

Glenferness Lifestyle Village: Moving Forward.

Focus

Our focus over the past years has been on security and we remain resolute that this should remain the primary focus of the GRA. The implementation of the Access Control Project in partnership with Fidelity ADT has significantly enhanced our safety. We continue the legacy of Takis Michalakis whose watchword was always “I want Glenferness to be safer today than it was yesterday”. We miss you Takis and we will treasure your memory and legacy. Bryan Brombacher has stepped into the role of leading the Security Sub Committee and we are extremely grateful for his passion and energy for this job.

Vision

Our common vision for Glenferness is to achieve:

A united coherent, safe community in a suburb where people can live the lifestyle they wish whilst being able to achieve the value they desire.

The first phase of achieving this vision was the access control project which has significantly enhanced the lifestyle and security of residents in the suburb. This document outlines the next phase in achieving **a Glenferness that works for everyone.**

Property Value and Mandate

Some of you may have noticed in the article Business Insider which indicated that Glenferness was amongst the 10 worst performing areas in property prices over the 5 years up to 2018. The average property price growth has been 22.9%, some suburbs have grown at a rate of 50% whilst Glenferness prices have grown less than 10% over the same 5 years.

The role played by the inclusion in 2009 of Glenferness in a Green Zone outside the Urban Development Boundary is confusing and controversial. Suffice it to say that it has contributed to a perception that no-one wants development of any description within Glenferness. We know that this is not true. This, alongside security perceptions and uncertainty about roads, and other factors has muted the growth of property prices in the suburb.

It is time to take action to secure the value of our properties for the future as indicated in our mandate to **“protect the rights of property owners and the value of property”** in Glenferness. This will not happen instantly; it may take a few years but if we do not act now, we will find ourselves in a suburb where the price of property makes it an easy target for cheap industrial development. If we act, we will increase the choices of what Glenferness property owners can do with their properties. We can also achieve this whilst not affect the rights of those who wish to retain their large properties and live the lifestyle they desire.

Meeting the Interests of Everyone in Glenferness

Again, in line with our mandate to balance the protection of property rights and values with the mandate to promote a lifestyle and environment that is consistent with the history of Glenferness we want to create the possibility of people enjoying the lifestyle they want whilst achieving the value they desire. **We do NOT want to achieve value at the expense of lifestyle, but equally we do NOT desire lifestyle at the expense of value.**

To meet the interests of all in the suburb we need the following three imperatives:

- Firstly, to ensure that development is managed in such a way that the desired lifestyles remain possible. The security initiative is an important aspect of achieving this desire.
- Secondly, to make controlled development possible so that owners can realize the value of their properties. This means, inter alia, representing the rights we would like on our properties, and ensuring that we are not prevented from inclusion in the Urban Development Boundary by any environmental restrictions.
- Thirdly, we need an agreed precinct plan which will provide the city with clarity on what the residents of Glenferness want. We tested the interest of Glenferness Ratepayers in a survey in 2019. The outcomes can be found on our website at www.glenferness.org.

The Challenges

There are significant obstacles to achieving these twin objectives.

On the one hand Glenferness is surrounded by development. The K56, the development of Helderfontein and other pressures threaten lifestyles. The levels of equestrian activity enjoyed in the past are no longer possible and before the access control project the roads had become increasingly hazardous and challenging for walkers, runners, and cyclists.

On the other hand, the possible environmental restrictions, the Urban Development Boundary, and other town planning issues have effectively rendered it impossible for individual property owners in Glenferness to obtain rights for anything that will achieve the value properties close to the city should be able to achieve.

Overcoming the Challenges

There are three moments required in the overcoming of these challenges:

Firstly, Glenferness property owners need to unite behind a common objective to create a suburb that works for all. This means that we all need to rise above focusing entirely on our own needs and seek to understand the needs of others and find mutually beneficial solutions that work for all. It means we need to discover and document all the needs and desires of people in the area and embrace them all in the process of creating a suburb that works for all.

Secondly, the future requires that property owners unite behind a professionally prepared Suburb or Precinct plan that is collaboratively developed by all owners. This plan must enable both the perpetuation of lifestyles as well as the realization of value.

Thirdly, for value to be achieved, town planning parameters need to change. Value cannot be achieved where only very limited rights are possible. Potential environmental restraints and the Urban Development Boundary need to be reconsidered and the rights necessary for the collaboratively developed Precinct Plan for the suburb need to be secured. We do not want uncontrolled or high-density development so that value and lifestyle are protected.

Call to Action

We are calling upon all property owners in Glenferness to unite behind this initiative. As an important first step we need to let the City of Johannesburg know what rights we want on our properties. We are thus asking you to urgently complete the attached form for submission to the authorities. In doing this you will contribute to securing real value for your property in the future. Take action with us now.

Meetings

Meetings are being held within the suburb to enable owners to obtain more information. Please take advantage and attend these meetings. We will also be holding an AGM on 23 March to chart the way forward with the Community. Please diarise this date.

Yours In the Spirit of a United, Safe Community



Alan Brews on behalf of the GRA Committee: Manny Moreira, Bryan Brombacher (coopted), Simon Bradshaw (coopted), Jacqui Salmon.