



Minutes of Green Point Ratepayers' & Residents' Association

Annual General Meeting

Date: 18 May 2016

Venue: Hellenic Community Centre, Green Point

1. Opening and welcome

- GPRRA chairperson Jenny McQueen and vice-chairperson Luke Stevens welcomed all present, thanking the Hellenic Community Centre for once again allowing the club to be used as venue for the GPRRA's AGM.
- The GPRRA remembers with fondness Mervyn Bregman, who passed away on New Year's Eve. Mervyn had been a member since the founding of the association and a stalwart of the Built-Environment Committee.

2. Attendance

- **Present:** See attendance list (ask Claudia Scherer-Scheltema at info@gprra.co.za).
- **Apologies:** Steve Massey, Samantha Massey, Paige Nick, Ann Nurock, Alderman Demetri Qually, Lesley de Reuck (Cape Town Stadium), Col. Lento, Grace Pick, Hazel Pushman, Toni van Eyssen, Heather Tager.

3. Minutes of 2015 AGM

- Luke Stevens proposed that the minutes be considered as read. Seconded by Karen Fletcher. Proposal was accepted and passed.

4. Chairman's report – including Treasurer's report

- Green Point is to be split from Sea Point to fall under the new Ward 115 according to the CT City Council's rearranged ward structure.
- Taking leave of Councillor Jacques Webber, who will not be involved in Ward 54 anymore. Thanking him for all he has done for the area over the years and wishing him all the best for the future.

- To date the GPRRA has avoided any significant legal costs, but with increasing pressure from developers for ever higher redevelopment in the area, matters are likely to change soon. Therefore consider the positive balance a “war chest”.
- **Treasurer’s report for 2015/2016** (Stuart Burnett):
 - Opening bank balance: R61 255
 - Total expenses: R11 296 (cost of AGM = R6 257; stationery and printing = R525; telephone and internet = R422; memberships and subscriptions to relevant organizations and literature = R1 200; presents for departing officers = R1 675), bank charges = R1 317).
 - Income from membership fees: R21 003 (up from R13 360).
 - Balance as of 25 April 2015 of R70 962 (up R9 707 from the previous year).

5. Membership

Membership fees remain at R150 per annum per household and are now due.

The GPRRA once again appeals to the Green Point Community to join the GPRRA.

6. Report by the Human Environment Committee (HEC) – Liz Knight:

- The committee’s aim is to create a greater awareness as to how Green Pointers can participate in the day-to-day management of wheelie bins and to instil pride in our “Green Hood”.
- **Recycling:** Green Point has become a role model in effective recycling. At least 1 000 households are signed up with **WastePlan, a free service**. However, we need everyone on board to reach our goal of a pristine environment. Please join. By recycling, residents reduce the pollution of landfills. Recycling helps to create jobs, curb global warming and reduce water pollution.
- **Refuse management:** please follow recommendations by Police to avoid your bins being used as tools in crime. Only put out bins on the morning of collection. Ensure bins are behind locked doors and out of sight the rest of the time. Ask neighbours to help if your routine makes this difficult. Take responsibility for the litter you generate by putting out **recycling** bags and bins on time. Teach **tenants** – local as well as foreign visitors – to support these objectives. Join clean-up projects organized by the GP Neighbourhood Watch (**GPNW**) in conjunction with Sanparks and the SAPS. Please pick up after your **dogs**. Invest in Eco Dog biodegradable doggy poo bags.
- **Service delivery:** make the City work for you by being alert and by lodging service requests on the Council’s website

(<https://www.capetown.gov.za/en/ServiceRequests/Pages/default.aspx>) to report illegal dumping, potholes, broken street lights, leaking drains, missing covers, illegal parking, water leaks etc.

- **Give responsibly:** this committee continues to address the fate of homeless people and the sharing of recommendations made by the Council to support shelters, not begging. This is the message the Council put out: “Hand-outs don’t help; they hurt. By supporting begging, you encourage destitute people to avoid shelters and choose life on the streets. So, if you really want to make a change in their lives, rather put your money to better work by helping us provide shelter, meals, counselling and training for those who need it most. Give them a chance to get off the streets. Support “The Haven night shelter”, the “Homestead Projects for street children”, and “Straatwerk”. All are run by remarkably dedicated people who make a difference to those less fortunate.”
- Please join the GPRRA and/or any of its subcommittees. This ensures that we as residents have a stronger voice to lobby the Council on behalf of our neighbourhood. With your support we can influence the Council to make decisions that are in all our best interests.

7. Report by the Built Environment Committee (BEC) – Stuart Burnett:

- The Somerset Hospital precinct – there are 32 graded buildings, of which the 10 most historically important are to be retained. The Old City Hospital Ward (Block C) is one of those to be demolished. An underground parking structure is to be constructed.
- The height of the new buildings are also being pegged at 10 floors – down from 16.
- There has been significant improvement to certain rundown areas.
- Demolition permit has been approved for 8 Sky Way. However, no information as yet as to what is to be built in its place.
- Unconditional demolition permit issued late 2015 for 8 and 10 Romney Road. Also no information yet as to what is going to be built there.
- Demolition permit also approved for house on Sleep Easy Hotel site (157 Main Road). There is an application by the hotel to increase its building to 54 rooms.
- Demolition permit approved for 25 Ocean View Drive, Braemar Estate. Also application for the removal of title-deed restrictions to allow for block of flats to be built. BEC still strongly objects.
- Demolition permit approved for 181 Main Road – house not conservation worthy any more.
- A joint nomination with the City Council is in the process to have the Common declared a provincial heritage site.

- As land in Green Point is increasing more in value than the buildings on it, more demolition permits are being issued. History no longer plays a deciding role. Council is more in favour of **densification**, which is going to change the image of Green Point.
- Green Point is becoming increasingly attractive to people – especially developers – who would like to work and live here. Title-deed restrictions are being challenged more and more.

8. Report by the Events Committee (EC) – Brenda King:

Green Point common is an area for the people, and its location and open spaces probably make it the most attractive location in Cape Town for events of all kinds.

- The objective of this committee (myself and Paige Nick) is to try and reduce the negative impact of events held on the Common and the stadium precinct on the surrounding neighbourhood. Key are noise, parking violations, late parties, antisocial behaviour, littering.
- Our modus operandi is to deal with the organizers, not the City. We have been mostly successful in getting events to use independent sound technicians to keep a check on levels – bar disasters like the Rugby 10s and the events in the Eco Park. However, events such as the Cape Town Carnival have been a huge success.
- The committee handles around 300 applications a year and we have to give all applicants an informed reply. The applications (ranging from 2 to 3 pages, to 100 pages long) need to be read and the impact determined.
- We raise questions, provide support and sometimes decline applications for very specific reasons, which may include inappropriateness (e.g. religious events between 5 a.m. and 5 p.m.), parking/traffic issues, noise disturbance, antisocial behaviour etc.
- We then give feedback to the City, the organizers, as well as to the Mouille Point ratepayers. We have had huge support from the City thanks to Cllr Weber.
- The committee has started a Facebook page – Green Point Events. Please visit it and give us feedback.

9. “Densification and its impact on heritage and open spaces” – main speaker Brett Petzer, architect:

- Densification will require a necessary sacrifice from residents – that we give up private vehicles in favour of public transport and/or “greener” forms of transport, e.g. bicycles, walking.
- A move to public transport can be exciting and liberating. It can give us livelier streets, for example.

- Density is not just more and bigger buildings per square hectare, it refers to what the public realm is used for.
- We don't have enough space for private transport any more. Cars should not have privilege over other forms of transport.
- In South Africa, those with the least choice live in the densest areas – furthest away from work, schools, everything. Green Point is not a suburb on the edge of a city – we should be part OF the city.
- Instead of spreading out like Atlanta (in the USA) and becoming unwieldy and bloated, Cape Town should aim to becoming more like Barcelona, Spain, which is highly densified, yet has some of the most accessible public spaces in the world. Both have around 5 million residents, yet Atlanta is spread out over roughly 8 000 square kilometres, compared to Barcelona's 650! Car emissions in Atlanta were measured at about 7 tonnes/sq. km, roughly seven times that of Barcelona.
- We should consider what heritage means and whether we want ours to be lane upon lane of asphalt jam packed with traffic moving sluggishly.
- Consider how much we cost society, compared to how much we put in. Private transport costs the system dearly.

10. Report back from Ward 54 Councillor – Jacques Weber

A year ago at your 2015 AGM, I reported back on progress within the Ward and highlighted our joint achievements since I took office as your councillor. (Not all of these points were mentioned at this year's meeting as Cllr Weber generally speaks off the cuff once he has gauged the issues in the room.)

My vision when elected was to focus on the following key issues which I have done on a daily basis: Ensuring the on-going promenade and public open spaces' upgrades; serving our residents through rapid response to concerns and complaints and attention to issues such as burst water pipes and failed electricity substations; traffic congestion; street cleaning; resurfacing of roads and repainting of road markings; new safety signage on our beaches to prevent drowning; vagrancy and crime; and the on-going frustration of taxi-driver behaviour.

Looking back, we can all agree that the Atlantic Seaboard continues to grow from strength to strength with more and more people investing within the area and the demand for accommodation ever increasing. One just has to drive around the ward to see the number of new buildings being developed. This is clearly a sign of a City and a Ward that is in demand.

During the last 365 days we have seen various infrastructure improvements continuing to take place. The upgrade of the Sea Point Promenade has now extended into the Mouille Point area. The Beach Road upgrades are continuing and they are currently within the Mouille Point area.

A day does not go by where we do not see members of the City of Cape Town's Roads & Transport Team, City Cleaning, City Parks and utilities from various departments working within the WARD. Over the last 365 days, I have received many positive comments on how matters, which were reported via the official reporting system, have been attended to within 24 hours. Where necessary, I have intervened to speed up action.

The ward has also seen various road upgrades, painting of lines, sinking of electricity overhead cables, new water pipes and substation upgrades.

Now, let me touch on my biggest bug bear which I recognize is yours too – mini bus taxis. During my term of office, I have applied as much pressure as possible on this matter. On a weekly basis traffic operations are taking place within the area.

I did however note that as the City, we can only issue fines and remove those taxis which constantly break the law. Thereafter, it is up to the National Prosecuting Authority to ensure the fines are upheld and the criminal cases are prosecuted. Regrettably this is not always the case.

This year we have also seen traffic speed enforcement on High Level Road, Ocean View Drive and Beach Road following requests from residents.

When I was elected onto Council in August 2014, I made a promise to ensure I would deliver a dedicated service to the ratepayers and residents of WARD 54. Since then I have received or responded to approximately 51 000 emails, over 15 000 social media posts and have attended well over 800 various meetings – which include on-site inspections and being present during policing, traffic operations and disaster operations.

On the issue of service delivery, once again, I pay tribute to the City officials and staff, to our Ratepayer's Association committee and to our Sea Point Community Policing Forum and CID team, who are all the true champions behind our service delivery – a very big Thank You.

Looking ahead, I urge every ratepayer and resident of our outstanding Ward 54 (and Green Point soon to be Ward 115) to play their role in our community, through participating in the Ratepayers' Association, the Neighbourhood Watch and using the excellent City communications options to report issues for attention by City officials.

I ask each and every one of you to vote in the 3rd August municipal election for the party that delivers for the City.

Remember to use the C3 Service Request system on their website for any complaints or queries. Avoid using the 086 number, which takes up too much time. The online system delivers within minutes. It's the City's official reporting system and it covers all services.

11. Recycle or ruin! – guest speaker Tina Krynauw of WastePlan:

- What it's all about: **creating as little waste as possible and be as friendly as possible to the environment.**
- Cape Town's main waste disposal sites are near to full. Coastal Park will close in 2016; Vissershok will close in 2020, Bellville South was supposed to close in 2013, and Morning Star has already closed.
- Cape Town generates 6 000 tons of waste per day – that is 1,7 to 2 kg per person per day! Consider – a standard bathroom of 3 x 3m stuffed with waste = 1 ton.
- Every year enough waste is thrown away to fill a row of trucks from Cape Town to Gauteng – 1 200 km!
- By recycling, we help to avoid the closing of landfill sites. Recycling keeps unnecessary plastic out of the oceans, where animals bear the brunt. If we do not make drastic changes, we will have to move to another planet. Not an option. Recycling in Green Point is FREE of charge.

12. Election of committee members

All committee members have generously agreed to stay on:

- **Management committee – MC** (Jenny McQueen as chairperson; Luke Watson as vice-chairperson; Stuart Burnett as treasurer; Claudia Scherer-Scheltema as secretary; Kasia Lynch as membership secretary; Renée Scalabrino as IT manager; Sanet Tattersall; Barry Shipman; Ann Nurock; Bradley Beard).
- **Human Environment Committee – HEC** (Carin Lilienfeld; Liz Knight; Brenda King).
- **Events Committee – EC** (Brenda King; Paige Nick).
- **Building Environment Committee – BEC** (Stuart Burnett; Pieter van Coller; James Look; Graham Wooding; Martin King; De Wet Du Plessis, Jenny McQueen).

13. Questions from the floor

- Is there anything we can do to educate pedestrians and drivers regarding use of road?
- City council employees waiving applications. Can they? Under what circumstances?
[Cllr Weber asked questioner to forward him details of such waivers; there are circumstances under which certain applications can be waived by council employees.]
- James Loock: sewerage outlet into sea at Mouille Point. Why? JP Smith said a couple of years ago it was a question of money; it was cheaper to pump sewage into sea. When will the City stop doing it?
- What happened regarding the rezoning of the stadium? ***[The most recent development is that Granger Bay Boulevard precinct is now to be leased in stead of sold. But for commercial application – parking – because stadium parking cannot be used for public use.]***
- Why can't Thornhill Road be turned into a one way? ***[There has been public objection.]***
- Will Cavalcade Road be widened? ***[Council busy drawing up plans.]***
- Complaint about public use of trees as lavatories along main road.
[Toilets along main road might not be best solution. Pavement infrastructure not wide enough. Owners object to having them outside their properties. Have bad habit in this country of not using such facilities. However tourists have to be taken into consideration and council discussions are on-going.]
- There is a no right turn sign out of Wessels Road into Main Road, yet road users keep on ignoring the sign. ***[Sign to be removed once construction comes to an end. Other solutions being looked into as well.]***