

Profile of Panners Lane and the PKVA

7 May 2014

Background

The Panners and Kingswood Village Association (PKVA) is a non-profit association established and managed by property owners in the Panners Lane and Kingswood Crescent precinct.

The primary purpose of the PKVA is to assist in providing outer perimeter security to property owners and residents in the enclosure.

The affairs of the PKVA are managed by a committee of volunteers elected by members at Annual General Meetings.

Features of the enclosure

- Panners Lane and Kingswood Crescent form a cul de sac and therefore there is just one entrance/exit point for vehicles.
- Every pedestrian or cyclist passes through one of the two guarded entrances.
- The enclosure is close to the Sandton CBD, Benmore, Bryanston and main roads. Traffic congestion is not a major problem when compared to certain outlying suburbs.
- Property values are higher than other areas on account of the position and good security arrangements.
- Gate access to the Field and Study Centre allows residents to easily enjoy the facilities of the park.
- Building of houses and apartments is by and large complete.
- The enclosure is centrally situated and within easy driving distance of schools, shopping centres, medical practitioners and private hospitals.
- The majority of properties are located on a gentle north east slope with views of Bryanston and the Riverclub golf course.
- Owners and residents share a great sense of community and purpose. Many donate generously to fundraising appeals when capital improvements are required. A number of residents assist in ongoing community projects such as gardening, rubbish removal, maintenance and serving on the committee
- Residents are encouraged to separate rubbish for recycling. Material (glass, paper etc) and refuse are collected once a week. The Pikitup depot in Ballyclare Drive Bryanston is conveniently located for the disposal of garden cuttings and waste.

Profile of the Enclosure

The area secured encompasses the following streets in Riverclub.

The main roads:

Panners Lane
Kingswood Crescent

Roads branching off Panners Lane:

Oribi	Denys	Duiker
Suni	Roan	Sable
Tessa	Oryx	

The zoned extensions of Riverclub within the enclosure are:

05	Riverclub Estate	33	20 Panners
10	Oribi/Suni	13	Kingswood Crescent (Upper)
03	Roan/Oryx/Duiker/Sable	12	Kingswood Crescent (Lower)
04	Tessa/Denys		

There are 93 houses and 13 complexes comprising 303 units in the PKVA enclosure.

Gated complexes and cluster houses are:

20 Panners Lane	Kings Creek	Seminole
Augusta	Muirfield	Stonewood Village
Charter House	Palatino	The Links
Flint Farm	Palmetto	
Humewood Links	Savannah	

Security

An important security measure is street lighting along the full length of Panners Lane and Kingswood Crescent.

Security is managed by Micden/Zelitech who have a 24 hour control room. The company is supported by emergency armed response provided by Securitas.

The main security measure is a fully manned boom gate at the top of Panners Lane.

The gate is fully approved by the Municipality and all fees due are paid timeously.

The gate is manned around the clock by guards who are in continuous radio contact with each other and the Micden/Zelitech control room.

Residents have the option of using access cards to enter and leave the enclosure.

A security controlled pedestrian gate at the boom entrance is used by pedestrians and cyclists who enter and leave the enclosure. Residents and domestic workers have the option of using access tags.

All vehicles, drivers and pedestrians are photographed when entering and leaving the enclosure. The camera monitoring system is retained on memory for a limited period for future use in the event of an incident.

The pedestrian gate entrance into the Field and Study Centre Park is open between 6.00 am and 6.00 pm daily. During this time, a security guard monitors the movement of all pedestrians in the enclosure. Camera monitoring is in place.

At night, a guard patrols streets in the enclosure on foot and is able to call in armed response from Securitas if necessary.

A further guard on foot patrols the golf course border with the PKVA enclosure at night.

In addition the SA Police regularly patrol the area.

The main entrance gate in Parkmore to the Field and Study Centre is locked at night.

A section of the border between the gum tree park and the Field and Study Centre is secured around the clock by an infra red alarm system which is activated by movement. The alarm is connected to Securitas for immediate response.

The branch roads off Panners Lane have their own controlled security gates.

All complexes have their own gate security arrangements. Various security companies with their own guards are used.

Houses in the enclosure have additional security and arrangements with security companies that provide emergency armed response.

Incidents of robbery and security breaches are communicated to residents on the PKVA website as well as newsletters.

Other Functions of the Committee

- Maintenance of the garden and irrigation system at the entrance to Panners Lane.
- Monitoring the state of roads, pavements and drains in the area and where necessary report problems to the authorities.
- Look out for rezoning applications and building infringements including the lodging of objections and attending hearings or meetings.
- Lobby the Council and JRA to make improvements to the area such as street lighting, pavements, traffic calming measures, road painting and road signs.
- A representative of the committee attends meetings of the Community Police Forum (Sector 2) and reports back on matters that may affect residents and the wider community.
- Regular contact is maintained with our ward councillor Vincent Earp (Ward 103) who is the main channel of communication with the Council when problems arise.
- A website is maintained and contains details of current and past newsletters, notices and relevant information about the PKVA.
- Newsletters are distributed by email and hard copy whenever matters need to be communicated with owners and residents.