

Minutes of Green Point Ratepayers' and Residents Association

Annual General Meeting

Date: 1 June 2023 at 18:00

Venue: Hamilton Rugby Club, Green Point

1. Opening and welcome

Committee member James Loock (JL) welcomed everyone, commenting on a good turnout for a ratepayers AGM and thanking attendees for their support. This is testament to the work that the association does.

The unofficial mantra of the GPRRA has become the following:

*'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*

JL: this is very appropriate in terms of our particular organisation and the special people who live this statement.

Guest speakers were introduced:

- Heritage specialist Dr Antonia Malan (AM)
- Councillor Ian McMahon (IM)
- Marc Truss (MT), CEO of GPCID

Special guests were welcomed:

- Alderman Matthew Kempthorne (MK), chairperson of SubCouncil 16
- Cllr Nicola Jowell (NJ) who deals mainly with Sea Point but shares common interests with Green Point especially with regard to the Common and Stadium
- Further guests included Neighbourhood Watch (NW), Helen Shongwe-Phillips of Pinocchio Crèche, Jane Mayer of Mouille Point Ratepayers and JJ Pennett of Avenue Response.

2. Attendance register, Acknowledgements, Approval of 2022 Minutes, Membership fees & drive

Attendees were asked to please sign the attendance register.

The minutes of the 2022 AGM were approved by Dr Antonia Malan, seconded by Stuart Burnett.

Membership fees were raised from R200 to R250 without objection.

GPRRA needs more members, and JL suggested a membership drive with paper drop, or setting up table outside Giovanni's etc. Anyone interested in participating please drop LK an email. JL tried to broadcast the AGM on Cape Talk without success.

The people who made the meeting possible were acknowledged:

Hamilton Rugby Club (venue)

Sandak-Lewin Trust (funding AGM)

Ultra Liquors (funding AGM)

3. GPRRA Committees

The GPRRA Management Committee (MC) was introduced - core committee of ratepayers, deciding on directions and policies.

Liz Knight (LK) - chairperson

Steve Massey (SM) - managed events, sadly leaving the area

Stuart Burnett (SB) - BEC and Treasurer

Paige Nick (PN)

Sanet Tattersall (ST)

Glynis Johnson (GJ)

What does MC do for the community?

Attend regular meetings:

- Ward Forum 6x per year - representing our interests and fighting for our rights, funds and attention to our particular ward
- GP Urban Park Forum 2x monthly discussing management issues relating to Park
- CPF monthly - dealing with safety, security and crime issues

Ongoing engagement with the following:

- People in City who can make a difference for us such as councillors, regarding problems and ideas on improving our area
- CoCT workshops where we represent our issues
- SubCouncil operating fund for improvement of neighbourhood - there is competition for these funds
- SanParks - cleaning and safety of Signal Hill
- Avenue Response

Some highlights of involvement during past year:

- Upgrade of Thornhill Park
- Shared with community Cllr IM's solutions for traffic congestion on York Rd such as adjusting timing of traffic light
- Attended discussions on redevelopment of Strand Str quarry
- Worked with Pinocchio Crèche on extension of lease, fundraising

- Homelessness and Safe Spaces are a double edged sword: difficult to balance humanitarian aspect with protection of neighbourhood. LK has done sterling work in this regard
- GP Lanes looking beautiful, another of LK's initiatives
- Extension of GPCID, exciting news imminent
- Resident's house burnt down and support was overwhelming, LK having organised funds and clothing

JL introduced the keynote speaker and heritage champion Dr Antonia Malan, to speak about GP Common:

4. Keynote Address – GP Common Nomination

AM: Instead of celebrating the nomination we are unfortunately back to square one after seven years.

Background of Common

Started off as a spot where Khoi brought their cattle to graze seasonally. Then became city sports centre - horse race track, athletics & bicycle tracks. Vlei was used for sailing, attracted bird life. Dairy herds and visitors' oxen grazed there.

Images were shown:

- Historic 1890s image shown of Signal Hill and Common with picnickers watching traditional parade
- 1884 map shows railway line (now Helen Suzman Blvd) and race stand (now McDonalds)
- 1980s pic still similar but sports codes had been formalised. Those included old golf club, playing fields, Portswood Rd link to waterfront, A&B fields, railway line, Main Rd with tram line across, and Fort Wynyard.

On 26 September 1923 King George donated the Common to the people of Cape Town for recreation. Today's Fan Walk was a border, as was Main Rd. By 1950s and 60s there were many sports organisations including Metropolitan Golf Club, tracks, stadium, cricket, rugby, soccer, baseball, tennis, jukskei, yachting and more - tradition continued.

By 2006 the railway track had become a highway, a police station and gym had been built, the stadium had parking. Between Helen Suzman and Main Rd were the Bowling club and so-called Paddocks, but the area was mainly green and open.

After 2010 with the Stadium and World Cup, the built environment started eating into the Common:

Granger Bay Blvd was built, tennis courts and gym were established, a fenced golf course took up considerable space.

A 2016 image shows enclosure of Common, 'privatising' in a way.

Process of our nomination: started 2016

CoCT presented nomination in terms of National Heritage Resources Act to Heritage Western Cape (HWC). Two years later, after various discussions, HWC council resolved to declare the Common a Provincial Heritage Space, endorsing the boundary down to Helen Suzman Blvd and requesting a Conservation Management Plan (CMP). CMP is a guide to managing the site, administered by HWC. It describes the Common's heritage significance and dictates what is permitted/not permitted, avoiding unnecessary paperwork and permit applications.

Covid put the process on hold, thus the draft CMP was only circulated in 2021 for comment. Revised CMP was submitted in 2022, approved by HWC. However, the CMP went to public comment and an appeal was lodged by sub-lessee Virgin Active objecting to a clause, wanting to have development exemptions written into the CMP to allow them to develop on the site. Provincial Tribunal heard the appeal and issued a directive requiring more information, expanding the terms of the appeal beyond that of Virgin Active. The tribunal has now criticised and challenged the whole basis of PHS nomination. HWC has shared with State Attorney who will refer to senior counsel to take on review, to see whether a court case can be won.

The only action we can take as residents is to express our disquiet at the unwieldy course which the process has taken. Please sign the petition being circulated in this regard.

JL thanked AM for work on saving the 'green lung' of Green Point.

He introduced Councillor Ian McMahon to give an update on Ward 115.

5. Ward 115 Update

Cllr Ian McMahon (IM) thanked everyone for help and support, funds, and goods donated (as organised by LK) to person who lost his home to fire in Dysart Str.

Events

Just completed what is called the 'silly season' of the stadium starting Jan/Feb. Kicked off with Formula E, considered a success and good for City despite some residents being impacted negatively. Debrief meetings have taken place with Cllr Jowell, organisers and residents. Issues have been well documented and will be improved upon for future races: slowness in taking away bollards and haphazard closing of streets.

The following weekend we had Gay Pride, rugby and athletics on same day. No-one used MyCiti for the rugby causing big congestion amid load shedding. Weekend thereafter was Cycle Tour, CT Carnival, and Stormers semi-final with traffic issues (meetings with City to resolve in future).

Rugby final ran smoothly: 10,000 of 57,000 spectators used MyCiti. Traffic mostly kept out of small streets, added 50 LE officers on belt between High Level and Main Rd. Aimed to lessen impact on area, moving people out swiftly when over.

Social development

Public participation has closed on the new 330 bed SafeSpace under bridge behind traffic department on Ebenezer Rd. Positive comments outweighed the negative. It's an important space for City to use in Pie Act to house evictees living where they shouldn't.

Traffic, transport and roads still require lots of work. York street traffic lights timing has been adjusted to allow more flow of traffic. Also in process of converting it to two-lane road with parallel parking, avoiding reversing cars which halt traffic flow.

GP Main Rd safety

Red lines were painted and bollards erected to improve visibility when exiting small streets onto Main Rd. Both were removed by third parties, in process of revisiting now.

Working on illegal parking outside Oceana Boat Club over weekends.

Intersection changes - pedestrian crossing on High Level near top of Cavalcade Rd may become a traffic light, could help with speeding on HL.

Together with Cllr Jowell we are acquiring four speed radar cameras, as grading of road doesn't allow for speed bumps. Difficult because speedsters are mobile, so cameras may work.

Energy

Segment in GP loadshedding free at the moment because working on infrastructure changes on Cavalcade substation; when completed the segment will have loadshedding again.

Compulsory meter replacement project of old three phase meters, see notices in post boxes.

Ward Allocation funds

Each Cllr gets R1m to spend on projects which impact the community. IM showed map of his Ward - Three Anchor Bay, GP, V&A Waterfront, De Waterkant, CBD, Lower Gardens, District Six, Woodstock, Salt River, Marion & Prince Edward Islands.

Split between these areas the funds don't go far, though he tries to ensure each get a portion. Previous year's allocation was used to upgrade Thornhill Park, traffic calming and more. Upcoming year will focus on Wessels Park (High Level) transforming it to formal dog park with electronic access, and the Lanes will get some funds - clean and paint handrails, and improving lighting where necessary.

JL thanked Cllr IM for his hard work.

He introduced Marc Truss to give an update on GPCID:

6. GPCID Extension

The extension of the GPCID was long overdue. Initial planning started nine years ago but there were various challenges; a revival followed in 2019 only to be stalled by Covid. Momentum picked up in 2021 with meetings and engagement with affected property owners for support. Our application was approved on 31 May. Commencing 1 July 2023, it will include Main Rd between Highfield Rd and Varneys Rd (map shown). It's a challenging job and people have high expectations, but expertise from existing CID infrastructure will be brought across. He thanked the many people who assisted in making it a reality, including the steering committee, LK and GPRRA, property owners as well as Cllrs supporting in the background.

7. Q & A for guest speakers

Q: Colleen Anderson asked what is being done about speeding on Beach Rd, Main Rd, High Level and Ocean View Drive. Cameras and fines don't work. Why aren't they stopped and cars confiscated? Seem to be speedsters from out of town. Calls to traffic department go unanswered and there's not enough active policing.

IM: Agreed it is a big problem, and speedsters cause problems all over Peninsula affecting every community. Ghost squads work on Sundays doing road blocks but not enough manpower for blocks on all roads. Not allowed to put speed bumps on provincial class roads used by buses etc. IM and NJ fought to erect 10 yellow box cameras, for which they had to get approval from the NPA, and it was limited to six month pilot. IM doing as much as he can whilst being hamstrung by NPA, Provincial Road Grading Association and other bodies. IM and NJ put motion into SubCouncil in May 2022, then met with City in May 2023 asking them to hire a road transport consultant to advise from engineering perspective on whole area, with suggestions about placement of traffic lights etc. It's in process.

Q: Were the six cameras a success?

IM: Yes but awaiting data in order to analyse.

Q: JL said that traffic department has a lot to answer for. As there are enough traffic police at big events, why are they not also more visible from day to day, using motorbikes for ease of movement for moving violations and night-time racing?

IM: During big events traffic police are brought in from other areas to ease the flow, however we are short staffed. New mayor has implemented regulations so that traffic police can work at night. We also have a Highway Patrol but too soon to say whether that will work.

Q: How difficult is it to profile the racing cars, as same are seen again and again, don't LPR cameras pick them up?

IM: Most don't have license plates. Bylaw was changed six months ago allowing us to impound them, however they get their cars back somehow. We are working on it continuously.

Q: Volunteers helped during World Cup; why can't we use that system to ease traffic and parking especially during loadshedding?

IM: In order to perform any official duty from traffic point of view they would need to be registered, due to liability issues. However there are 'peace' officers - a voluntary program – who can issue non-moving violation tickets. Anyone under 55 may apply for the program.

Q: Speed cameras in winelands have changed driving habits there for the better, why not here?

IM: We've done a trial and are applying long term, process takes time.

Q: How about permits for residents?

IM: Pilot is in place in De Waterkant, will analyse data and implement more widely.

Q: What is happening with Ultra Liquors development?

IM: No progress yet.

Q: Have we considered security cameras in our streets?

IM: Looking at lighting with LK for now.

Q: How about parking lines on narrow GP lanes so people park better?

IM: To discuss in person afterwards.

8. Human Environment Committee (HEC) Report (Liz Knight)

GPCID

LK echoed thanks to Marc Truss and Steering Committee (Sean Stegmann and Albert Chips) for realising the CID project. We made it despite challenges, and Sean and Albert had almost 100% support from their buildings. York Mews also had 100%. Thanks to everyone who voted. Joupie Joubert and David-John Michael-Steyn of City's CID were very helpful and made allowances for us. Going forward the key phrase is 'Improvement for Main'.

LK thanked **Peter Cookson** (PC) from Social Development for his inspirational energy in dealing with the homeless.

Thanked **James Loock** for his lively presentation and rest of the committee for their dedication. We are sad to lose **Steve Massey** who has been doing sterling work with Events, reading through approximately 300 applications per year, and dealing with complaints in a gracious way.

Lanes

We started gardening the lanes seven years ago. A fellow gardening friend thought at the time that it would be an impossible task, but looking at these before and after photo's (shown) it has been a success. As has the transformation of Thornhill Park.

Thanks to Peter Cookson who assigned EPWP workers to garden the lanes five days a week - this creates jobs and aids their personal development.

Lanes are crucial pedestrian routes leading to MyCiti bus stops (shown on map) and also used by joggers, dog owners and our well established Hike-the-Lanes group - feel free to join and appreciate our environment, and meet your neighbours.

SafeStreet Collective was started in January 2022 comprising a group of twelve 'car guards' on Main Rd. They are tasked with parking assistance, cleaning litter, removing graffiti, gardening, and picking up & documenting needles. Can be identified by bibs with 'GPRRA' on back. Thanks to Cllr IM for recommendation to Khulisa that GPRRA receives funding from the City's Public Employment Program.

The Collective are offered a stable living environment, regular income, counselling, substance abuse treatments, skills development (computer literacy lessons at SP library, training at Red Security and

St John's First Aid), and opportunity to get driver's licenses. It's a long term vision, changing the lives of twelve people.

New 300 bed Safe Space

We plan to work closely with the managers and have made recommendations to City. It's a breakthrough in assisting people off the street and to finding long-term rehabilitation solutions. Shelters provide access to social workers, personal development planning, social grant assistance, family reunification, substance abuse treatment, skills training, job seeking assistance, access to EPWP work placement. In addition to accommodation and ablutions, they also receive two meals a day. We continue to fund the ID program, did approximately 120 in past year - an opportunity for community to support as a gateway to changing people's lives, so feel free to donate.

9. Events (Steve Massey)

SM thanked Jane Meyer from Mouille Point Ratepayers Association (MPRA) for help with events. Ratepayers of GP and MP work together with Cllrs NJ and IM. It's challenging meeting with many event organisers and fielding complaints but we try to address each of them.

Successes:

- Processed 150 applications so far this year, some of which are still to take place, such as walks and runs
- Athletics stadium sound system has been fixed so hopefully less noise complaints
- Very few events are now approved without noise exemption permits, including smaller ones which often caused more noise pollution
- Numerous meetings with event organisers in City departments, Cllrs NJ and IM, about impact of parking, traffic etc
- Addressing and dealing with loud sports announcers. One option is to move the finishing line away from the shared fields as sound bounces straight up from there regardless of speaker positioning

Ongoing concerns:

Many MPRA residents were impacted by the breakdown of Formula E event having to be done at night due to too many other events taking place at the same time. City Events department is committed to approving less events in this precinct, and hopefully less at the same time. The larger events are here to stay but smaller irksome ones may go.

Stadium:

Field to be stripped during July removing turf, to be replaced by hybrid surface. Work will continue during the nights but they have committed to being less noisy after 6pm.

Anyone interested in volunteering to take over the Events position in MC should please be in contact.

10. Built Environment Committee (BEC) Report (Stuart Burnett)

SB: members of BEC have been working hard doing good work.

- **25 OVD:** Has been around a long time, finally resolved last year. Initially title deed restrictions were removed by City and we challenged that in High Court. We won but only because City declined to defend their position. Title deed restrictions remained in place.
- **169 Main Rd:** Twelve storey block went up in 2020 in Heritage protection overlay zone. Built on vacant plot so no HWC involvement in approval process. Excavations for underground parking were done right up to edge of site where three Heritage protected properties are located, one of which (3 Leicester Grove) was most affected, resulting in numerous cracks in the floor, walls, foundations and plinths around the house. Structural engineer was appointed too late, declared that it had to be demolished. This should never happen again.
- **38Y OVD:** Six white cylindrical structures on roof containing mobile base stations for Telkom, Vodacom and MTN, operational since May 2020 without any planning consent. They attempted retroactive planning consent which we opposed and in Dec 2021 their application was refused. Their appeal against decision was also refused. However they continue to operate, despite City legal department sending notice to remove.
- **4, 6 & 8 Braemar Rd:** Three heritage houses are to be demolished, despite our objection. To be replaced by 60 unit block of flats, including four affordable apartments.
- **Cavalcade/Glenside/Freeman Str triangle:** Application to demolish four dwellings, rezone to GR4 and replace with quite large Atlantic hotel with 37 parking bays. We expressed concern over impact on traffic but it was dismissed and application has been approved.
- **Ultra Liquors 108 Main Rd:** Approved in 2021 for mixed use building - commercial ground floor, 203 residential units on upper floors, and two basement parking floors with 356 parking bays. Access from Varneys Rd. Application approved after appeal, construction has not commenced.

11. Treasurers report (Stuart Burnett)

Membership subscriptions were down in past year, however sponsorships secured by LK more than made up the difference, so total income for the year was R35,000.

Our only costs were AGM and building of new website - money well spent.

Net surplus R6,500 and total closing balance R165,000

JL thanked SB and commented on his commitment to BEC, attendance of meetings, and knowledge of what goes on. He deals with voluminous documents, inscrutable plans and difficult people. Without him the BEC would be in trouble.

12. Election

JL promoted 'looking after our neighbourhood' as something we should all work towards.

Waste is important: use organic waste creatively (compost), use the efficient recycling system, use services requests (please see details provided).

Please **report all crime** to reflect on statistics.

Consider **getting involved** with your ratepayers association; it would be good to have a more diverse representation. Although there is some time involved, it is also fun and worthwhile to be part of the community. Particular skills needed are in IT, website, and event management. Rather than complain, be part of the solution. Please think carefully about joining.

Committee Membership

Existing MC: All current members will stand again but more are needed.
BEC numbers are satisfactory.

SB: vote for renewal of current MC - proposed, seconded, approved.

BEC: vote for renewal of current committee - proposed, seconded, approved.

13. Closure of meeting

JL thanked speakers AM, IM and MT for their contributions. In closing JL commented on how lucky Green Point is to have someone of the dedication, humanity, and commitment of Liz Knight. All rose and applauded her for sterling work.

The meeting was declared closed.