



Minutes of Green Point Ratepayers' and Residents' Association Annual General Meeting

Date: 16 May 2018

Venue: Hellenic Community Centre, Green Point

Opening and welcome

- GPRRA Chairperson Jenny McQueen welcomed all present, in particular Cllr Matthew Kempthorne (Chairman of Sub-council 16) standing in for Ward Cllr Dave Bryant; Marc Truss (CEO of GPCID); Captain Munro and members of SAPS; and Heather Tager (CPF).
- Chairperson McQueen thanked the GPRRA committee, consisting of the Management Committee, Built Environment Committee, Human Environment Committee and Events - a magical team of volunteers, all busy professionals, giving up their time to make Green Point a better place to live in. Please consider joining one of the committees.
- Special thanks to Vice Chair Liz Knight for all her work and support.
- Thanks to Steve Massey for arranging printing of the posters, and putting together the presentation.
- Acknowledgement was given to Hellenic Club for providing the venue free of charge. Also Nasir Khan of McDonalds who again sponsored hiring of a PA system. Saadiq Effendi from Tyson Properties funded the distribution of posters, which are crucial to getting the message to our community. Big thanks to Tandym Printers who printed the posters. Thanks also to Sandak Lewin Trust who funded additional publicity and costs to make the evening a success.
- We recognise our neighbourhood champions: Paul Hooper of The Homestead, Hassan Khan and Kevin Alexander of The Haven, Hannes van der Merwe of Straatwerk and Bradley Braithwaite who virtually single-handedly runs Green Point Neighbourhood Watch. We welcome these champions who guide us in grappling with growing social issues.
- Membership fee remains at R150 per household.
- Questions to be asked at the end please.

Attendance

Present: See attendance list (request from Claudia Scherer-Scheltema at info@gprra.co.za)

Apologies: Dave Bryant, Col Engelbrecht, Toni van Eyssen, Ann Nurock, Johan and Betty Kriegler, Dave and Lyn Pollock, Grace Pick, Lesley de Reuck, Penny Siopis, Vivienne Barratt, Lizaan Loedoff and Pieter Steyn.

Attendees were asked to sign the attendance register.

Minutes of 2017 AGM

The minutes of the 2017 AGM were accepted - proposed by James Loock and seconded by Karen Fletcher.

Chairperson's report

Nomination of the Common

As you know, the GPRRA has lobbied tirelessly for nomination of the Common as a Provincial Heritage Site. With extremely hard work in preparing the motivation and nomination for GPRRA by Dr Antonia Malan, this is now on the brink of becoming a reality, with the Council of Heritage Western Cape declaring it a Provincial Heritage site and endorsing our boundaries. Thanks to all who responded and supported the GPRRA's choice for the minimum of Option C. Next step is for the Conservation Management Plan to be undertaken as soon as possible. GPRRA might have to raise funds for this, so we will be looking for contributions to achieve this very last step.

Meetings

The GPRRA is constantly attending meetings and participating in projects or lobbying to make improvements in our community, quite often by crisis management. Two important meetings the Chairperson attends are: monthly Community Policing Forum (CPF) – dealing with safety, security, homelessness, problem buildings, social issues, liquor licenses, etc. Also Ward Committee Forum for Ward 115 where we meet with our Councillor, members of City Council, other ratepayers' organisations and fellow ward committee members. We receive a comprehensive report back from Council on budgets, water, building and planning, homelessness, social housing. We are also able to raise many issues relating to Green Point, offering an effective way of communicating with and keeping up to speed with Council.

World Stone in Green Point Park

The African stone 'Hope' is the last stone in the World Stone Project. Artist Wolfgang von Schwarzenfeld has been working on the project for many years. Consisting of ten stones, five were installed in Berlin and five in various continents around the world. 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. We look forward to the Archbishop and artist, both in poor health, being able to place the last stone in our Park.

Social issues

GPRRA continues to pressure City Council to provide alternative overnight shelter with ablutions for the homeless. The planned Safe Space in Culemborg will be open to house the growing number of homeless who mostly do not wish to stay in shelters. Bear in mind that homelessness is not a crime, unless behaviour transgresses bylaws. As councillors keep reminding us: sustained social interventions are more productive than law enforcement. It helps to reach out and interact with the people on our streets.

Securing Green Point for the Future (Marc Truss)

Jenny McQueen welcomed Marc Truss, Chief Executive of Green Point Central Improvement District (GPCID). GPRRA will be assisting in GPCID's new initiative - extending its area of operations along Main to Varneys road.

GPCID's mission is to provide supplementary assistance in terms of security, cleaning, social intervention, upgrading and improving public spaces.

Marc Truss thanked GPRRA for the invitation, and everyone for attending. GPCID has worked with the team mentioned earlier - Bradley (NW), Hannes (Straatwerk), etc. as well as with SPCID Heather Tager for many years.

The GPCID was formed in 2001. Following decentralisation of the CBD in the late 90s and early 2000s, the area east of Boundary Road was incorporated into Green Point. From inception a 'broken window' policy was adopted – taking care of small things takes care of big things.

A new initiative is to extend into Green Point down from High Level along Main up to Varneys roads (Ultra Liquors), including all the businesses along Main Road on the mountain side. The City of Cape Town (CoCT)'s bylaw process will be followed, providing benefits already in existence in GPCID.

Video (available to anyone interested in watching)

GPCID manages the area between buildings by planting trees, removing blacktop and replacing with pavers, and generally improving the area. Collectively they make a difference every day.

Comments from community members highlight the advantages:

GPCID is present and always available - the area is secure, facilitating walking around at night - they take immediate action – they keep the neighbourhood clean – they are open to discussions on improvements – community / village life has returned – they rehabilitate and reintegrate homeless people back into society - GPCID keeps a good balance between providing security to residents whilst exploring the right kinds of initiatives – there is constant innovation – Marc and his team are the go-to guys.

There are over 25 CIDs across the city and some, like Green Point and Oranje-Kloof, are real leading lights in bridging the gap between public and private partnership, which is what drives cities. They have a good connection with SAPS and relevant departments in the CoCT such as municipal services. They are proactive in terms of emergency assistance, crime, traffic, planned operations, and in relocating people to their homes – around 30-40 per year. This array of services comes as a package to residents living in the area. The busiest month is January, also the most 'popular' time for crime. Most crimes are common robbery and theft out of motor vehicles - 172 reported incidents during the past 12 months. Street sweeping is done 24/7 and refuse is collected daily (1500-1800 bags). They have four dedicated law enforcement officers, paid for by the CoCT, in addition to their own private security guards and vehicles (including a lock-up vehicle). When necessary they employ additional staff; running at full capacity over weekends and at night.

Their motto is: Live, work and play, and they provide a place for people to do this.

Human Environment Committee (HEC) Report (Liz Knight)

Jenny McQueen introduced Liz Knight who works tirelessly to educate residents about saving our environment, recycling and managing bins. She has founded a groundbreaking initiative: Friends of Green Point Lanes.

Liz thanked everyone for their support, as well as Marc Truss, saying she looks forward to working with him on the new GPCID project.

Lanes

For those who did not attend the lane meeting on 9 May and have not seen the transformation of some of lanes, she gave a brief background on the new initiative - Friends of Green Point Lanes. It was formed by a few energetic residents with a passion for making an improvement. Since September the group has been upgrading lanes based on CoCT's spatial planning position: keeping lanes open as essential servitudes and - in keeping with the climate change strategy - providing a pedestrian lane network to public transport. CoCT's policy is to act in the greater public interest, rather than only the adjacent property owners. The message from City Council's environmental management department is that it is essential that lanes be kept open and unobstructed to avoid making users feel trapped or unsafe. Turnstiles, for instance, are not suitable for cyclists and women with prams. Adjacent property owners should secure their properties without becoming gatekeepers of lanes. There are too many instances around the city that have resulted in loss of access to school children, domestic workers, joggers, dog walkers, the elderly, etc. The GPRRA does not support closure and has close to 100 signed petitions supporting open lanes. (Images of the work being done in the lanes were shown.)

Our policy is to encourage residents to maintain lanes by trimming greenery, clearing litter, erect security lights on properties. We do not believe closure will solve our homeless issues. Colonel Engelbrecht stated as much at last week's meeting. Planting through the drought was a challenge, but the gardens are maturing well. There is evidence that Council is responding to service requests to clean and we thank Cllr Dave Bryant for allocating budget for this.

We continue to lobby Council to enforce bylaws ruling that builders make good before they go offsite. We also request residents to respect the processes of seeking permission in the bylaws governing the use of lanes during any building. SAPS, Avenue Response and ADT have been requested to monitor lanes more closely. We have created a visual map of the 28 lanes including a full condition report which we shared with Council, as a record for their servicing. Help us clean and green our lanes, and they will be safer for pedestrians than the main roads where pavements are being used for parking.

Other initiatives

Don't forget our other projects which are crucial for day-to-day management of our environment: recycling, managing the black bins, cleaning, saving water, as well as giving responsibly. We are very much indebted to Hassan Khan, his new manager Kevin Alexander and the team at The Haven for their commitment to uplifting the homeless. Paul Hooper and Annie van Wyk at The Homestead transform the lives of children living, working and begging on the street. Last but not least, thanks to the inspirational work by Hannes van der Merwe and his team at Straatwerk, which offers work and spiritual guidance to fragile people on our streets.

Please keep posting service requests:

https://eservices1.capetown.gov.za/coct/wapl/zsreq_app/index.html

And keep up to date through our website : <https://www.gprra.co.za/> and various Facebook pages <https://www.facebook.com/WatchGP/> and <https://www.facebook.com/FriendsOfGreenPointLanes/> and our newsletters.

Built Environment Committee (BEC) Report (Stuart Burnett)

Jenny McQueen introduced the Secretary of the Built Environment Committee, Stuart Burnett.

Green Point has become one of the most sought after places to live and we therefore have a very active committee meeting every second week to deal with issues at stake.

Stuart thanked everyone and gave a brief presentation of activities during the past year, showing photos and depictions of the relevant properties.

-25 OVD: Not much has changed in the past year, except that the adjacent lane has been upgraded. A demolition permit was approved in July 2015, and application was made for title deed restrictions (tdr's) to be lifted to allow construction of a block of five flats. We are awaiting results of our appeal to the Mayor. The BEC is treating this as a test case to promote maintenance or amendments rather than removal of tdr's, preserving Braemar Estate (which this is part of) as well as other estates in Green Point.

-25 High Level Rd: Also in Braemar Estate and also being disputed over tdr's. We are now negotiating with the owner regarding amendments to tdr's to limit the size of the proposed development. We are progressing but have not reached a conclusion yet.

-25 Cavalcade Rd: BEC investigated this development when its excessive size became apparent and developer wanted to extend it further. The application was withdrawn and we were assured that the structure falls within the zoning regulations with no departures. If a property is zoned General Residential 4 (GR4) there is little that can be done to oppose developments like this.

-7&9 Scholtz Rd: Also zoned GR4, this has been an ongoing matter. What is seen on the illustration has now been approved although there is likely to be further dispute about the rear external staircases. It is significantly lower than what was originally applied for but still totally out of keeping with the surroundings and narrow roads of Three Anchor Bay. We are considering lodging a complaint with the City Manager about aspects of this approval process.

-126 High Level Rd: An unassuming cottage tucked below High Level and not visible from the road, was built in 1922 by Horace John Corben, architect with City Engineers Dept, as part of their efforts to address the city's first housing crisis. An application for demolition has been submitted to Heritage Western Cape, but has been opposed by some 45 residents in the neighbourhood. It is a very small site, with a very large building proposed for the space - including two storeys parking, 100% coverage plus a blank wall rising five storeys right on the perimeter facing neighbours either side. Saving this little cottage from demolition is a long shot but worth the effort.

-8 OVD: Permission to demolish the existing house was made subject to the preservation of the yellowwood tree, which survives but under stress. There is a dispute about removal of tdr's some 60 years ago. Planning consent has been granted for development. Funded by contributions from immediate neighbours, we have applied to the High Court for an interdict to stop building work - granted last week.

We continue to achieve some successes but dealing with the City Planning department is becoming increasingly difficult. Planning decisions can only be challenged by taking matters to court. Other residents associations are also challenging the City Council, particularly its right to unilaterally remove tdr's. Hopefully these court cases will result in a precedent that City Planning will be forced to follow.

Treasurer's Report (Stuart Burnett)

The Treasurer presented accounts for the past year.

Brief summary: Due to significant efforts by Membership Secretary Liz Knight, member subscriptions increased by nearly two thirds over the past year. We also managed to get two sponsorships again thanks to Liz, resulting in a doubling of income over the past year. Costs were reduced to R13,500 giving rise to a surplus for the year of R24,500 against a small deficit last year.

Events Committee Report (André Bester)

Jenny McQueen introduced the Events committee which plays an important role dealing with hundreds of applications for functions and events held at the clubs, sports fields, Green Point Park and stadium. Headed by Brenda King and supported by Paige Nick and Karen Fletcher, they do a demanding job with many issues. With Brenda being away, André Bester was welcomed. André played a vital role in negotiating GPRRA event guidelines with the City Council, particularly relating to sound. He liaised with MacKinsey Hoy regarding the athletics stadium in-house sound system, which now provides minimum disturbance.

André explained that when event organisers submit applications to Council, it is processed and forwarded to the ratepayers as a courtesy, to inform them and get their support. The sheer number of event applications in Green Point have necessitated the creation of a specific committee to deal with it.

In 2017 the team set up four main activities:

Reviewing applications

It is interesting that five-six years ago there were around 60 applications per year. This rapidly grew to around 300 in 2015 and now 350 applications are processed per year. In summer there is a tremendous spike in applications, and the committee deals with three-five applications per day on average. Some applications are reviewed quickly while others take days to resolve.

Relocating specific events to alternative areas

We have over the years tried to guide event organisers to set up in areas that have the least impact on residents. In some respects we even convinced organisers to move events to different locations.

Mitigation

Mitigation: very successful in getting sound specialists help event organisers to set up so as to have least impact on residents.

Reducing the impact on Green Point

Reducing impact: we have had success specifically with sound. However, there are still challenges in lower part of Green Point with traffic issues during large events. Unfortunately the team is too small to provide efficient support in dealing with traffic. Invitation extended to anyone willing to join them.

Highlights of the past year:

- An event that was going to be hosted on the Common was moved into the stadium. The team did manage, even though with difficulty, to enforce a curfew on any event running later than 12pm midnight. For example, Ultra Music festival kept to the curfew of 12pm.
- The impact of sound was eased by helping organisers to position their sound equipment to have least impact on residents (illustration showed great progress in facilitating this).

- Engaging with organisers to convey the campaign message about the water crisis, specifically its impact on fields. Although fields on the Common get mountain water seepage, that also dried up this year. With numbers of events hosted at short intervals, the fields took a beating, especially after the CT Cycle Tour.
- Through negotiation a major event was held at the athletics track without noise disturbance.
- Five years ago there were no guidelines in managing noise pollution. We started off by preparing guidelines which were presented to the Council and were well accepted. The team has taken these to the next level, providing specific guidelines in terms of stage set up. We hope to provide this to event organisers, giving them a good starting point. Guidelines also provide acceptable times for events, ie not before 8am nor after 12pm.
- Events committee provides guidance on maximum output, with help from an acoustic specialist to ensure compliance.
- We also try to control the impact of traffic, litter and antisocial behaviour, but we welcome any residents who can assist with this.

Challenges facing us:

- Implementation of 'overlay' - getting Council to enforce fines to organisers who do not comply with approval guidelines.
- Condition of fields - significant deterioration due to drought.
- Continuous commercialisation of the Green Point Common which we try to manage.
- New management entity is taking over management of the Green Point Common and surrounding areas, and the future will tell how that engagement will work.

Wrapping up, there are both positives and negatives. The team works tirelessly to ensure that there is balance between the needs of event organisers for these wonderful facilities, the needs of Council, and importantly the needs of residents, ensuring at least some limit to the impact on them.

Elections: Proposed Changes to the Constitution / GPRRA committees (Stuart Burnett)

Stuart announced the following proposed changes:

- The constitution must be amended to reflect a change in our postal address. Unanimous support in favour of amending.
- The present constitution does not allow chairman and vice chairman to hold office for longer than three years. Jenny McQueen is coming to the end of her third year as chairman of GPRRA. The constitution must be amended to allow specific permission for Jenny to extend her tenure for a fourth year, if she so desires. Unanimous vote to change constitution.
- The management committee needs to be approved by AGM - it was approved.
- Following approval to change the constitution, we now seek members' approval to give Jenny McQueen option to continue - accepted.

Jenny thanked all members who agreed to remain, as well as those who are not able to continue. She was a founding member of GPRRA and a committee member for 12 years, then chairperson during the past three years. However, her term as chair now comes to an end and a willing committee member must take over the role at next Management Committee meeting. It has been a daunting task and she would like to think that she made a difference. This would not have been possible without the committee.

“Building a Resilient City” (Cllr Matthew Kempthorne on behalf of Cllr Dave Bryant)

Jenny McQueen introduced Cllr Matthew Kempthorne, chairman of SubCouncil 16, who is representing our Ward Councillor Dave Bryant. He thanked Jenny and the committee and applauded voluntary community work.

Traffic

Minibus taxis remain a serious concern and hundreds of fines and impoundments were effected over the past year, although regular drivers are not absolved from following the rules. Cllr Bryant has been directly involved in requesting specific operations in Green Point and will continue to keep the pressure on. There is unfortunately a low collection rate on traffic fines (17%) unless vehicles are impounded. It is important to distinguish between law enforcement officers who only enforce parking infringements and not moving traffic violations, and traffic officers who enforce moving violations.

Lanes

Cllr Bryant had a successful and vibrant public meeting with various role players in the community, offering them the opportunity to express concerns and ideas to improve safety and cleanliness. A working group has been formed and Cllr Bryant has dedicated significant ward allocation funding to cleaning in the coming financial year (starting July 2018). He has also been addressing complaints re maintenance issues in lanes. Incredible work has been undertaken by Friends of Green Point Lanes who have been improving and beautifying lanes.

Homelessness and public nuisance complaints

The highly complex challenge of homelessness remains an ongoing concern across Green Point. A growing city attracts vulnerable people who live on the streets for a variety of reasons. Policing and law can address crime and bylaw offenses, but only social interventions can make a realistic impact. A number of field workers operate in the area, but most offers of assistance are turned down. We also work closely with the provincial department of Social Development who have greater access to social workers, and more power. At the last AGM Cllr Bryant announced Safe Spaces, a groundbreaking project offering shelter under the Culemborg bridges for people living on the street but not wanting to stay in formal shelters. Planned to be rolled out in October 2017, it was delayed due to challenges from the adjacent property owner. The matter has now been resolved and work will hopefully start before the end of this financial year. It will be a far less formal environment than shelters, with access to amenities that vulnerable people are in desperate need of.

Events

In terms of events application processes it is important to know that ward councillors do not approve events. We are, however, given the opportunity to comment on event applications which are circulated to us in the same way that they are to ratepayers associations. Cllr Bryant has been part of a number of meetings over the past year with both Green Point and Mouille Point ratepayers associations, to discuss a proposed events overlay for the stadium precinct.

A new ruling allows SubCouncil to comment on event liquor applications, so if there are concerns about specific events being problematic, please contact Cllr Bryant. Liquor licenses can then be turned down or carry stringent controls.

Water

Three years of drought has culminated in 2017 having had the lowest rainfall ever experienced in Cape Town since record keeping started around 1905. Following a phenomenal group effort by all residents, consumption has gone down from 1,1 million to around 500 million litres per day - an incredible saving which no other city in the world has ever achieved. It was a collective effort combined by pressure management, which properties higher up will experience through low pressure. Climatologists have given 16 different rainfall projections, however forecasts of good rain last year disappointed. Winter rain has now started, but is still slightly lower than average - dams are up by 0,1% since this time last year. We will not know until Aug/Sept what the situation is. Similar to last year, good rains are falling over Steenbras, Wemmershoek and Berg River dams. Unfortunately rainfall over Voëlvlei and Theewaterskloof dams has been low, and the latter represents 50% of the storage capacity of the collective Cape Town water scheme. Early trends suggest that there will not be water for agriculture, which has a serious knock on effect for the economy of the city. It is early days and we have to continue with water saving measures.

- Water leaks: we are at 16% of water leakage which is very good. Best in the world is Netherlands (10% - they run water pressure at 3%). We have been aggressively replacing and fixing water pipes, and thank the community for reporting leaks. Since the drought started, the CoCT's call centres are receiving double the amount of calls, and people who cannot get through are urged to send emails or get hold of the Ward Councillor to follow up with a reference number.

- New water program: we cannot afford to run out of water, and have been designing /planning the water augmentation scheme for the past year. To begin: Mouille Point will not get a temporary desalination plant. We have a comprehensive, flexible plan with a range of projects, because rainfall is erratic and dams may fill up. Initial plans included temporary desalination which is most expensive - costs around R40-50 per megalitre while dam water costs R4 p megalitre. Three desalination plants were approved: Waterfront, Strandfontein and Monwabisi, and should all be operational by end May. They would produce 16 million litres per day - a small contribution seeing that Cape Town consumes about 500 million litres per day. Another expensive but widely used plan is water recycling - similar technology to desalination using reverse osmosis which pushes water through membranes - but expensive because manufactured offshore. We are looking at a long term solution: a desalination plant producing 150 million litres per day. The World Bank brought in experts from across the world (California, Australia, Israel, Middle East) who advised that the quickest, cheapest short term solution is 'sandy aquifer extraction' which already happens on the Cape Flats. If the situation deteriorated (no rains, no water saved) that would have been brought online sooner. Because we have somewhat more time now, we are putting infrastructure in place to ensure bringing down costs and improving quality.

The point of a water augmentation plan is for it to be flexible, so we do not end up like Melbourne and Perth which spent billions of dollars on desalination plants that became white elephants soon after due to floods.

Building more dams is not an option in our geography, other than the agricultural dam at Clanwilliam. Water transfers: the rest of the country is linked in a sophisticated system so they can

transfer to various catchments - we do not have that option in Western Cape apart from transfers from the Elgin valley which gets good early rain.

The new water bylaw will require retrofit houses (using shower, bath and laundry water in toilets – a 20% water saving) and rain water harvesting for individual use. The CoCT only wants to control safety: when connected to the grid the reverse flow must be to proper standards so fresh water is not contaminated. Unfortunately we will have to pay for it - National Treasury and National Government do not have funds, and we have been instructed by Treasury to ensure that our water is cost reflective - costs incurred by the CoCT to deliver fresh water to residents has to be recouped. An initial draft budget went out six weeks ago; a shock to everyone as the initial increase was going to be 26.9%. Following a relook at all projects, it was brought down to 19.9% to fund R14b for the water augmentation scheme. Another shock was moving people off the free water system - from 55% to 10%. Good news however, is that rates were brought down from 7.2% to 6.5% increase. The reason for tariffs is to find capital and operating expenditure for the R14b water augmentation scheme (recycling, aquifers, desalination). In case of good rains we can push it back to long term but meanwhile as a prudent city we have to plan for a worst case scenario.

General questions and comments from the floor

- Events bylaw :

A 2009 events bylaw was promulgated, then a 2014 bylaw was drafted but not promulgated. A 2016 events bylaw was never put forward for public participation, and is thus vulnerable of being set aside. Comment?

André Bester: Has not seen bylaw, but even previous legislation could be interpreted so broadly that there were always a number of loopholes to get away with, for example, noise pollution. With previous bylaws there was a lack of willingness in some cases to monitor/enforce it. We have been more successful working with event organisers, letting them understand that events are welcome but impact on residents. With cooperation we limited intrusive events, in comparison to the 350 events we have now. However it remains for the community and Events committee to be involved in the process, to try to manage it. Bylaws will unfortunately not achieve the required results

James Loock commented on the huge improvement in event noise management.

- Water:

It is expensive to provide alternatives to rainwater, what does City Council currently collect monthly, and what will water cost in the future? Surely water problems should have been addressed earlier.

Matthew Kempthorne: In a nutshell, City Council used to earn R4b in water sales monthly, but since the drought it has dropped to R1.2b which causes budgetary problems. Water still has to be funded, but he gave assurance that Council makes no profit and only charges what it costs to deliver. He offered to meet and discuss the budget with anyone wanting more information.

A municipal truck was seen dumping new water meters in the Kendall Rd dump:

Matthew Kempthorne: there have been problems with the failure rate in some water management devices, however these should not be dumped and he asked for more information to investigate.

- Jade Lounge:

The club is open late on Thursdays and Sundays causing noise disturbance to residents. They have tried to raise it with City Council and CPF, who responded that residents must investigate and be proactive in laying complaints. Residents are considering going to court.

Heather Tager: they are being called to the liquor authority, a hefty fine has been imposed, and they must attend a hearing at the Tribunal.

- 7-9 Scholtz Rd:

Special thanks to Stuart Burnett for unstinting support with developments. One of the biggest problems with GR4 is that they can be built right on boundaries, leaving no space for greening or airflow, showing that City Council does not have residents' interests at heart. Residents in Scholtz Road have big problems with this and have, with support of GPRRA, gone far with objections. Residents were called on not to be apathetic but to take on developers and Council when necessary. Tribunals and appeals go one way, yet other entities in City Council simply override these without giving reasons or engaging. Building inspectors are ineffective and overworked and do not respond to even simple requests, allowing developers free rein. Builders do not clean up after completion (as in Scholtz Road). Our beautiful area is being destroyed because Council does not listen to ratepayers and residents. When residents are asked for opinions on bylaws departures and they object, their opinions are not taken into consideration - whether 45 people object to 126 High Level, or 1000 people in Bo-Kaap.

Matthew Kempthorne: unfortunately National Government changed legislation and brought an act called LUPO – (Land Use Planning Ordinance) which took decision making away from politicians and to Municipal Planning Tribunal (MPT). Prior to that all planning items would pass through SubCouncil. Problems are experienced with MPT, however there are no answers at this stage, other than that we as politicians are trying from our side to tighten up particularly how MPT deals with ratepayers associations. It is also very frustrating for SubCouncil to be given 'fait accompli' outcomes, where the appeals process is often approved with an attitude of 'we need development at all costs to boost economy etc'. This shows disregard for one of the fundamental advantages of a city like Cape Town - our built and natural environment - which we have to protect. At present we seem to be failing ratepayers. Cllr Kempthorne stated that he is trying to fight as best he can to change that. He apologised for the seemingly 'politician's answer', and emphasised that he gets frustrated too because of having little control over processes. One good development is that the Municipal Spatial Planning Development (MSPD) has been amended and passed by Council last month. This is pleasing since it's about concentrating development within a core, and the implication for SubCouncil 16 is that there will be no more densification on the periphery, particularly Hout Bay and Camps Bay. He continued: We are now moving into local area development, meeting with planners next week to start the process. Ward councillors see it as an opportunity, as a community, to get a master plan in place to resolve things. The whole idea behind the LUPO act was that we as politicians set the overview, policies and frameworks of what we would like to see happen, then the official MPT have to approve plans according to what is proposed. There has however been a problem between the two bodies and the next step is to resolve that. Cllr Kempthorne stated his pleasure in meeting Stuart Burnett, and will be involving him in future. The only thing he could offer at this stage is a willingness to fight tooth and nail to see that the community has correct input on that particular plan.

- Impact assessment:

Heather Tager suggested that what needs looking into with developments is actual impact on traffic, water and law enforcement. Developments are often approved stating that there are no impact issues. Feasibility studies are not done properly, and developers continue regardless of objections from neighbours. She asked who the chairperson on Tribunal was who approves these developments?

Matthew Kempthorne: not sure who the new person is, but for actual appeals chairperson is executive mayor.

- Politicians are removed from reality:

An instance was raised where departures to consolidate properties were applied for: residents objected, it went to MPT, and residents won. However, developers appealed and it went to the MPT where developers lost again. Developers then obtained a 'notarial tie' which has to be approved by someone in Council. Residents were not notified, and it was approved. How does that happen? Someone is making decisions that is above everything else.

Matthew Kempthorne arranged to meet afterwards to discuss this.

AD Barrett:

On the same subject, but also necessary to discuss - he has done a lot of research into building policies and, due to excessive neighbouring developments, he has had to resort to a costly emergency high court interdict. He acknowledged Jenny McQueen and GPRRA for involvement and support, but does not understand what densification policy actually means to Green Point residents. He does not want to spend more hard-earned funds on things that should have been enforced over the past six years. Listening to development issues in Scholtz Road and many other areas, he thinks it's worth considering a class action suit against the City Council building department. He also acknowledged GPRRA's efforts with City Council to try to reduce building above Ocean View scenic drive. There are very few such scenic drives left in Cape Town.

James Loock:

People are 100% correct; there seems to be a serious disease in the City Council planning department, where they are grossly in favour of unbridled development irrespective of ratepayers' rights. They are safe in the comfort zone of using our own money to fight us in court. Appreciate what Cllr Kempthorne said as he seems to have insight into the situation and care about it. It would be good for him to engage with the BEC and Stuart Burnett who is extremely knowledgeable. James described a recent meeting with his lawyer at the Mayoral Advisory Committee where proceedings were totally in favour of developers, and against ratepayers. Time has come to take these people to court in individual capacities.

Matthew Kempthorne: As long as we can continue fighting the battles, with the new local plan, let's work on that. From his perspective this area is built up. There are obviously sections which can be developed – cities have to have development otherwise they stagnate. However, seeing a projection of the Bo-Kaap development and also on Ocean View Drive is horrifying, and it's difficult to understand how Council could allow that. He understands the objections, and asked to be fed information, promising to fight as best he can.

Membership drive

Jenny McQueen called on James Loock to canvas members to join the GPRRA and to volunteer for one of the committees:

James Loock: the AGM has provided concrete evidence showing what local communities can achieve if they are community minded and passionate, and they work hard. It doesn't happen alone, and there is no reward except that it's worthwhile in terms of achievements: having the Green Point Common declared a heritage site, managing noise reduction, beautification of lanes - all great successes. Sitting on the BEC is a battle worth fighting, and we do manage to control development to an extent. I cannot think of a better way of spending R150 than on one's local ratepayers association. BEC meets every two weeks, others meet from time to time. It's enjoyable, one gets to know people well, and committee members are good and interesting people. Jenny has worked immensely hard writing emails, attending meetings, and much more. She does a sterling job but she also needs a break. He encouraged everyone to become involved... they won't regret it.

Closure of meeting

Minute taker: SANET TATTERSALL