



12 December 2021

Dear GPRRA member,

Certainly our community had envisioned a very different festive season with visitors returning to support our hospitality sector and vital employment as well as finally reuniting with families. Let's be optimistic that the current wave will be brief and that symptoms will be comparatively mild. We send our good wishes and good health for the holiday season.

The summaries below give an insight into the activities and the effectiveness of the GPRRA committees over the past six months. The committees comprise Jenny McQueen, James Loock, Stuart Burnett, Pieter van Coller, Ella Löb, Chris Hessian, Paige Nick, Steve Massey, Sanet Tattersall, Glynis Johnson and Liz Knight. Regardless of restrictions, these volunteers have continued to promote, enforce and safeguard your interests and rights and to bring neighbours together to ensure a viable and close community. We encourage you to continue to interact with us so as to be part of the solutions to the many challenges we face.

Built Environment Committee (BEC):

- This month we bid farewell to Piet van Coller. For ten years Piet has brought his measured logic and voice of reason to BEC matters, particularly as a practicing architect. His shoes will be hard to fill but a search is underway.
- First steps to nominate the Green Point Common as a Provincial Heritage site were taken in 2016. Progress had stalled for several years, but we are now close to agreeing the Conservation Management Plan under which the CoCT will operate the Common on completion of the nomination. Meanwhile we have been asked to comment on an application to install two large illuminated 'DHL' signs on the outside of the stadium, one facing the Waterfront and the other Signal Hill. We will be objecting to this application next month.
- The application for removal of existing Title Deed Restrictions to allow the development of a 51 apartment block in the lower Braemar Estate (4, 6 & 8 Braemar Road) was approved by the Municipal Planning Tribunal (MPT). In May appeals were turned down. To date there is no sign of redevelopment commencing.
- The community continues its efforts to preserve the designated Scenic Drive Route on Ocean View Drive. The application for rooftop base telecommunications stations at 38Y Ocean View Drive was this month refused by the MPT. We will monitor to see if these base stations continue to operate.
- The application to demolish the existing dwellings at the triangular site at the bottom of Cavalcade Road and redevelop as a 153 room Atlantic Point Hotel has been approved by Heritage Western Cape and the MPT despite objections that it is located within a proposed Heritage Protection Overlay Zone. Concerns about the traffic impact were also dismissed. Again, no sign of redevelopment commencing.

- An application to redevelop the Ultra Liquors site on Main Road as an 8 storey commercial and residential property was approved by Heritage Western Cape and the MPT subject to effective preservation of a graded dwelling on Varney Road and tree roots in Thorniebrae garden during excavation and replacing retaining wall. An appeal is in process.
- A proposal for a two storey extension to the graded terraced cottage at 15 Clydebank Road was withdrawn when faced with united opposition from the neighbours and the GPRRA.
- We have received a succession of applications seeking retroactive approval for alterations to older and graded dwellings in Green Point. Whilst not all have been of particular concern, there are clearly inadequate penalties for carrying out un-approved alterations. Fortunately our building inspectors are reacting faster when these irregularities are brought to their attention. I would like to express our appreciation for their efforts this year.

Stuart Burnett

Events Committee:

- After many months of silence and a negative impact on the events industry, we began to see in the past couple of months the return of events to the Green Point Stadium Precinct. Let's hope that the current fourth wave will be brief, borders will be reopened and that tourism will begin to thrive again.
- Prior to lockdown, the GPRRA Events Committee and Jane Meyer of Mouille Point Rate Payers' Association (MPRA) pursued a path of friendly co-operation with CoCT's Health & Safety and Events departments as well as event organisers. This resulted in a substantial decrease in noise and traffic-related complaints from residents during major events.
- It has been agreed that all events that require amplified sound, whether for music or announcements, should have a qualified sound consultant to monitor the sound levels, especially at early morning sports events. For example, the recent Cape Town Cycle Tour and Marathon events were effectively monitored and controlled by CoCT and an independent sound consultant.
- The GPRRA and MPRA are in discussions with the Stadium's Management and Western Province Rugby regarding how to minimise traffic congestion, parking issues, noise disturbance and petty crime during the expected big matches next year.
- There are a few smaller events scheduled to take place in December, with the bulk of major events starting in February 2022. The Cape Town 10's and 7's, Cape Town Triathlon and Cape Town Pride Festival and Mardi Gras are scheduled for early 2022. As with all previous events, we will closely monitor sound levels and traffic disturbances at these events.
- For now, Formula E has been postponed to 2023. We have had numerous meetings to assess the impact of this event on Mouille Point and Green Point. We will continue to meet to ensure the best possible outcome.
- The recent debacle with the rooftop event at the VIB Hotel has been taken up by Councillor Ian McMahon and the CoCT's Health & Safety Department, who are responsible for issuing Event Noise Exemption permits. The CoCT met with the hotel manager who agreed to conduct a noise impact assessment in order to establish an acceptable level of sound for residents in the area. (Since then the property has been sold to Johannesburg-based Anew Group and we will continue to engage and monitor.)
- We will continue to monitor all events, including the occasional event that is not on the schedule, and to work with CoCT to minimise noise and traffic disturbances.

Steve Massey

Human Environment Committee (HEC):

- Marc Truss' budget for the extension of Green Point City Improvement District to Varneys along Main Road was approved at GPCID's AGM on 2 December. This allows the Steering Committee to start engaging with the relevant body corporates and businesses to ensure that approval of the levy for additional services reaches the required 60%. CIDs work on reducing visible signs of crime and civil disorder. Supplementary cleaning, social interventions and upgrading public spaces are also provided. (Marc already assists with complimentary cleaning of Upper Strand Street and Main Road.) The intention is that these efforts translate into a tangible boost in property values and capital investments.
- A reminder that currently CoCT Law Enforcement is limited in its enforcement of some by-laws due to Covid-19 regulations so we are seeing many more structures in our neighbourhood. Unemployment, gang involvement, gender based violence and substance disorders are some of the reasons cited for migration to the street. Other concerns are mental health issues and availability of drugs. Efforts by Peter Cookson (CoCT Social Development) and his field workers to persuade our homeless community to accept assistance are constant. Success rates are measured by the number of IDs processed and reunifications. Since January Green Point residents have funded 90 IDs thus enabling recipients to live at the Safe Space and to be employed on CoCT's Expanded Public Works Program. Additional funding of R6000 has supported transporting individuals who wish to be reunited with their families in, for example, Limpopo, Mossel Bay, Pretoria and Durban. Peter Cookson and his team maintain contact with families to ensure successful reunifications. (Please DM me if you wish to support these initiatives: lzbknight@gmail.com)
- We continue to explore solutions for the community that park cars along Main Road. Regardless of the challenges, the goal is to empower and transform their lives through a more stable living environment, upliftment programs and a regular income. Many in this group have been beneficiaries of new IDs.
- Efforts by Peter Cookson and his team to canvass our homeless community to be vaccinated at The Haven on 12 October was yet another positive and important gesture.
- Our arrangement with TB HIV Care to respond promptly to clear drug paraphernalia has been effective. Their teams also do a 'sweep' three times a week along Main Road. To stop the spread of infectious diseases amongst users, TB HIV Care provides wellness services that include sterile injecting equipment (with containers to discard safely or returnthis obviously does not always happen), opioid substitution therapy, HIV testing and screening, and psychosocial services. Their approach is to encourage reduction in use instead of demanding abstinence. They have a drop-in centre on Adderley Street for substances and alcohol. The program follows the WHO which defines substance dependency as 'a health issue and placing treatment in health is progressive'.
- We ask that residents continue to support the diverse and excellent selection of restaurants and food outlets on and around Main Road. (The list that we circulated at the height of lockdown in July is still relevant – to name a few Bootleggers, Manos, Hudsons, Bica Confectionery, Shift Espresso Bar, Caramba, Gelato Mania, Café Extrablatt, Bao Down, El Burro, Jason Bakery, Mario's, Gionvannis, Best of Asia, The Butcher Man, RocoMamas, The Monk's Kitchen (Clyde Road), Cushty (St George's Road.)
- Not be excluded is The Park Café in our magnificent Urban Park. It is open Mon-Sun from 9am- 5pm and dogs are welcome. Also experience a sustainable way of living by visiting CoCT's 'My Clean Green Home' exhibition which opened in the park on 3 December.
- We also celebrate Pinocchio Creche. Read the tribute to late Maggie Oewies-Shongwe, founder of the creche. Her daughter Helen continues her legacy of this critical entity in the lives of parents who are vital employees of the many sectors in Green Point and neighbouring areas.
<https://www.atlanticsun.co.za/.../evolving-with-aunty>
- *Atlantic Sun* also featured our once derelict lanes and parks. Since then CoCT's year-long resurfacing of 20 crucial networks to public transport has been completed. Most MyCity bus stops are spatially placed at end of lanes on High Level. We see many more hikers and dog walkers when cleaning and gardening

and on our hikes. Get in touch to join our hikes to be part of our 'mini watch', to get fit, to appreciate our environment and to engage with your neighbours. Part of our route was used by Cape Town Marathon on 17 October. CoCT also supports by removing litter and trimming branches. We opt for clear open views down the lanes so encourage residents to trim their tree branches and vegetation. <https://www.atlanticsun.co.za/news/residents-spruce-up-green-point-lanes>

- Find 'Give Dignity Bins' at Never@Home on Main and Virgin Active to donate clothes and shoes for the homeless as well as various institutions. Recently received extensive gift including a wheelchair, walker and crutches for Beaconvale Community Frail Care Centre in Mitchells Plain. Thanks also to those who donate for many other communities. We also encourage tax-deductible donations to:
 - Pat Pillay-Louw who supports many community kitchens: RPJ Helping Hands (NPC 2017-203370-08) Standard Bank, no: 252094972 Branch: 051001 (proof of payment with name to pat@rpjhelpinghands.org.za)
 - The Homestead to fund 395 food parcels (R300 each) for 45 children at their shelter (to spend time with their families over Christmas) and the children who attend their five centres and are monitored at home to ensure family preservation and that they stay off the street. The Homestead, (NPO 003-217 / PBO 18/11/13/1038) ABSA, no: 4052958568, Branch: 632005 (proof of payment with name to info@homestead.org.za)

Liz Knight

GPRRA MEMBERSHIP (R200 per annum per household): thanks to members who renewed for Jun '21-May '22. Your support is essential to keep on fighting the good fight. Please encourage neighbours to join. (GPRRA's website is currently under construction ... access to membership form will be active in early 2022). Payment to: GPRRA First National Bank Cheque acct no: 62143274059 Branch: 560 | 250655 (Please ensure name appear on EFT.)

Bin clearance and recycling: The World Economic Forum reported that, based on surveys, 'fewer consumers are practicing green behaviour during the pandemic'. We continue to lobby residents to be diligent about managing bins and recycling. Together we can protect our natural environment. Clearance of bins has been consistently on time for the past few months and WastePlan offers a reliable and essential recycling service with free bags and free collection. Reminder also to compost and waste less food.

Prevent stormwater pollution: dispose litter and waste in correct bins to protect sealife; scoop dog poop in organic bags and deposit in bin - never drop on pavement to prevent contamination of water sources; trim and store leaves, grass clippings, etc in refuse bags for collection to avoid clogging of drains and flooding; follow instructions when using pesticides and fertilisers to avoid chemicals washing into infrastructure; never dispose of motor oil and soapy water from car washing on streets or in stormwater; never dump hazardous waste like cooking grease, paint and medicine in your sink or outside.

Service Requests: participate in the day-to-day management of our environment with service requests: https://eservices1.capetown.gov.za/coct/wapl/zsreq_app/index.html or 0860 103 089 or download the App on your phone https://play.google.com/store/apps/details?id=com.thunkable.android.muldereugene.MyCapeTown&hl=en_ZA

Report all crime: Sea Point Police continues to urge the community to report all crime, no matter how small, as soon as possible, and give all relevant information. This is to ensure that the police are aware of all incidences for deployment purposes. By working together crime can be curbed.

Yours sincerely,

GPRRA Management Committee