

# GPRRA ANNUAL GENERAL MEETING 20 July 2022



Find out what we've been up to.





# OPENING, WELCOME & 15<sup>th</sup> ANNIVERSARY 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**

# ACKNOWLEDGMENTS

- **Hamiltons Rugby Club** - for the venue
- **Saadiq Effendi of Lionlead Real Estate** – funding event
  - and new website
- **Sandak-Lewin Trust** – funding publicity and promotion



LIONLEAD  
REAL ESTATE



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SANDAK-LEWIN TRUST

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# GUEST SPEAKERS

- Executive Mayor Geordin Hill-Lewis
- Councillor Ian McMahon
- Marc Truss, Chief Executive, GPCID



# MAYOR GEORDIN HILL-LEWIS



Keynote Address



# COUNCILLOR IAN McMAHON



Ward 115 Update



# MARC TRUSS- GPCID EXTENSION











# AGENDA:

- Attendance Register
- Approval of 2019 AGM Minutes
- Membership Fees
- Management Committee – James Loock
- Human Environment Committee – Liz Knight
- Events Committee – Steve Massey
- Built Environment Committee – Stuart Burnett
- Treasurer’s Report – Stuart Burnett
- Confirmation of Management Committee - Stuart Burnett
- Questions
- Membership Drive



# GPRRA COMMITTEES:

## Management Committee:

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





# GPRRA COMMITTEES:

## Built Environment Committee:

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





# MANAGEMENT COMMITTEE REPORT:

## Highlights among GPRRA achievements:



### **LOBBYING FOR GREEN POINT COMMON**

With the planned appropriation of a large part of the Green Point Common for the Stadium, the newly formed committee was able to negotiate on and leverage for the protection and upgrade of public open spaces. Out of this came the spectacular and award-winning biodiversity park (Green Point Urban Park) and the upgrading of the promenade which runs from Sea Point through Three Anchor Bay and onto Mouille Point.

### **CELEBRATING AWARD WINNING GREEN POINT URBAN PARK**

A more recent achievement is the anticipated declaration of the Green Point Common as a Provincial Heritage Site on a national level. In April 2015 GPRRA commissioned Dr Antonia Malan, a heritage expert, to submit a motivation for this. The City acknowledged its cultural, historical, social significance as an important sporting, recreational and public open space. As far back as 1923, the Common was vested in perpetuity to the people of Cape Town for sports and recreational purposes. After intense lobbying by the GPRRA, it was declared as such in March 2018 conditional on the approval of a required Conservation Management Plan under which the CoCT will operate the Common. We expect it will be approved by Heritage Western Cape in the near future.





## Highlights among GPRRA achievements:

### **PROTECTING OUR HISTORIC BUILT ENVIRONMENT**

We will miss Jenny McQueen who has 'retired' but continues to share her knowledge particularly relating to the preservation of the Braemar Estate. At her farewell Jenny said that working with the GPRRA has been both a pleasure and a challenge but she was thankful to be leaving on a high note with the progress made, after so many years, with the Common being declared a Provincial Heritage site, the installation of Africa Stone 'Hope'; and the opening of Mossat Lane.

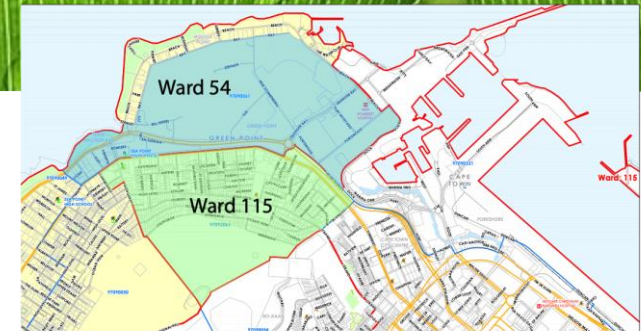
### **INSTALLATION OF AFRICAN STONE 'HOPE'**

After agitating for four years, the Stone was finally installed in the Green Point Urban Park. It is part of the Global Stone Peace Project by Wolfgang von Schwarzenfeld comprising ten stones installed on various continents. Sculptured, polished, inscribed and positioned so that annually on 21 June the sun reflects on their surfaces to connect all the stones. Archbishop Desmond Tutu was present when Africa Stone 'Hope' was installed in Berlin and von Schwarzenfeld's pledge to him to donate it to Cape Town.



# MANAGEMENT COMMITTEE REPORT:

## Notable developments :



### **PROGRESS WITH EXTENSION OF GPCID EXTENSION ALONG MAIN ROAD**

GPRRA has contributed time to this effort and after four years we would like to see the extension of Marc Truss's Green Point City Improvement District (GPCID) along Main Road (from Traffic Department to Ultra Liquors) become a reality. The area situated between two CIDs (De Waterkant and Sea Point) makes our Main Road particularly vulnerable, referred to as 'no man's land'. GPRRA is part of the Steering Committee which is actively engaging with property owners to ensure the approval of the additional levy under the Special Ratings Area (SRA) for additional top-up services. A 60 +1% majority is required from the registered property owners within the designated area. Based on current support, this can be achieved by deadline of Sep 2022. Stats reveal reduction in crime by minimum of 50% since the establishment of the GPCID in July 2001. All these factors have created an environment for investment by property developers estimated at over R3 billion in De Waterkant. Commercial and residential property owners have seen notable increases in values.





## Notable developments :

### **CHANGES TO BOUNDARIES**

This colour-coded map will help might resolve confusion over the split of Green Point between Wards 54 and 115. Following the Municipal Elections on 1 November 2021, boundaries were altered so we are now have two Councillors in Ian McMahon and Nicola Jowell. Councillor McMahon's 'territory' is in green from south of Main Road to Signal Hill from Boundary Road in the East to Glengariff in the West up to Camberwell Road. Councillor Jowell is responsible for the blue area ie north of Main Road including Helen Suzman and Granger Bay boulevards, the Common to Glengariff.

### **CELEBRATING LAUNCH OF NEW WEBSITE**

We are also celebrating the launch of our new website so please visit on a regular basis to get updates on our activities.



# MANAGEMENT COMMITTEE REPORT:

## Making Green Point a better place by attending:

### **COMMUNITY POLICE FORUM**

Committee members are constantly attending meetings to lobby for improvements. At the monthly Community Police Forum meetings chaired by Heather Tager, we raise issues of concern regarding safety and security (also homelessness), problem buildings, social issues, liquor licences issues, etc.

### **WARD COMMITTEE FORUM FOR WARD 115**

Liz attends the Ward Committee Forum meetings to engage with City Council and to raise issues relating to Green Point.

### **GREEN POINT NEIGHBOURHOOD WATCH**

Steve Massey jointly serves on the Neighbourhood Watch. GPRRA has a close alignment with GPNW however we remind the community that security and policing is not our mandate.





# HUMAN ENVIRONMENT COMMITTEE:

Highlight of the last year:

**Presenter: Liz Knight**

Thanks to Councillor Ian McMahon for his support of our programs and looking forward to the future. Also looking forward to working with Marc Truss n the run up to approval of the Green Point CID extension.



# HUMAN ENVIRONMENT COMMITTEE:

## Friends of Green Point Lanes:

Before and after slides are evidence of the dedication over five years by the Friends to upgrade our lanes. And our parks. Since 2017 we have invested time and funds to transform the once derelict historic network of lanes/steps. They serve as crucial pedestrian routes for those who live, play and work in the neighbourhood as well as for tourists. MyCity bus stops are spatially placed at the beginning (or end) of each lane on High Level. We benefit from a team of four gardeners/cleaners assigned by Peter Cookson (City's Social Development) based on our support for his programs, primarily to fund IDs and bus fares for repatriation. The team is part of the Expanded Public Works Program which provides income and poverty relief for the unemployed. They are learning a new a skill and we also witness their personal development through gardening. The lanes are also crucial to our hiking group's fitness program. We encourage you to join. In early January a hard-fought five-year campaign by Jenny McQueen culminated in the court's decision to 'tear down' the gates blocking Mossat Lane. The garden is now flourishing.





# HUMAN ENVIRONMENT COMMITTEE:



Mossat Lane - before



after



# HUMAN ENVIRONMENT COMMITTEE:



before

OCEAN VIEW  
TO CARREG



after

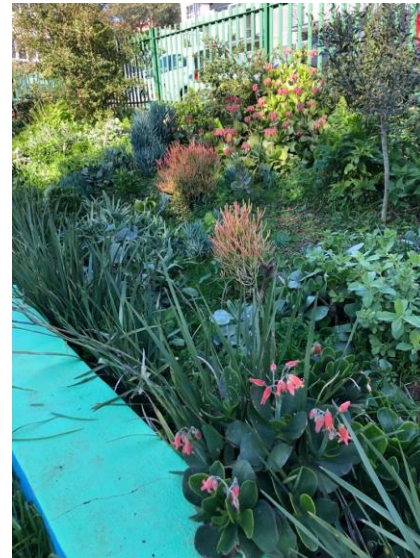


# HUMAN ENVIRONMENT COMMITTEE:

## Thornhill Park



before



after



# HUMAN ENVIRONMENT COMMITTEE:

## GPRRA SafeStreet Collective:

In January Councillor McMahon suggested that we partner with Khulisa Streetscapes (and 12 other NGOs) to receive funding from CoCT for our GPRRA SafeStreets Collective program on Main Road. (The CoCT had applied for and received R160 million from National Treasury's Public Employment Program [PEP], a stimulus plan in response to Covid-19.) Our goal was to transform the lives of 16 street-based individuals by offering a more stable environment and regular income. Crucial also are personal development programs comprising health/psychosocial support,







## GPRRA SafeStreet Collective:

counselling and substance abuse reduction. Each member has been encouraged to connect with their families and also to save from stipends. Training is also part of the longterm vision for future employment and permanent housing. They are managed by Riedoewaan Galant and two supervisors and consult with a social workers on a daily basis. Despite the challenges, the program has had a positive impact. All are either living in shelters or at home; connecting and supporting families and saving from stipends. Most go to Matrix regularly and others are preparing to enter the work place (through courses such as first aid; security; and, thanks to Katherine Moon, for arranging computer sessions at the Sea Point Library. Their IDs were funded by many of you present this evening – thank you. CoCT officials who ‘inspected’ our program on 31 May were impressed. We emphasized the need for an extension of funding beyond the initial six months in order to adequately prepare for stable futures. Extension of the program is currently under negotiation and we anticipate support for the next year.



# HUMAN ENVIRONMENT COMMITTEE:

## Social Development:



We are encouraged by the Mayor's commitment to solving social issues and look forward to seeing the programs relating to the homeless having a positive impact. Peter Cookson and his field workers are constantly engaging with our homeless community.

The emphasis is on assisting them to move off the street and offering longterm rehabilitation.

Success of interventions by the fieldworkers can be judged by 111 IDs we have funded (value over R15,000) this year. Funding of R3500 plus for bus fares is also crucial for those wishing to return home to families.





# HUMAN ENVIRONMENT COMMITTEE:

## **Other initiatives - with civil participation we can make progress by:**

- Recycling
- Managing black refuse bins
- Picking up litter
- Posting service requests on City's website
- Reporting all crime



# GPRRA EVENTS COMMITTEE

## THE PREVIOUS YEAR AND UPCOMING EVENTS

Presenter: Steve Massey





# GPRRA EVENTS COMMITTEE

## What we do:

- Read all applications (very few during last year, due to Covid regulations)
- Assess impact on residents
  - duration
  - noise disturbance
  - traffic/road closures
  - litter/antisocial behaviour
- Respond, send our guidelines, raise concerns, seek detail eg stage, speakers etc
- Either support or decline
- Report back on problems/issues to organizer and CoCT



# GPRRA EVENTS COMMITTEE

- 2021 had few events of note: The Cape Town Cycle Tour, Cape Town Marathon, British & Irish Lions Tour, Cape Town 7's Rugby and various soccer and WP rugby games- all with limited spectators.
- 2022 has seen over 30 events take place so far.

Notable events:

Cape Town 10's, various School Athletics and ASA Athletics, Cape Town Pride Festival, Cape Town Marathon, Cape Town Cycle Tour, Rugby Finals and the SA vs Wales International, various lifestyle events and Running events.



# GPRRA EVENTS COMMITTEE

- **Upcoming event applications:**
  - August - Blisters for Bread
  - September - Rugby 7's World Cup
    - Justin Bieber Concert
  - October - Cape Town Triathlon and Marathon
    - Cycling Festival
    - Cape Town Marathon
    - Spar Grand Prix series
  - December - Summer Music Festival





# GPRRA EVENTS COMMITTEE

- **Upcoming event applications:**

- February - Cape Town Rugby 10's
  - Formula E racing

- March - Cape Town Pride Festival
  - Cape Town Carnival

- April – Silversea Rugby Festival





# GPRRA EVENTS COMMITTEE

## Areas of concern going forwards:

- The Athletics Stadium sound system
- Events with amplified sound that do not have Noise Exemption Permits
- Street Parking and Congestion above Main Road during large events - Revisit the Parking Permit system?







# BUILT ENVIRONMENT COMMITTEE

## NOTABLE BEC ACHIEVEMENTS AND ISSUES:

Presenter: Stuart Burnett



# BUILT ENVIRONMENT COMMITTEE

## 25 OCEAN VIEW DRIVE

Demolition of this house in Braemar Estate was approved by Heritage Western Cape in July 2015. However it is still standing and we believe that the demolition permit has now expired. In 2018 City Planning approved the removal of the Braemar Estate Title Deed Restrictions (TDR). Our appeal against that decision was refused. With the support of affected neighbours, the GPRRA took the matter to the High Court. Whilst the court case was still pending, we were notified in March 2020 that the City, as one of the defendants, conceded that they were wrong in removing the TDRs and reversed that decision. Since then we have been trying unsuccessfully to negotiate with the developer to settle the litigation.





# BUILT ENVIRONMENT COMMITTEE

## 168 MAIN ROAD

Construction of this twelve storey apartment block at 169 Main Road was completed in 2020. At it was vacant lot located in the HPOZ, 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 there heritage graded properties are located,





# BUILT ENVIRONMENT COMMITTEE

## **NO 3 LEICESTER GROVE**

3 Leicester Grove is one of the three properties. During or after the excavation, movement and subsidence of the house occurred, resulting in 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.

A structural engineer's opinion is that repairing the cracks will not be viable as further movement is highly likely.

We have now been asked to comment on an application to demolish the house.

We understand that the other two heritage properties have similar problems





# BUILT ENVIRONMENT COMMITTEE

## **38Y OCEAN VIEW DRIVE**

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

In March 2021 we objected to these unauthorised base stations which also contravened the scenic drive bylaw. In December 2021 their application was refused.

The applicants have now lodged an appeal which has yet to be heard.

Meanwhile the base stations continue to operate





# BUILT ENVIRONMENT COMMITTEE

## 4,6 & 8 BRAEMAR ROAD

These three heritage graded houses on lower Braemar Road are to be demolished despite objections from the GPRRA and neighbours opposite





# BUILT ENVIRONMENT COMMITTEE

## **4,6 & 8 BRAEMAR ROAD AFFORDABLE HOUSING**

Following an unsuccessful objection and appeal, City Planning has approved the apartment block with 60 units including four 'affordable' apartments.





# BUILT ENVIRONMENT COMMITTEE

## DEMOLITION IN LOWER CAVALCADE ROAD

An application was received for the demolition of four houses at the lower end of Cavalcade Road. Whilst 20 are heritage graded, the appointed heritage consultant concluded that the demolition of these existing buildings would not be detrimental to the heritage significance of the area. As with the Braemar Road site, they are too close to the high rises on Main Road to warrant conservation. This was followed by a rezoning application from General Residential 4 to General Business 4 in order to erect a 153 room hotel with 37 parking bays. We expressed concern about the likely negative impact on traffic flows on the narrow section of Cavalcade Road, but this was dismissed and the application was approved.





# BUILT ENVIRONMENT COMMITTEE



REZONING APPLICATION FOR A 153 ROOM HOTEL IN CAVALCADE ROAD



# BUILT ENVIRONMENT COMMITTEE



APPLICATION TO DEVELOP THE ULTRA LIQUORS SITE



# BUILT ENVIRONMENT COMMITTEE



APPLICATION TO DEVELOP THE ULTRA LIQUORS SITE





# BUILT ENVIRONMENT COMMITTEE

In September 2020 we were notified of a proposal to redevelop 108 Main Road – the Ultra Liquors site. Whilst the existing commercial building has no aesthetic appeal, the open parking attracts a lot of visitors from the local community. Included in the site, on Varneys Road, is a heritage graded house which will be preserved, as will be the collection of trees in the Thorniebrae gardens behind. We believe this is as much protection as can be achieved.

The proposal is to develop a mixed-use building consisting of retail/commercial uses on the ground floor, 203 residential units on the upper floors and two basement parking levels with 356 parking bays. Parking to be accessed primarily from Varneys Road which, at the lower end, will be widened for two-way traffic.

After an appeal, this application has now been approved.

What is interesting to note is that, whilst all of these last three redevelopments have been approved, the existing buildings are all still occupied with no indication of when demolition and redevelopment will commence.



# BUILT ENVIRONMENT COMMITTEE



108 Main Road, Ultra Liquors site





GPRRA TREASURER

# GPRRA TREASURER'S REPORT 2022

Presenter: Stuart Burnett



# GPRRA TREASURER'S REPORT 2018-2022

|                                       | <u>2018/19</u>  | <u>2019/20</u>  | <u>2020/21</u>  | <u>2021/22</u>  |
|---------------------------------------|-----------------|-----------------|-----------------|-----------------|
| Members Subscriptions                 | 29 300          | 29 470          | 20 300          | 26 650          |
| Sponsorship                           | 11 000          | 13 500          |                 |                 |
| Donations                             | 100             |                 |                 |                 |
|                                       | <u>R 40 400</u> | <u>R 42 970</u> | <u>R 20 300</u> | <u>R 26 650</u> |
| <u>Expenses</u>                       |                 |                 |                 |                 |
| Cost of AGM                           | 10 054          | 7 780           | 2 243           | 2 758           |
| Website                               | 706             |                 |                 | 5 718           |
| Telephone & Internet                  | 572             | 1 047           | 808             |                 |
| Memberships & Subscriptions           | 300             | 850             |                 |                 |
| ID's for homeless                     |                 |                 |                 | 2 950           |
| Contribution to upkeep of lanes       |                 |                 |                 | 2 300           |
| LPR Camera                            |                 | 5 000           |                 |                 |
| Presents etc for facilities providers | 953             | 1 427           | 1 329           | 1 833           |
| Legal fees                            |                 | 134             | 1 805           |                 |
| Bank Charges                          | 1 471           | 1 450           | 1 438           | 1 321           |
| PO Box rental                         | 495             | 535             | 375             | 585             |
| Total Expenses                        | <u>R 14 551</u> | <u>R 18 223</u> | <u>R 7 998</u>  | <u>R 17 465</u> |
| Net Surplus                           | <u>R 25 849</u> | <u>R 24 747</u> | <u>R 12 302</u> | <u>R 9 185</u>  |
| Opening Bank Balance                  | R 92 618        | R 118 467       | R 143 214       | R 155 516       |
| Closing Bank Balance                  | R 118 467       | R 143 214       | R 155 516       | R 164 701       |



# CONFIRMATION OF MANAGEMENT COMMITTEE

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





QUESTIONS:

GENERAL QUESTIONS FROM THE FLOOR



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, reflecting light. The leaves are layered, with some in the foreground and others in the background, creating a sense of depth. The overall color palette is various shades of green, from light to dark.

MEMBERSHIP DRIVE:

WE NEED YOUR HELP!  
JOIN A COMMITTEE TODAY