause overcrowding, compromise hygiene and safety.	Kingsway Place, not managed; double parking in road, loud music, drinking on the streets.		Personally know of 8 owners keen to develop or sell.
CARD NUMBER	29	25	RA36	25	RA36	RA37	10, 13		5
F.	Objection to redevelopment and rezoning of certain streets to accommodate low cost housing and student accommodation.	Does High Road become the Stepchild? (I presume this person means, that poor attention was given to that road?)	Street lighting issues.	Property value will reduce.		Council should look into providing accommodation for the very poor of the area in the red zone.	Can't have a fast track rezoning that removes neighbours Admin Justice to know/review/object to infringements proactively.		Developer Greed.
CARD NUMBER	33	29	RA36	33		RA36	11		17
G.	Previous zoning; Rossmore was low density e.g. houses, now it's 3 storey buildings. That is not low density.	Oppose closing Ripley Rd. between Fulham Rd. and High Str. What will happen to traffic in Ripley Road. Will cause "Rat running" in suburban streets.		It doesn't cater for poor students. Add an option for double rooms.		6 storeys out of character in residential area.	Why has a rezoning been approved within Hampton that doesn't match this development?		Will destroy the heritage of the area.
CARD NUMBER	24	31, RA34, 23, RA37		20		RA35	30		33
H.	Restrictions on the areas, should be extended to other areas via the BRT route e.g. Sophiatown.	Adds no value, creates traffic flow problem and congestion.				No higher than 2 storey buildings.	Monitor and follow up approved development plans.		Development must be phased.
CARD NUMBER	15	31, 33, RA35				RA38	3	RA36	
I.	Height of buildings is an invasion of privacy and safety factor. Blocks sunlight	Traffic control enforcement?				Allowance of backyard shack buildings will cause overcrowding, compromise hygiene and safety.	Drug and crime increase and a problem		
CARD NUMBER	16, 18, 19, 22, B27, 33, RA40, RA39, RA35	31				RA37	33, RA41		
J.	Would like to know current densities for individual areas, Auckland Park, Rossmore, Brixton, Hursthill, etc.					Auckland Ave. / St. Swithins Ave., majority area is slum type houses, don't see realistically how the street scape can protect, represent the heritage buildings.	Traffic control, noise and party control issues.		
CARD NUMBER	RA36					5	42, RA35, 31		
K.	No higher than 2 storey buildings.						How will current BRT problems be resolved?		
CARD NUMBER	RA38						RA36		
L.	Council should look into providing accommodation for the very poor of the area in the red zone.						Street lighting issues.		
CARD NUMBER	RA36						RA36		
M.	Deviation from proposed plan. 6 storey approved in Hampton Ave.						Deviation from proposed plan. 6 storey approved in Hampton Ave.		
CARD NUMBER	RA35						RA35		
N.	6 storeys out of character in residential area.						Allowance of backyard shack buildings will cause overcrowding, compromise hygiene and safety.		
CARD NUMBER	RA35						RA37		
O.	Allowance of backyard shack buildings will cause overcrowding, compromise hygiene and safety.						REPORTING: Illegal commune: no. 19 Streatley Ave, Auckland Park. Please add to list. Over 40 residents. Tuk tuk depot.		
CARD NUMBER	RA37						7, 8		
P.							Students are noisy.		
CARD NUMBER							19, 21		
Q.							Abrupt stopping of commune consent approvals.		
CARD NUMBER							25		
R.							Crime increase.		
CARD NUMBER							3, 14, 33		
TOTAL COMMENTS	25	16	7	7	5	18	33	1	8
PERCENTAGE TOTAL	20,83%	13,33%	5,83%	5,83%	4,17%	15,00%	27,50%	0,83%	6,67%
RA: RECEIVED AFTERWARDS									

BRIXTON + EMPIRE PERTH AREA COMMENT CARDS SUMMARY _ DO YOU FEEL ANYTHING HAS NOT BEEN CONSIDERED OR FORGOTTEN?									01-Mar-17
	DENSIFICATION	TRANSPORT	AMENITIES	ECONOMIC	SOCIAL	TYOLOGIES	MANAGEMENT	PUBLIC PARTICIPATION	DEVELOPMENT
A.	Applied for new zoning rights, but I'm within an area that was previously marked as medium density, but is low density now. The SDP is already submitted for a block of flats. What do I do now?	Intersection by Kingsway where Cookham became Lothbury is highly dangerous. Robot issues. Lothbury needs 3 lanes, right, left and straight lane.	Storm water, sewage infrastructure will continue feeding the struggling system.	Too costly and no real interest in the area other than to make money.	The Resident's Association have done a survey to create a unified vision for a park. Public green space and heritage preservation are very important. How will this vision be incorporated?	Within the feasibility study columns, how was the land value calculated per stand?	Taxis are using Auckland Ave. between Main and Lothbury as a speedway and shortcut.	We were not informed or consulted about this development.	Applied for new zoning rights, but I'm within an area that was previously marked as medium density, but is low density now. The SDP is already submitted for a block of flats. What do I do now?
CARD NUMBER	5	1	8, 19, RA39	RA40	11	2	1	RA42, RA43	5
B.	Stand 881, Westdene, should be medium density. Gentle slope downwards from high to medium to low density.	Exit from Westdene on Thornton/Lewes not sufficient for increased traffic.	Rubbish being thrown around due to increase of people.		Only 10% parks, there are no new parks?	10% for green space on private property is not enough.	Residents don't get the opportunity to object/comment on certain developments. No letters received by neighbours.		I have applied for student accommodation and it was declined. Who will reimburse me for the money I paid to the Town Planner and to develop my property. I am a single parent.
CARD NUMBER	7	8	9, RA40		11	11	13		10
C.	Add Hursthill to the development proposal. It's experiencing degradation and deterioration.	Extra traffic	Road and sidewalks dug up on Ditton Rd. + Cockham Rd. not repaired for 4 months.		Prof. Teams' brief was only residential, what about mix-use, commercial?	Against allowing development above 3 storeys.	How will there be control over slumlords, unsavory students and commune developments?		Residents don't get the opportunity to object/comment on certain developments. No letters received by neighbours.
CARD NUMBER	6	9	9		12	22	3		13, RA41
D.	Rezoning process irregularities.	A traffic calming plan has been done by another prof. team for Auckland Park. How will this be implemented?	Litter management. Start an initiative with bins and police.		Why are there no new public green spaces? What is the correct ratio between green/residential spaces. Is this set aside in the City's budget.	Against typology 1.4.	Police presence and accountability must be included to prevent the collapse of the community diversity.		People who aren't interested, will they feel threatened, or will they be pressured to move/develop?
CARD NUMBER	13	16	RA39		12, RA40	22	4		3
E.	Heights of buildings is an invasion of privacy.	Ripley not considered adequately.			Noise, disturbance, party issues/control/management?	Add a option where neighbours combine and build 3 storeys, but only for bachelors. Could suit smaller developments.	Intersection violations, stop streets and traffic lights.		Not consulted with container development in Collins Road. There's no privacy.
CARD NUMBER	17, 26, 32	29			15, 17, RA42	27	9		20, 26, 32, 34, 35
F.	Add more high density zones around the university, for example along Hampton Ave.	The city promotes public transport, but yet requires extensive parking. Massive pieces land are attributed to parking.			Peace of mind' is not considered in the development.	Natural slope to residential areas.	Tribunal is a very smart motive, time schedules are usually unpractical hours.		Will development occur in the Jan Hofmeyer area?
CARD NUMBER	18, 25	33			17	RA39	13		38
G.	Overpopulation.					Developments must be sensitive to areas, not more than 3 storeys away from the Corridors of Freedom.	The new Planning Committee, should be strict, previously completed projects were different from the applied for proposals, and isn't inline with C.O.F. policy.		Upgrade/security/security cameras on High Str. Major anchor stores. Currently illegal business, illegal immigrants, shebeens, selling of drugs popping up.
CARD NUMBER	19					RA39	14, 15		RA40
H.	Could specific space be reserved for student accommodation?						The community needs to be part of all applications. Developers should propose their proposal at a public meeting.		No development till current date had any landscaping attempt.
CARD NUMBER	21						14		RA40
I.	Against allowing development above 3 storeys.						Noise, disturbance, party issues. The police don't sort it out. Law enforcement is needed.		
CARD NUMBER	22						15, 17, RA42, 21, RA40		
J.	17 Putney Rd., Rossmore, needs to be high (red) or medium (amber) density due to proximity to university.						Unruly students.		
CARD NUMBER	23						19, 26		
K.	50 Fulham Road, would like to be yellow or orange zone due to proximity to university activities.						What are the long-term operation management plans for these buildings?		
CARD NUMBER	24, 37						21		
L.	Historic buildings in high density area will be encroached by larger buildings.						The commune policy is in conflict.		
CARD NUMBER	25						30, RA40		
M.	We would like the area to form part of a zoning area. Fulham Rd. and Caroline Str. area.						City to consider incentives e.g. rates for developers.		
CARD NUMBER	26, 32, 34, 35, 36						31		
N.	Most current communes are in the medium density area with 495m2?						Appoint building inspectors to do their job and stop illegal structures from rising.		
CARD NUMBER	27						RA39		
O.	Re-zone grey areas as low density area, because of their proximity to the universities.						Road and sidewalks dug up on Ditton Rd. + Cockham Rd. not repaired for 4 months.		
CARD NUMBER	28						9		
P.	Developments must be sensitive to areas, not more than 3 storeys away from the Corridors of Freedom.						Upgrade/security/security cameras on High Str. Major anchor stores. Currently illegal business, illegal immigrants, shebeens, selling of drugs popping up.		
CARD NUMBER	RA39						RA40		
Q.							No consultation, with SAPS or any service delivery, like pick-it-up.		
CARD NUMBER							RA40		
TOTAL COMMENTS	24	6	7	1	9	7	24	2	13
PERCENTAGE TOTAL	25,81%	6,45%	7,53%	1,08%	9,68%	7,53%	25,81%	2,15%	13,98%
RA: RECEIVED AFTERWARDS									

**BRIXTON + EMPIRE PERTH AREA COMMENT CARDS SUMMARY \_ WHAT DO YOU LIKE ABOUT THE PROJECT? 01-Mar-17**

	DENSIFICATION	TRANSPORT	AMENITIES	ECONOMIC	SOCIAL	TYOLOGIES	MANAGEMENT	PUBLIC PARTICIPATION	DEVELOPMENT
A.	Great opportunity to provide housing for many people across different income brackets.	Focus on pedestrian friendly environment planning, rather than corridors accommodating for heavy traffic flow.		Great opportunity to provide housing for many people across different income brackets.	Development of the park around the dam was successful. Look forward to other developments in the Westdene area.	That high density has been limited to 6 - 8 storeys.	I have submitted a SDP for my property for a 4 storey because the area was previously zoned as a medium density area, now it's marked as yellow density. What will happen to my SDP?	That public participation was done and residents were invited.	Development of the park around the dam was successful. Look forward to other developments in the Westdene area.
CARD NUMBER	1	17		1	4	6	3	5	4
B.	Forms a very logic development plan that emphasizes sustainability.	Viable public transport.		Great opportunity for home owners to earn more income.	Glad that Thornton and north of the dam is excluded from the densification.	I am happy about the tyologies that developers have to follow.	Value added to conserve heritage structures.	I think a lot of thoughts have been put into the process.	158 Caroline Str., Brixton, in the grey, I would like to develop next year, would like to be zoned as Yellow density.
CARD NUMBER	2	17		1	6	8	17	5	14
C.	A good initiative from planning board to rezone.			Can cure a sick portion of JHB and provide positive financial growth.	Promotion of a university town.	I support low income, mixed income and inclusionary housing.	In favor of planned and controlled development to uplift the area.	Enthusiastic people taking part. This can ensure success and direction over time.	Makes sense, will assist developers and the city to regenerate the area.
CARD NUMBER	3			2	11	9	17	7	15
D.	I have submitted a SDP for my property for a 4 storey because the area was previously zoned as a medium density area, now it's marked as yellow density. What will happen to my SDP?			I support low income, mixed income and inclusionary housing.	Focus on pedestrian friendly environment planning, rather than corridors accommodating for heavy traffic flow.	High rise student accommodation	Can cure a sick portion of JHB and provide positive financial growth.	I fully support the project.	
CARD NUMBER	3			9	17	16	2	9	
E.	Glad that Thornton and north of the dam is excluded from the densification.			To develop with assistance.		Being sensitive to the skyline of the suburbs.	There is a need to ensure low socio-economic sectors are catered for.	The prospect of a brighter, vibrant suburb.	
CARD NUMBER	6			12		17	10	11	
F.	That high density has been limited to 6 - 8 storeys.					Focus on 3 storey new structures.		Giving the community an opportunity to respond.	
CARD NUMBER	6					17		17	
G.	As a home owner, resident, citizen densification is important.								
CARD NUMBER	9								
H.	I support low income, mixed income and inclusionary housing.								
CARD NUMBER	9								
I.	Densification is inevitable. I recognize the need to upgrade the suburbs near the inner city.								
CARD NUMBER	10								
J.	There is a need to ensure low socio-economic sectors are catered for.								
CARD NUMBER	10								
K.	There might not be enough units and opportunities.								
CARD NUMBER	10								
L.	Promotion of a university town.								
CARD NUMBER	11								
M.	I am keen to develop, I like the fast tracking of rezoning process.								
CARD NUMBER	13, 17								
N.	158 Caroline Str., Brixton, in the grey, I would like to develop next year, would like to be zoned as Yellow density.								
CARD NUMBER	14								
O.	Makes sense, it will assist developers and the city to regenerate the area.								
CARD NUMBER	15								
P.	High rise student accommodation								
CARD NUMBER	16								
Q.	Value added to conserve heritage structures.								
CARD NUMBER	17								
R.	Being sensitive to the skyline of the suburbs.								
CARD NUMBER	17								
S.	In favor of planned and controlled development to uplift the area.								
CARD NUMBER	17								
<b>TOTAL COMMENTS</b>	<b>20</b>	<b>2</b>	<b>0</b>	<b>5</b>	<b>4</b>	<b>6</b>	<b>5</b>	<b>6</b>	<b>3</b>
<b>PERCENTAGE TOTAL</b>	<b>39,22%</b>	<b>3,92%</b>	<b>0,00%</b>	<b>9,80%</b>	<b>7,84%</b>	<b>11,76%</b>	<b>9,80%</b>	<b>11,76%</b>	<b>5,88%</b>

RA: RECEIVED AFTERWARDS