

GPRRA ANNUAL GENERAL MEETING 1 June 2023



Find out what we've been up to.



AGENDA

- Welcome & Acknowledgements – James Loock
- Formalities – James Loock
- GPRRA Committees – James Loock
- Preserving Open Spaces - Dr Antonia Malan
- Green Point Update - Cllr Ian McMahon
- GPCID Extension – Marc Truss
- Human Environment Committee – Liz Knight
- Events Committee – Steve Massey
- Built Environment Committee – Stuart Burnett
- Treasurer’s Report – Stuart Burnett
- Election – Stuart Burnett
- Housekeeping – James Loock



OPENING AND WELCOME BY JAMES LOOCK

“Never doubt that a small group of thoughtful, committed citizens can change the World. Indeed, it is the only thing that ever has.”

- **Margaret Mead**

GUEST SPEAKERS

- Dr Antonia Malan
- Councillor Ian McMahon
- Marc Truss, Chief Executive, GPCID



SPECIAL GUESTS

- Alderman Matthew Kempthorne (Sub-council 16 Chairperson)
- Councillor Ian McMahon (Ward 115)
- Councillor Nicola Jowell (Ward 54)
- Neighbourhood Watch
- Helen Shongwe-Phillips (Pinocchio Creche)
- Janes Meyer (Mouille Point Ratepayers)
- JJ Pennett (Avenue Response)

ACKNOWLEDGMENTS

- **Hamiltons Rugby Club** - for the venue
- **Sandak-Lewin Trust** – funding AGM
- **Ultra Liquors** – funding AGM





FORMALITIES

- **Attendance register**
- **Approval of Minutes**
- **Membership Fees and Membership Drive**



GPRRA MANAGEMENT COMMITTEE

Presenter: James Loock

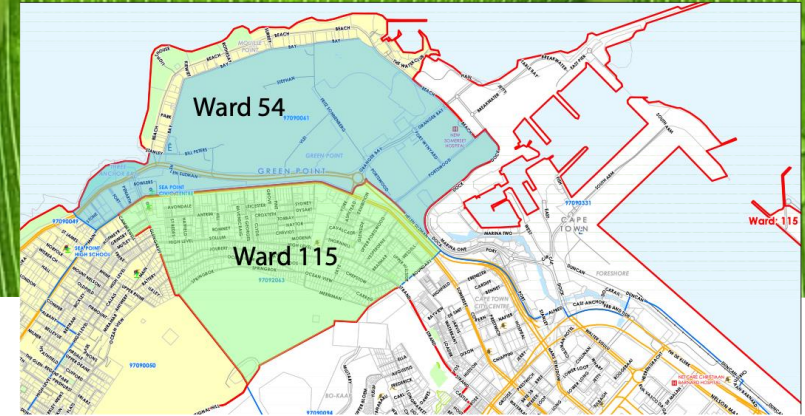
GPRRA MANAGEMENT COMMITTEE

Management Committee:

- Liz Knight (Co-Chairperson / HEC)
- Steve Massey (Vice Chair / Events)
- Stuart Burnett (Treasurer / BEC)
- Paige Nick (Events)
- Sanet Tattersall
- Glynis Johnson



WHAT YOUR MC DOES



Regular meetings:

Ward Forum (6 x yearly): represent interests of ratepayers

Green Point Urban Park Forum (bimonthly): management issues

Community Police Forum (monthly): safety/security, crime, social issues

Regular engagements as required:

Councillors McMahon & Jowell: address problems & ideas to improve area

CoCT meetings and workshops relevant to Green Point

Subcouncil's Operating Fund (Ward 115): propose projects to improve the neighbourhood

SANParks: motivation for care of, cleaning of, safety on Signal Hill

Avenue Response: monitoring area

MC's ACTION & ACHIEVEMENT HIGHLIGHTS

Motivated for the upgrade of Thornhill Park

Share Councillor McMahon's projects including with Traffic Management on York Road robot timing

Attend ongoing discussions on redevelopment of Strand Street Quarry

Supported extension of lease of Pinocchio Creche & fund raising

Homeless community and Safe Spaces (Liz Knight)

Green Point Lanes (Liz)

Extension of GPCID (Liz and Marc Truss)

**HEARTWARMING SUPPORT
OF RESIDENT WHOSE HOUSE
BURNT DOWN!!!**

A close-up photograph of several green leaves with prominent veins and numerous small water droplets on their surfaces. The leaves are arranged in a fan-like pattern, with the central vein of one leaf crossing over the veins of others. The lighting is bright, highlighting the texture of the leaves and the clarity of the water droplets.

DR ANTONIA MALAN

Preserving open space for public use

Our Common interests: preserving open space for public use



Antonia Malan
GPRRA AGM 2023

The Green Point Common: open space accessible to the people of Cape Town



Ariel, Plaatjie up, wins the Metropolitan Handicap on the Green Point Common, 1885





CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Green Point Common

Remainder Erf 1056, Green Point

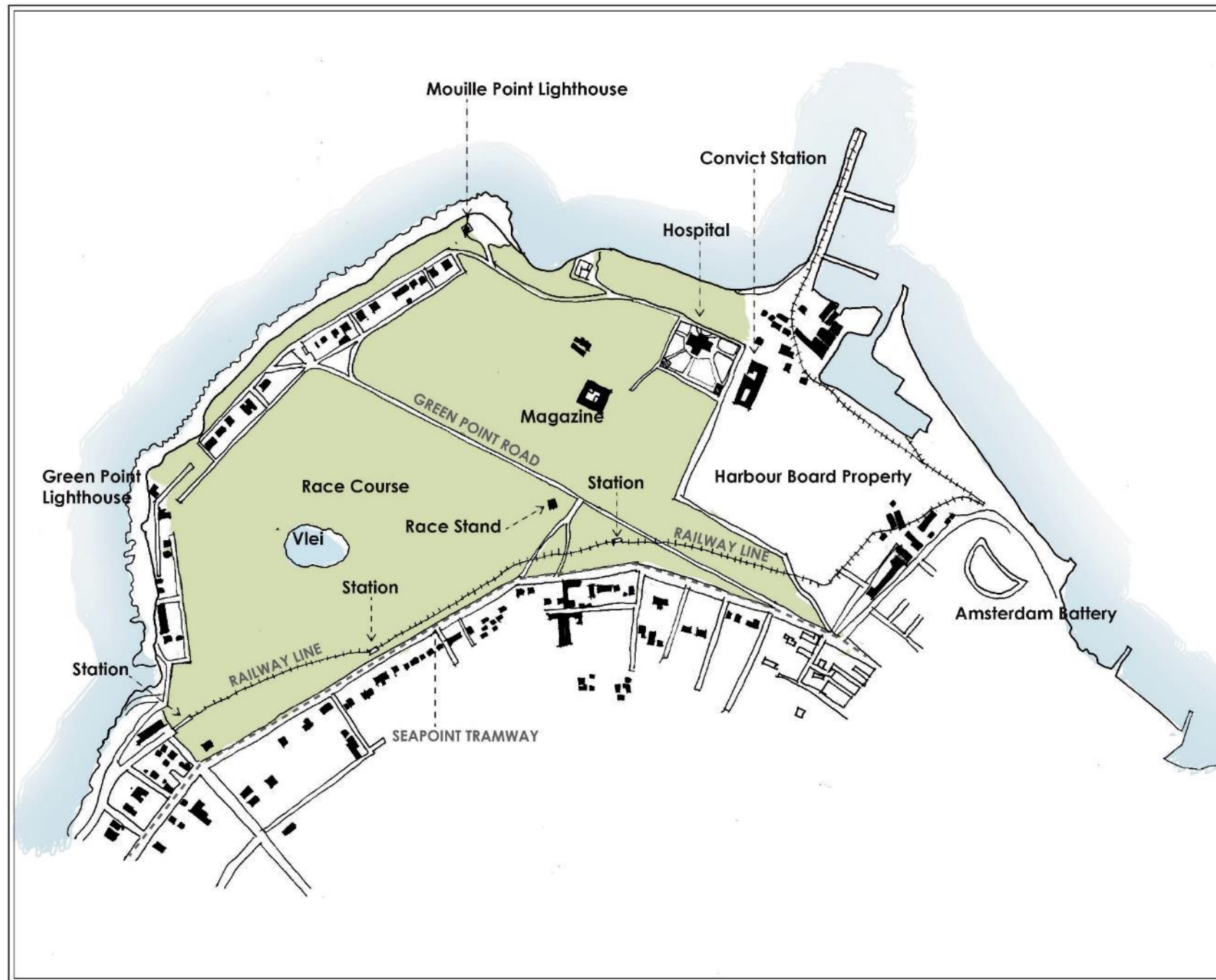
Nomination for PHS

Presentation to GPRRA AGM May 2017



1884

Heritage sites



Project
**GREEN POINT COMMON
PHS NOMINATION**

Plan
HISTORICAL MORPHOLOGY

Name
W.A. Richards & Sons Cape Town
Map of 1884

Legend
Green Point Common

Not to scale on A3
N

On Behalf of
GREEN POINT
HISTORICAL & HERITAGE ASSOCIATION

PERCEPTION PLANNING
URBAN PLANNING
ENVIRONMENTAL PLANNING
HERITAGE IMPACT ASSESSMENT

Mobile: 082 668 4717,
Fax: 081 510 8337
E: perceptionplanning@gmail.com
QCC Industrial Park, Van Eck Street,
Off Sacks Circle,
Belville South,
7805

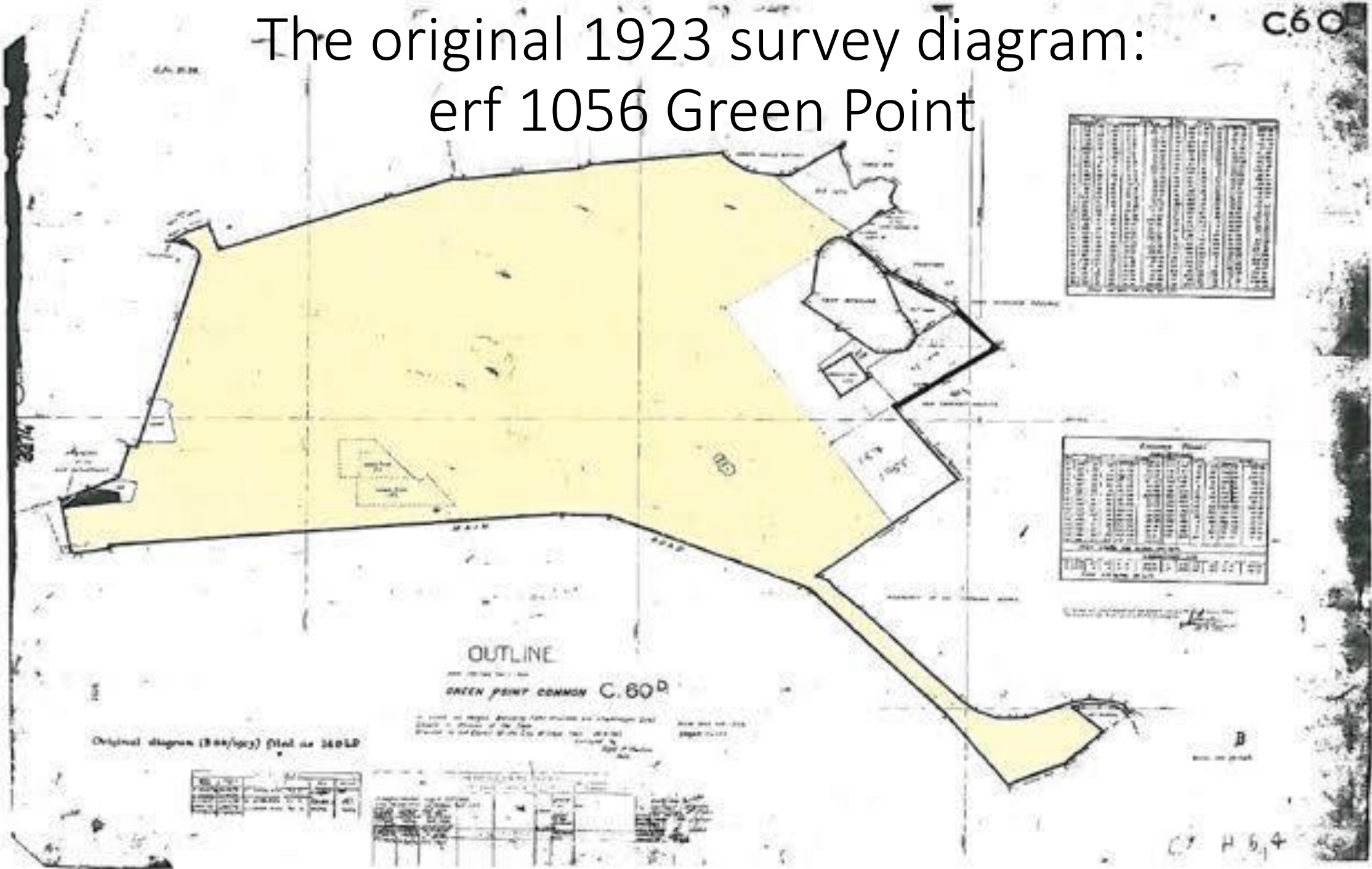
C2, Residence Beau Sejour,
Blue Lane
Upper Boundary, Rose Hill
Mantliss

www.perceptionplanning.co.za
dropr.com/perceptionplanning

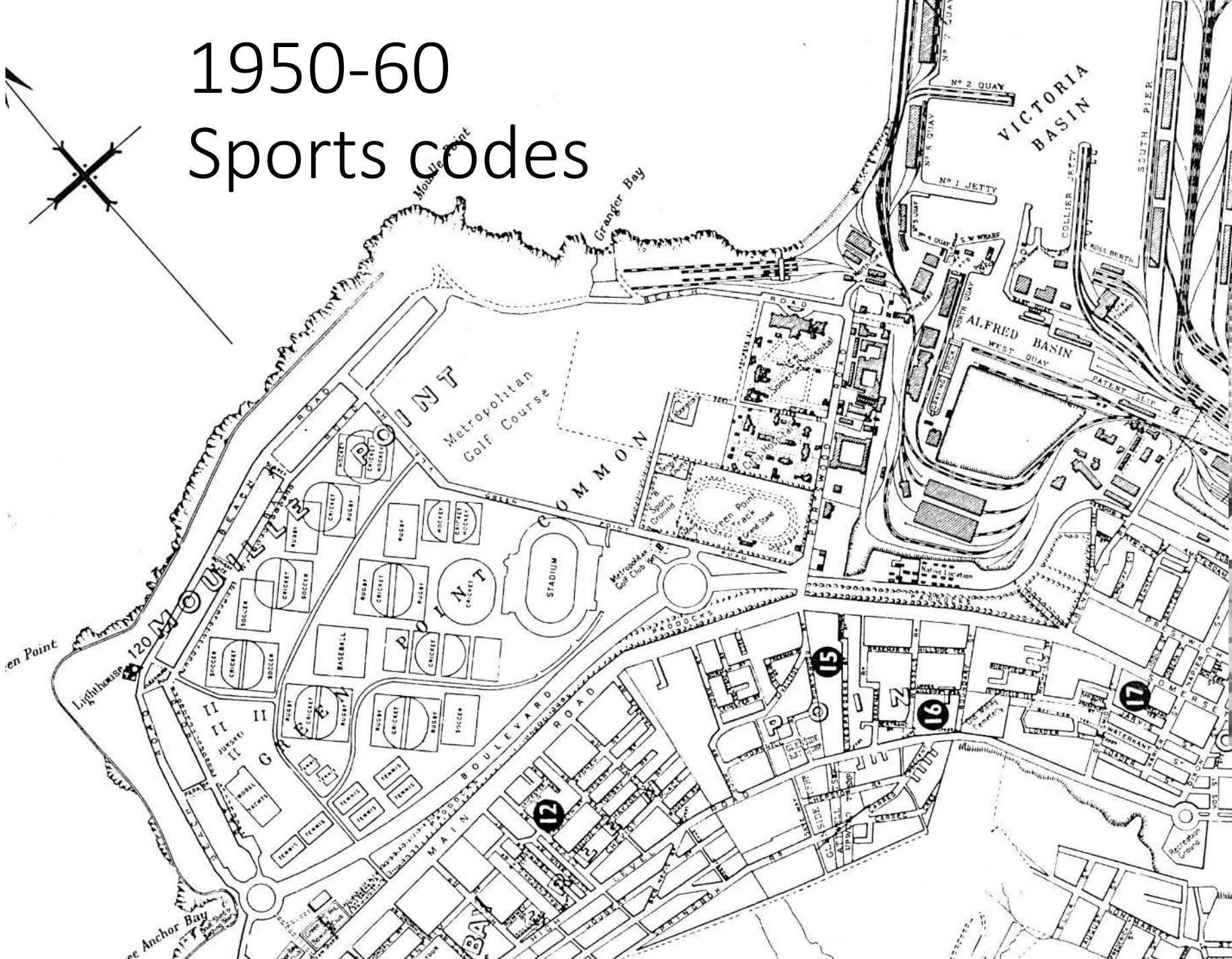
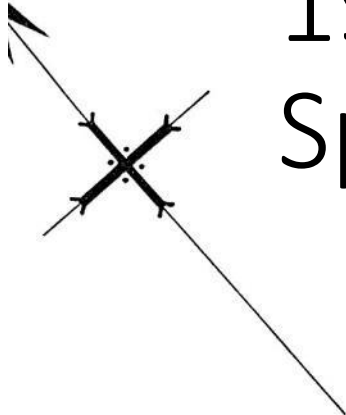
Plan No	Date	FIGURE
01/11/GPN/14	JUNE 14	N/A

The original 1923 survey diagram: erf 1056 Green Point

C.60



1950-60 Sports codes



2006

Before
the
Stadium



2016

After the
Stadium



Declaration of Green Point Common as a Provincial Heritage Site – stage one

- 2016 Nominated by GPRRA and the City of Cape Town (NHRA).
- 2018 HWC Council resolved to declare the GPC as a PHS, endorses the boundary as recommended by IGIC (option C) and advises that a CMP be prepared as a matter of urgency.
- 2019 Covid shut down.
- 2021 Draft CMP circulated for comment by I&APs.
- 2022 CMP submitted to HWC and approved by HWC Council.
- 2022 CMP out for public comment.

What is a Conservation Management Plan?

- Guide to managing a Provincial Heritage site, protected by s.27 of the NHRA, administered by Heritage Western Cape.
- Describes the heritage significance of the Common.
- Provides certainty about what is permitted and what is not.
- Avoids unnecessary admin by allowing certain activities that will not harm heritage, e.g. routine maintenance.

Declaration of Green Point Common as a Provincial Heritage Site – stage two

- 2022 Appeal by a sub-lessee, Virgin Active, objecting to a clause in CMP (development exemptions in lease agreements with City).
- 2023 DCAS Provincial Tribunal hears Appeal and issues a Directive (not decision) requiring more information and expanding the terms of the appeal beyond that of Virgin Active.
- 2023 After considering the additional information, Tribunal issues another Directive, requests even more information, and now criticises and challenges the basis of the PHS nomination and approval.

?

CoCT and HWC can comply
or take the matter on review
(to court).



COUNCILLOR IAN McMAHON

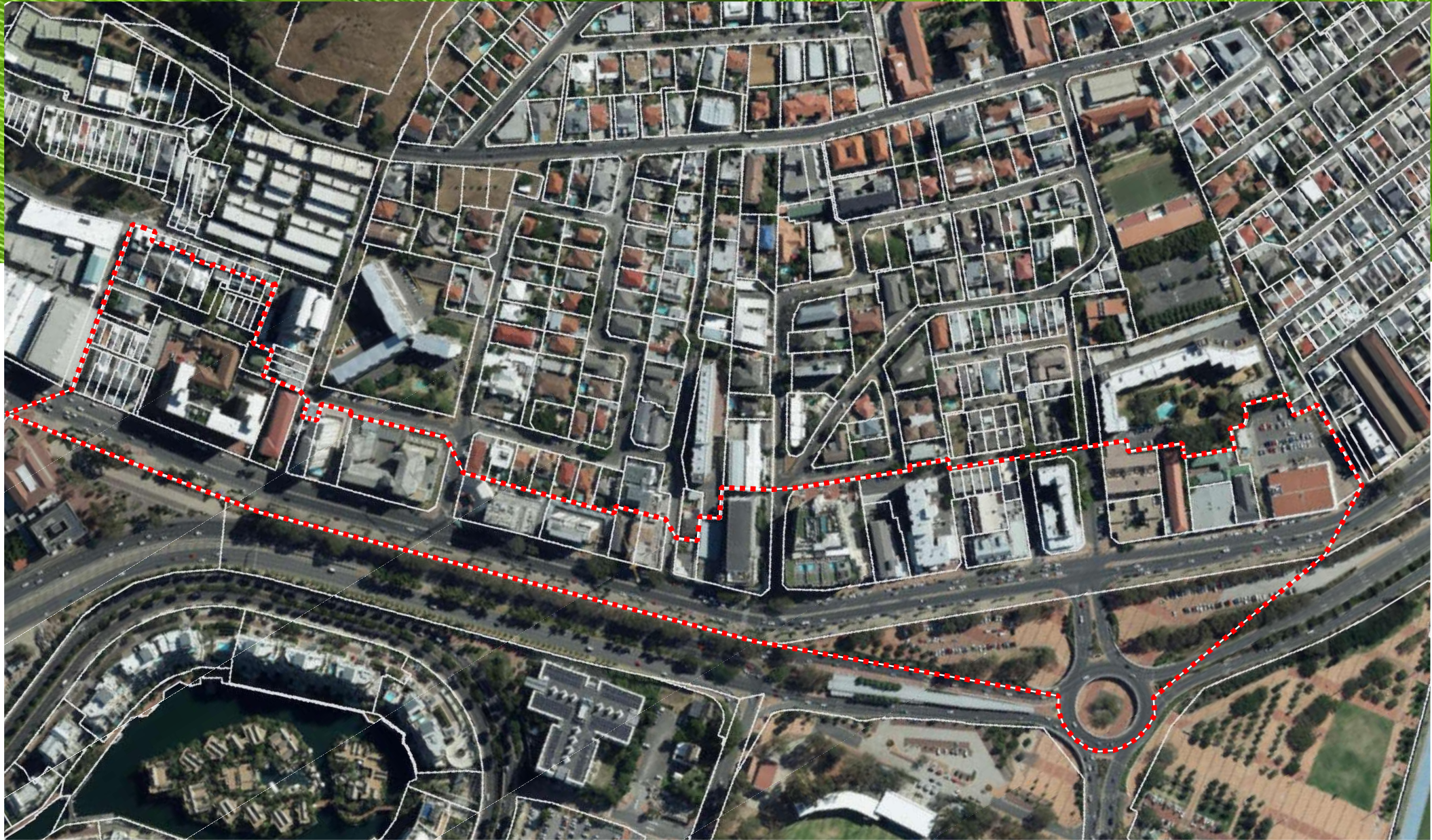


Green Point Update

A close-up photograph of several green leaves with prominent veins and numerous small water droplets on their surfaces. The leaves are arranged in a fan-like pattern, filling the entire frame. The lighting is bright, highlighting the texture and color of the foliage.

MARC TRUSS - GPCID

Celebrating the Launch of GPCID Extension





QUESTIONS & ANSWERS

QUESTIONS FROM THE FLOOR



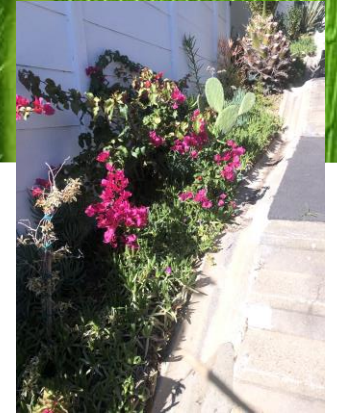
HUMAN ENVIRONMENT COMMITTEE

HIGHLIGHTS OF THE LAST YEAR

Presenter: Liz Knight

HUMAN ENVIRONMENT COMMITTEE

Friends of Green Point Lanes:



- Creating employment in transforming our parks and pedestrian routes used by residents, visitors, hikers and those who work in our hood

HUMAN ENVIRONMENT COMMITTEE



Mossat Lane - Before



After

HUMAN ENVIRONMENT COMMITTEE



Before

OCEAN VIEW
TO CARREG



After

HUMAN ENVIRONMENT COMMITTEE

Thornhill Park



Before



After



HUMAN ENVIRONMENT COMMITTEE

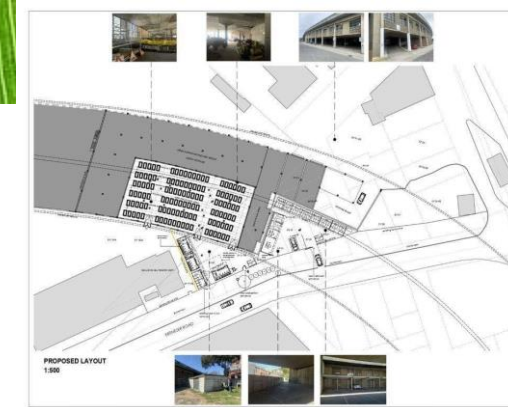
GPRRA SafeStreet Collective:

GPRRA initiative to change the lives of 12 street-based individuals with funding from the City's PEP program.



HUMAN ENVIRONMENT COMMITTEE

Social Development:



- Working closely with City Social Development field workers to support their strategic long term rehabilitation solutions
- Supporting successful interventions by the fieldworkers by funding 120 IDs to date (R16800) and bus fares amounting (R4260)



GPRRA EVENTS COMMITTEE

SUCSESSES AND CONCERNS REGARDING EVENTS

Presenter: Steve Massey

GPRRA EVENTS COMMITTEE

Successes of 2023:

- Over 150 event applications processed so far this year.
- The Athletics Stadium sound system has been fixed
- Very few events with amplified sound that do not have Noise Exemption Permits
- Numerous meetings with Event Organisers and the City's Events department to try and limit the impact of large events on the surrounding communities



GPRRA EVENTS COMMITTEE

Concerns going forward:

- There is an ongoing problem with the screaming of Sports Announcers at the Finish line that needs to be resolved.
- Traffic flow, to and from the Stadium, during big events continues to be a problem. This is under discussion with the City's Traffic and Events Department.
- Parking during events in the Mouille Point and Green Point areas remain a major issue. Discussions around permits and access for residents may resolve this issue.



GPRRA EVENTS COMMITTEE

Concerns going forward:

- The Breakdown of Stands and Marquees at night has been a problem for residents, especially after Formula E. This has been addressed for future events.
- The CoCT Events Department has committed to having less events in the Stadium precinct, especially the small events that clash with the Big Events.



GPRRA EVENTS COMMITTEE

WARNING: Noise from the Reconstruction of the DHL Stadium pitch

The contractor is planning to work 24 hour shifts & the majority of the equipment / delivery work will take place between 03 July 2023 – 21 July 2023. The balance of the work will take place within the stadium itself & will have little to no noise impact due to the equipment being used for these items.

However, it should be noted all evening work will be contained within the stadium. No external deliveries will take place during the evening and will be restricted to 08:00 until 17:00 daily from 03 July 2023 to 21 July 2023.

BEC COMMITTEE REPORT - STUART BURNETT

Built Environment Committee:

- Stuart Burnett
- James Loock
- Chris Hessian
- Ella Löb
- Trevor Boyle





BUILT ENVIRONMENT COMMITTEE

NOTABLE BEC ACHIEVEMENTS AND ISSUES:

Presenter: Stuart Burnett

BUILT ENVIRONMENT COMMITTEE

25 OCEAN VIEW DRIVE

This house is in the Braemar Estate. Demolition was approved by Heritage Western Cape in July 2015. In 2018 City Planning approved the removal of the Braemar Estate Title Deed Restrictions. Our appeal against that decision was also refused. With the support of affected neighbours, the GPRRA took the matter to the high court. In November 2022 we were advised that, after a seven year process, this matter has finally been resolved by way of a court order, in terms of which the planning decisions of CoCT have been set aside and the restrictive title deed conditions have been restored.



BUILT ENVIRONMENT COMMITTEE

168 MAIN ROAD

Construction of this 12 storey apartment block at 169 Main Rd was completed in 2020. It is located in the HPOZ but, as this was a vacant lot, there was no input from HWC during the approval process.

Excavations for basement parking was carried out right up to the edge of the site where 3 heritage graded properties are located



BUILT ENVIRONMENT COMMITTEE

NO 3 LEICESTER GROVE

No 3 Leicester Grove is the property most severely affected with numerous cracks in the floor, walls and stone foundation plinths throughout the house.

There was no indication that City Planning gave any thought to the likelihood of subsidence in the adjacent properties.

Eventually a structural engineer was appointed, but it was too late. We had to agree to a total demolition of this heritage graded house.

Using this as a salutary lesson, we now press for the appointment of a structural engineer before such excavations are approved.



BUILT ENVIRONMENT COMMITTEE

38Y OCEAN VIEW DRIVE

These 6 white cylindrical structures located on the roof of 38Y Ocean View Drive contain mobile base stations for Telkom, Vodacom & MTN. They have been in operation since May 2020 without planning consent.

The subsequent attempts to obtain retroactive planning consent all failed but the six base stations continue to operate.

Notice to remove them was served on the property owner in February 2023. Our observations indicate that the 3 mobile phone operators continue to ignore this notice.



BUILT ENVIRONMENT COMMITTEE

4,6 & 8 BRAEMAR ROAD

These 3 heritage graded houses on lower Braemar Rd are to be demolished despite objections.



BUILT ENVIRONMENT COMMITTEE

4,6 & 8 BRAEMAR ROAD

The replacement development, an apartment block with 60 units, is being heavily promoted. However, there is no indication as to when demolition and reconstruction will commence.





BUILT ENVIRONMENT COMMITTEE

Similarly, this re-development of a mixed-use building on the Ultra Liquors site was approved in 2021. No sign of this re-development commencing either.

BUILT ENVIRONMENT COMMITTEE



108 Main Road, Ultra Liquors site

BUILT ENVIRONMENT COMMITTEE

107 Main Rd – never@home

No doubt encouraged by the redevelopment of Ultra Liquors next door, never@home has applied for re-development of the building at the back of its site.





107 Main Rd - never@home

The intention is to demolish this rear structure and replace it with a 7-storey building, consisting of 36 flats, and to extend a portion of the existing hotel.

At the Municipal Planning Tribunal hearing last month, this application was 'sent back' for further consideration and consultation.





GPRRA TREASURER

GPRRA TREASURER'S REPORT 2023

Presenter: Stuart Burnett

GPRRA TREASURER

GPRRA – Treasurer's Report		
April 2021 to March 2023		
	2022/23	2021/22
	Rand	Rand
Members Subscriptions	19 450	26 650
Sponsorship	15 000	
	<hr/>	<hr/>
	34 450	26 650
<u>Expenses</u>		
Cost of AGM	4 898	2 758
Website	21 786	5 718
ID's for homeless		2 950
Contribution to upkeep of lanes		2 300
Presents etc for facilities providers		1 833
Bank Charges	1 312	1 321
PO Box rental		585
	<hr/>	<hr/>
Total Expenses	27 996	17 465
	<hr/>	<hr/>
Net Surplus	6 454	9 185
Opening Bank Balance	164 701	155 516
Closing Bank Balance	171 155	164 701
<small>Notes – not part of the slide</small>		
<small>Not reflected are legal costs incurred in opposing the removal of</small>		
<small>Title Deed Restrictions, particularly relating to the Braemar Estate.</small>		

CONFIRMATION OF MANAGEMENT COMMITTEE

- Liz Knight
- Stuart Burnett
- Paige Nick
- Sanet Tattersall
- Glynis Johnson

HOUSEKEEPING OUR HOOD - JAMES LOOCK

SOLUTIONS TO REDUCE WASTE:

Organic waste: waste less food and compost

Recycling: sign up with WasteWant's free service – contact lzbknight@gmail.com / 076 597 2640

SERVICES REQUESTS:

Participate in the day-to-day management of your environment by logging into

https://eservices1.capetown.gov.za/coct/wapl/zsreq_app/index.html OR calling 0860 103 089

CRIME MANAGEMENT:

By working together crime can be curbed. For deployment purposes please report all incidences:
24hr SAPS Emergency 10111 / Sea Point SAPS Police Station 021 430 3700 / Public emergency
(police/fire/medical/traffic) 112 or 086 110 6417



VOLUNTEERS

WE NEED YOUR HELP - JOIN A COMMITTEE TODAY!
SPECIAL NEED FOR EXPERTISE IN:

- IT
- Website management
- Events management



SIGN THE PETITION PLEASE!

SUPPORT THE DECLARATION OF
THE GREEN POINT COMMON AS
A HERIGATE SITE

A close-up photograph of several green leaves, likely from a plant like a fern or a similar species, showing detailed vein patterns. Small, clear water droplets are scattered across the leaf surfaces, adding a fresh and natural feel to the background.

QUESTIONS & ANSWERS

QUESTIONS FROM THE FLOOR