

ORANGE GROVE AREA COMMENT CARDS SUMMARY									01-Mar-17
<b>TOTAL CARDS</b>	<b>142 CARDS</b>				<b>TOTAL CARDS</b>	<b>211 COMMENTS</b>			
TOTAL COLOR	74 RED CARDS	42 YELLOW CARDS	26 GREEN CARDS		TOTAL COLOR CARDS	112 RED CARDS	70 YELLOW CARDS	29 GREEN CARDS	
COLOR CARDS %	52% RED CARDS	30% YELLOW CARDS	18% GREEN CARDS		COLOR CARDS %	53% RED CARDS	33% YELLOW CARDS	14% GREEN CARDS	

WHAT DO YOU DISLIKE ABOUT THE PROJECT?										
	DENSIFICATION	TRANSPORT	AMENITIES	ECONOMIC	SOCIAL	TIMELINE	TYOLOGIES	MANAGEMENT	PUBLIC PARTICIPATION	DEVELOPMENT
A.	High density specifications allow for "hostel" type developments	Extra buses cost less than brt system	Can school cope with densification	Community to share in wealth	Bad effect on existing community	Uncertain about timeline	Densities and typologies really deal with cities issues; development needs to take place.	Enforcement of services is already lacking	No presedent study in presentation where this is a success	Mixed use works with security, such as Maboneng
Card Number	2	1	7,2,25, 53	3	5	7	8	9,19	74	50
B.	Height of buildings reduces reduce market value of residential buildings	flexible dedicated bus lanes in peak hours	hospital needs of community	Area will be come expensive	compact of people, was a socialist about proposal		walls for protection	Poor/lack of direct engagement with resident associations in study area		how will this effect the current use of building, while it is busy be rezoning?
Card Number	2	1	7,25	17	16		18	20		54
C.	building heights limited to 4 stories	taxis and buses rather on outer lanes, both can discharge on to the sidewalk.	no additional police services to deal with densities.	how will the developments be financed?	human behavior not considered		existing houses has not been taken into account	unity street and 15th avenue shouldn't be open.		
Card Number	4	1	23,25	25	18		46	28, 29, 40		
D.	to many units will increase population	brt and taxis can't mix	overload on existing infrastructure and amenities. effects on property prices.		beautiful idea		building frontages on street edge, make it unsafe for residents	city of Johannesburg struggle to maintaining. densification will cause slums		
Card Number	7,4	1	17, 13, 31, 32, 34, 38, 39, 42, 47, 54, 56, 57, 64, 68, 69, 74		18			72, 58,55, 61		
E.	objection to heights of 8 to 10 story's in red area. especially at square on hope road, first avenue, second avenue, second street. street to be limited to three story's.	traffic congestion	existing infrastructure and services can not be maintained		invasion of privacy, crime will occur with easy rent flats.		existing flats in the area, example are the police flats in disgusting condition			
Card Number	6	7, 35, 39	28, 29, 44, 45		22		73			
F.	densification attracts lower lsm properties devalue	parking issues arise from densification	Norwood police station can not manage current population how will it manage new population		work + play concept can not be implemented across income gap.					
Card Number	9,19	9,19	30		23					
G.	densities to high	taxis stop follow of traffic								
Card Number	10	10								
H.	complete objection	Francis road to be turned into one way,								
Card Number	13,12,11,14,15, 7,22,25, 43, 44, 48, 51,53, 66, 71		21							
I.	forced densifications x5 than current population	noise pollution will not help the development of Louis corridor								
Card Number	23	41,37, 58								
J.	Slumlording, due to some aspects being to vague	densification doesn't allow for ample parking								
Card Number	24	19								
K.	more noise due to higher density	object 5th avenue been a through fare for Patterson park.								
Card Number	24, 67	46								
L.	stands are currently large enough for current residents, improve area with quality housing, not flats	concerns around traffic crossing on louis botha								
Card Number	24	52								
M.	more population increases crime	have the taxi associations been engaged with with regards to brt system on louis botha								
Card Number	16 ,26, 33, 45	65								
N.	densification will emulate Yoeville and Hillbrow									
Card Number		27								
O.	dislike increasing population									
Card Number		27								
P.	first city needs to fix up existing densification in Yoeville , Bellevue									
Card Number		36								
Q.	object to backyard rooms									
Card Number		49 ,40								
R.	3 stories would sandwich in those who choose not to develop									
Card Number		40								
S.	4 to 8 stories will ruin suburban feel of area									
Card Number		53								
T.	how will the development be communicating to residents currently not living in South Africa?									
Card Number		62								
U.	lack of privacy									
Card Number		70								
TOTAL RED COMMENTS	38	19	29	3	6	1	5	9	1	112
TOTAL COMMENTS	38	19	29	3	6	1	5	9	1	112
PERCENTAGE TOTAL	33,93%	16,96%	25,89%	2,68%	5,36%	0,89%	4,46%	8,04%	0,89%	100%



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WHAT DO YOU LIKE ABOUT THE PROJECT?										
	DENSIFICATION	TRANSPORT	AMENITIES	ECONOMIC	SOCIAL	TIMELINE	TYPOLOGIES	MANAGEMENT	PUBLIC PARTICIPATION	DEVELOPMENT
A.	Densities could be higher considering people would have to work far.	The proposal for the upgrade of Louis Botha accompanied by the upgrading and maintenance of of parks	upgrade of the parks and environmental upgrade	contact with regards to funding options	The development aims to include everyone, very inclusionary		The aesthetics of certain modules but not all.	development needs to be controlled	NOG that specializes in community development, dealing with public participation along corridors and keen on engagement	Resident is very keen to develop within the study area
Card Number	14	2	2	18	4		2	13	1	5,6,9,10,11,12,18, 20,21
B.		Commentator is a Phd student researching MiniTaxis, concerned about high crash rates. Louis Botha upgrade has potential to improve road and space surrounding the BRT corridor.	The resident feels that crime, traffic, water, noise, police presence, property prices, drainage has not be considered.		Has the potential to alter apartheid style era spatial planning. Encouraging safer, healthier and more environmentally acceptable transport modes		the heritage conservation concept	With the development of the Louis Botha corridor, proper accomidation could be provided, thus cleaning up the area. Futhermore providing adequate housing for people	information well displayed	Resident is very object to develop within the study area
Card Number		8	17		8		2	15	26	7
C.		Better and easier access to brt system. Louis Botha upgrade positive			Its intention for upliftment, but I don't see it really works. Mostly concerned about the surrounding neighbourhood moving into the slums		Homeowner wants to know if they sell will it increase there property price	crime is not being addressed in the presentation		Pipeline dream , Changing a mostly quiet neighbourhood into a slum
Card Number		19			23		3	16		22
D.		A shuttle from and to BRT route within the study area						address a lot of the challenges, concerned about the response of city		No merit to existng homeowners
Card Number		14						24		
TOTAL GREEN COMMENTS	1	4	1	1	3	0	3	4	2	10
TOTAL COMMENTS	1	4	1	1	3	0	3	4	2	10
PERCENTAGE TOTAL	3,45%	13,79%	3,45%	3,45%	10,34%	0,00%	10,34%	13,79%	6,90%	34,48%