

**MINUTES OF THE GENERAL MEETING**  
**OF THE PINELANDS RESIDENTS' AND RATEPAYERS' ASSOCIATION**  
**HELD AT PINELANDS LIBRARY ON WEDNESDAY 7 JUNE 2017 AT 7.30 p.m.**

**PRESENT :**            John Berry                    Chairman  
                         Carol Clark                    Secretary/Administration  
                         Roger White                   Member

**PRESENT : MEMBERS :35            NON-MEMBERS :6            NOT CLEAR: 2**

**BY INVITATION :** Cheryl Hillman and a team from Old Mutual

1. **NOTICE CONVENING THE MEETING:** Carol Clark read the notice convening the meeting.
2. **WELCOME and APOLOGIES:** John Berry welcomed all present. Apologies were received from Alex Dose, Jean Sleigh, Eve Dunnell, Riad Davids
3. **MINUTES OF THE GENERAL MEETING on 8 MARCH 2017 :** The adoption of the Minutes was proposed by Roger White and Paul Duff.
4. **MATTERS ARISING :**  
TRUP: under consideration following a Heritage Western Cape  
ROSS: Roger White last had contact on 25 May with Sillito and we should hear within a month regarding their response to the objections  
Conradie: Closing date for objections was 5 June 2017. Thornton got 650 and Pinelands about 190 known objections  
SAWAS: update will follow later in the meeting
5. **MUPINE GOLF CORSE DEVELOPMENT: Cheryl Hillman.** Also Ian Mason, Harold Spies, Pieter du Toit and Neal Schwartz

**Background**

The Mupine Golf Course is owned by Old Mutual. They see the Golf Course as no longer ecologically or environmentally viable to maintain. They propose that this housing development would obtain the best returns on investment for their policyholders. The land already has development rights for residential accommodation *for Old Mutual employees*. The current application is to remove aspects of the Tile Deed conditions e.g. such as being able *to open it up to the general public* and not just for OM employees. They are also applying for a consent use for a reduced parking ratio. They currently have rights for 1500 units or an Office Park which could have 2500 cars. The aim is to offer "affordable rental housing" - aimed at people within the range of R7500 to R22000 monthly combined income). Rentals would be between R4500 and 8000 range. Old Mutual will retain ownership of the development and ensure it is managed well.

They propose that it supports the City plans for:

- **Spatial development framework (SDF):** to develop affordable housing on sites close to the city i.e. "infill sites" – close to work opportunities and good access to basic services and transport
- **Transport orientated development (TOD):** to discourage the use of private vehicles and promotes public/non- motorised transport methods through improvements of pedestrian/cycle networks and rail and bus routes: Reduced parking bays to LIMIT cars in the development: 0.75 bays per unit which would be rented bays; Location near a major rail station and potential future bus route; Provide pedestrian and bicycle lanes. PRASA has allocated 30 Million Rand to upgrade Mutual and Thornton stations

### **The Mupine development concept:**

Secure, self-contained and self-sustained; "Village Concept" to create a sense of neighbourhood and community; Energy and water saving methods; promote walking within the development; adequate public green space; children's play space and recreational area. Proposed to include an education facility, crèche and community centre and small scale retail space for basic needs along Forest Drive Ext. The current concept includes a piece of land that belongs to PRASA (railways) where they would have recreational facilities.

700 housing units to accommodate about 2000 people in a mix of bachelor, one, two, three bed units and loft/penthouses. Blocks of 2, 3 and 4 storeys; to attract singles, young families, established families; and possibly retired people. Aim is to try and maintain many of the trees.

### **They propose benefit to the neighbouring communities through:**

Potential ideas such as creating a well-lit pedestrian friendly precinct around OM, the station and the Mupine/Conradie development; Expected upgrade of OM station, fast-track of My Citi and Golden Arrow bus routes being considered by City; possible reduction in traffic if OM employees live there, OM employees using upgraded public transport (currently of the 7000 employees at OM, only 17% use the rail to get to work); ; existing vehicle owners move close to town and so reduce traffic from other areas.

### **Points raised by residents at the meeting:**

1. *The parking problem at Anfield Village and they have the correct parking ratio*

OM: Been developing for over 8 years. Developments for lower income groups, they end up with "parking graveyards" as many people don't have cars. The land could rather be used for green open space. Anfield Village is mostly owners and not rental. At Mupine it is rental and people must apply to rent a parking bay

2. *Pinelands should be asking OM "What are going to put into the community to give back"*

OM: Aware that there are stressors for the people living around Mupine. There will be a working group with representatives from Pinelands and Thornton to raise issues. There will also be a representative of PRASA, OM, Mupine, Conradie, Province and the City

3. *Schools for the children. Pinelands and Thornton schools are already full.*

OM: Will be a primary and High School at Conradie. They estimate about 250 – 300 children at Mupine. Mostly young people will move in. Schooling models will change to increase the capacities of current schools as the city densifies.

4. *Traffic at Mutual and access to Mutual station is bad. Om should have addressed this years ago*

OM: only 17% of its staff use the train to come to work. Upgrading Mutual will improve this and decrease traffic

5. *What size are the units?*

OM: Studio: 32 – 90m<sup>2</sup> (loft/duplex)

Studio: 32m<sup>2</sup>; 1 bed 45 m<sup>2</sup>; 2 bed 50m<sup>2</sup>; 3 bed 63m<sup>2</sup>; Loft 80 – 90m<sup>2</sup>; Duplex 70 – 90m<sup>2</sup>

6. *How do low income earners afford rental of 4500 – 8000?*

OM: rental is usually about 1/3 of a salary/income – and salaries range would be 12500 – 22000

7. *What about TSiBA campus that's currently on the property?*

OM: They may try and renew/repurpose the old Data Centre and create a campus for TSiBA

8. *Will these residents needs to access Public Health Facilities?*

OM: if they are Government civil servants then most would have a good medical aid and use private facilities

9. *Most new developments have to include grey water and solar energy, so this is not special for Mupine*

OM: There are building standards but OM goes far beyond this

10. *Will it always be rental?*

OM: they may sell some in 10 – 20years. In other developments they have kept a portion of the units e.g. Borain they kept 200 of the 4000 units

**6. SAWAS HOUSE: Carol Clark highlighted points from Lisa Dinklemann's report**

*Dealings with Communicare (CC) and related meetings*

- Department of Social Development had requested that an investigation be done by Pat Lindgren of Action on Elder Abuse. Ms Lindgren, Alderman Watkyns and various role players and community members attended a meeting with Communicare (CC) at SAWAS house
- On 19 April 2017 a site inspection was conducted at SAWAS by Mr David Viljoen of the City of Cape Town accompanied by Mr. Tozi Jaxa (Portfolio Manager for CC). It seems wrong information was given by CC to Mr Viljoen regarding the status and usage of the kitchen. It is NOT available for residents to make meals in. Ms Matthee has said that the kitchen would not get a Health and Safety Certificate for the kitchen and that CC would not allow anyone to cook in it. Gavin, the Manager at Pick 'n Pay, saw horrified when he saw the state of the SAWAS kitchen and he brought in his staff to clean it up.
- Met with the Chief Social Worker for SAWAS and Ms Lindgren to discuss the way forward. It was agreed that a committee be formed to take care of SAWAS which would include Lisa as Chairperson, Nontombi from CC as the social worker, Carol Clark as a representative of the Pinelands Ratepayers Association, a rep of the Lions and possibly Alderman Watkyns and a member of the Pinelands Neighbourhood Watch.
- CC was due to conduct their annual assessment of each resident during April to investigate, in light of Ms Lindgren's report, who of the residents were capable of remaining at SAWAS and who needed to be placed elsewhere. Only done in June.
- At a further meeting with Ms Matthee, a social worker rep from CC and Tozi Jaxa she was informed: No meetings to be held at SAWAS regarding SAWAS without CC permission and a CC rep present; she must provide free meals to all the residents even the new ones who have met their financial criteria; asked to continue the collection of items for the monthly hampers but to hand them over to CC so they can distribute them to the most needy CC residents across the Cape.
- Despite repeated threats of legal action she has continued to hold meetings at SAWAS with donors and medical personnel who have offered their support; they just provide meals and monthly hampers to the 14 residents mentioned.
- As stated in the Department's feedback it was established that five residents have mental disorders, but are capable of living independently.

The most serious concerns per Ms Lindgren's report to the Department of Social Welfare are :

1. The safety and security of the residents and the lack of control over admission to the building;
2. Lack of maintenance to the building
3. Residents with limited income or receiving a social grant who cannot afford to buy meals
4. The lack of supervision by CC to monitor how the residents were coping since the cessation of catering and cleaning services
5. Two social workers to provide services or monitoring to 3750 residents is insufficient

The recommendations of the Department of Social Welfare are:

1. Security issues must be addressed urgently to secure the safety of the residents during the day and night
2. A telephone must be installed to give access to medical or safety assistance
3. Cooking and refrigeration facilities must be made available
4. An organisation must be appointed to run SAWAS House in order to provide services as stipulated in the Sale Agreement
5. The age restriction as stipulated in the sale agreement must be adhered to in order to avoid problems which will make it difficult for older persons to cope

6. Residents must be encouraged to complete admission forms to frail care facilities of their choice in advance.
7. Copies of the assessments of each person done by CC in April (now June) must be provided to the Department of Social Development.

Their conclusion was that the residents of SAWAS House are in need of support and protection and cannot be left to fend for themselves without resources and facilities to assist them.

*The provision of meals and non-perishables for the residents*

- Initially provided daily hot meals for 21 residents and now provide meals 3 times a week
- The community donated toiletries, loo paper and non-perishable foods. Also dressing gowns, new towels, face cloths and an extra blanket (11 handmade quilts distributed to the most needy of residents); 4 microwaves for reheating of the meals and ensured that each resident had a working kettle and toaster.
- From March she started providing monthly hampers of staples foods. Some residents were ordering in food AND getting a box, but this was stopped. She is currently feeding 14 residents and providing hampers to them as well.
- Pick n Pay have agreed to put a marked trolley for shoppers to drop in non- perishables and toiletry items.
- They receive sandwiches and/or muffins each Friday. Donations include: bread and other non-perishables from Sarmie Mommies and Daddiez; bread from Kwikspar donated; black crates for transport donated items from Mambos Plastics and toiletries and non-perishable items from Pinehurst Primary
- Donations of ingredients for meals are given to those who cook for the folk but need help providing the ingredients. The number of folk signing up on the app to provide meals is unfortunately dwindling and more are required.
- A pressure cooker is needed to help cook meals on the days when no one has signed up
- Special thanks to Mrs Irene Collins, a resident of SAWAS who makes herself available to accept the meal from the donor, dishes up, distributes and then cleans up afterwards
- She spends about 3 hours on week days at SAWAS chatting to the residents about their needs and sourcing books, magazines knitting, crocheting and craft materials
- Lisa thanks Pinelands Community, businesses and churches for the incredible support." It is such an honour to be able to assist these folk and I thank you all for making this possible".

## **7. GENERAL**

7.1 Mark Job: disagrees with the objections letter written by PRRA on behalf of its members. Pinelands should be proactive and strategic and get OM to put into writing their commitment to the Pinelands Community with some benefits for Pinelands. PRRA invited Mark to get involved

7.2 The rat running by the bridge into Pinelands

7.3 Robot at Alices Ride/St Stephens is short -timing and only lets 3 cars through

7.4 Pinelands Grove: Entrances changes. They are supposed to beautify the park and create a walking track there. Now they want to add a third storey. John Berry will email Dimitri

7.5 24 Forest Drive: Mark Job put the Application in. The owners was fined R81000. He has to pay this before the Application can proceed. The Zoning Scheme allows for 2 dwellings. The Title Deeds says only one dwelling. Garden Cities does not mind of the condition is removed

7.6 Mark Job: The HPOZ needs to have clear guidelines and parameters in place

7.7 Stratford Way: What is happening re this Application?

7.8 Old Police Station: What is happening?

There being no further business, the meeting closed at 21:50.