



MINUTES of the MLPORA ANNUAL GENERAL MEETING

UP Groenkloof Campus, Adoel 1

5 April 2022

18:30-20:00

The meeting started at 18:35. The Chair, Niel Roux, welcomed all present, and specifically Cllr. Shaun Wilkinson and thanked them for coming.

In 2020 the AGM was held as a zoom meeting due to Covid-19 and in 2021 it was outside in the Magnolia Dell Park by Huckleberrys Restaurant. This year we are back in the familiar UP hall at the Groenkloof campus and meeting indoors.

The Agenda is attached as Annexure A.

Apologies are noted in Annexure B.

1 Minutes of the 2021 AGM

The minutes of the 2021 Annual General Meeting were made available and were summarised by the Chair. The minutes were approved.

2 MLPORA Strategic Plan

Terence Smith presented MLPORA's strategic plan which was developed in 2020 to give the MLPORA Committee and the neighbourhood more strategic direction. The plan is a living document and is a joint vision for the neighbourhood as the strategic outcomes encompass the attributes of the neighbourhood MLPORA want to promote. Residents that are interested in any of the 5 strategic outcomes were invited to come forward and get involved.

The slides are attached as Annexure C.

3 Outcome 2: A residential neighbourhood.

Renette Leathern has been managing the Town Planning portfolio for 2 years. Although Mike van Blommestein assisted MLPORA with townplanning matters for more than twenty five years he is due to retire soon, and has, therefore, not been able to assist the Association as much as previously.

The City of Tshwane has recently started to address a substantial backlog in rezoning applications as outlined below.

35 Ormonde	Assisted by Jan Barnard. Lost the initial application. MLPORA appealed with the assistance of Danie Barnard and lost the appeal. A new legal team, Van Wyk and Vorster has taken the case on review.
159 Berea street	Used as a boarding house. It has 10 bedrooms and one and a half bathrooms with each bedroom occupied by a family. In 2015 there was an application made. In 2021 there was a tribunal. The tribunal stood by their decision with limitations to numbers etc.
Zuid-Afrikaans Hospital	ZAH applied in 2016 to rezone in Mentz and Leyds Streets. Bunny and RL attended the hearing and lost the objection. This did not go to review.
187 Dougall Street	The house was altered to have 6 units and these were rented out before applying for the relevant zoning. There are a number of problems: no street frontage, insufficient parking, rooms without windows. In Sept 2021 objection but did not succeed.
199 and 201 John Street	2019 application for rezoning and special rights. 16 rooms. A lot of objections from the community. In 2021 there was a tribunal. There was an on sight inspection and the development was not approved thanks to the work done by Anoulla and Mike van Blommestein
183 John Street	Rezoning request from residential 1 to residential 2. 22 units. The town planner has requested to meet with the objectors.
568 Leyds Street	Objected strenuously
650 Sibelius Street	18 dwellings planned for the property. MLPORA objected and appealed and lost the appeal. There seem to be irregularities and this should be taken on review.
Silverstreet	a lot of negotiations and promises have been made. Renet van Wyk and Adriaan are drafting a chronology to prepare an order to the CoT.
Sibelius street boarding house	Boarding houses in Sibelius Street used by Crawford. NR to meet with Crawford.

In order to properly address these applications and appeals MLPORA needs a war chest so that Advocates and Attorneys can be briefed and paid for their service. As much as MLPORA appreciates the excellent *pro bono* work, it does not, understandably, get the same urgent attention as paid work.

Besides the financial need more hands are also needed. Advocate Adriaan Vorster and attorney Renet van Wyk already assisting Renette with legal work, while Giselle Groenewald will assist with the portfolio. Renette Leathern suggested that the portfolio be split into a number of sections, namely:

- Minor transgressions, such as noise
- Non permitted land use, e.g. boarding houses for Crawford
- Objections

The legislation supports developers, it is thus important we have input into how development is done to ensure it is sympathetic to our suburbs.

It was, finally, noted that residents must object and bring any transgressions under our attention. Residents must also not withdraw objections as applicants have gone back on their commitments in the past

Questions & Answers

- 3.1 Bunny complained that MLPORA should be representing the residents and that going along with proposed plans from Zuid-Afrikaans Hospital is unacceptable

- 3.2 Tasos Calantzis enquired on what basis some applications are supported, and others are objected. What are the rules and guidelines.
- 3.3 A comprehensive list of all properties where transgressions have been reported is required.
- 3.4 Regardt Botha asked Renette to also add the property in Loveday Street to her list.

In response to the questions Renette Leathern explained that:

- MLPORA require collaboration from residents to identify and report transgressions
- MLPORA relies on volunteers and pro-bono professional assistance. We have to be selective in which cases we oppose and we cannot give non-permitted land use sufficient attention without additional time, money and resources
- Leyds street is not part of ZAH plans
- ZAH has indicated commitment to work with the community and with MLPORA

4 Outcome 3: A Safe Neighbourhood

Robert Cameron-Ellis advised that our suburbs are comparatively safe, compared to other areas. Two graphs that showed a declining incidence of crime was presented by MHSI. These are attached as Annexure E. He reiterated that MLPORA and MHSI follow an open-neighbourhood strategy since we believe that an open neighbourhood is aesthetically and ethically preferable to a close one. Closing a suburb is furthermore very difficult and expensive to attain. We would require a 60-70% buy-in to affect closure.

MHSI's radio project is a success and we have stability in the guards that work here – this helps create a secure environment.

Dirk and Regardt have been working on the camera project for the last 18 months. The process has not been without setbacks and the initial plan had to be revised a bit. In the last 3 months the plan was revised and we decided to go alone. As a consequence, the technology and prices were also revised. For the project to work, the community must get involved to fund, and make the project work.

Questions and Answers

- Giselle: How is the camera project different to a camera being outside a house and how does the project help outside a house? *There will be a Telegram message that a car has been spotted again as the system recognises the car and sends alerts*
- Giselle: We should, perhaps, do a survey amongst residents to establish how many are in favour of investigating neighbourhood closure. *Robert Cameron-Ellis requested a show of hands: Full closure (68), Virtual closure (34), No action (0)*
- How much with the project cost? *Camera project will cost about R430 pm. Already have 100 households committed*
- Renet: How will full closure effect town planning issues?
- Hendrik, Sibelius Street: Closure is not giving Groenkloof the results they wanted – why close if not working? *Giselle proposed that the camera project proceed, and that the project is assessed to review progress. Groenkloof took almost a decade to close the suburb, and it is necessary to incorporate cameras into the whatever solution we implement. stats are looked at and assess*
- Yvette requested regular updates about the camera project to improve the communication to the residents.

5 Chair person's report

Time did not allow for the Chair to deliver his report and it was deemed more important to let the discussions take place.

6 Financial statements

The 2021 financial statements were presented by the Chair, and approved; these are attached as **Annexure G**.

More funds are needed to fight the legal battles and indeed more active members are also needed. Funds are, amongst other things, required for:

- Legal cost
- traffic surveys
- annual Operra fees
- annual WESSA fees.
- Disbursements to Kruinpark and the Commons

7 Election of the MLPORA Executive

Four positions are elected, the rest of the committee are volunteers that come forward.

- Chair: Niel Roux
- Vice Chair: Dirk Kotze
- Secretary: Roland Vorwerk
- Treasurer: Sorina Mulke

In the interests of time volunteers were requested to meet with Niel or to contact MLPORA after the meeting. The Association is particularly looking for assistance with Need are communication, heritage, municipal issues and administrative.

8 Address by Cllr Shaun Wilkinson

Councillor Wilkinson (Ward 59) gave feedback from the City and himself and answered a few questions.

- MLPORA is one of the better committees.
- Town planning and land use is very challenging, but he mentioned that Renette is doing a sterling job.
- MLPORA should in his opinion, however, consider expanding its precinct to include UNiSA as well as the area between Lukasrand and Groenkloof, including Harlequins, SABS, Deutches Altersheim, UP Groenkloof.
- ZAH parking issues, there are non-negotiables. MLPORA must work with ZAH. Structured solution is needed regarding the bollards
- CoT is recouping funds by switching off electricity if not paid. Corruption remains a problem.
- Funds for a new Kruinpark fence has been approved, but there is not budget.
- There has recently been meetings to discuss the routes taken by A re Yeng busses, particularly following Willem Punt and Sibelius streets.
- He thanked the community for their support.
- He suggested that residents use the mysmartcity app to report and follow-up service delivery issues.

9 Closure

The Chair thanked the Committee members for the outstanding contributions. Particular thanks should go to the following persons:

- Terence Terence Smith, Mike Batley and Jane Clarke who will be leaving the committee after serving the community for many years.
- Robert Cameron-Ellis, Regardt Botha and Dirk Kotze for their work on the camera project
- Sterling work done by Renette Leathern, Yvette Loots, Melanie Snyman and Titia
- The Chair thanked everyone for attending
- Meeting was closed at 20:30.

ANNUAL GENERAL MEETING

University of Pretoria
Groenkloof Campus, Aldoel 1
5 April 2022
18:30 – 20:30

Start	Item	Facilitator
18:30	Opening and Welcome	Niel Roux
	Apologies	
	Confirmation of the agenda	
18:35	Minutes of the previous AGM	
18:40	MLPORA strategic plan	Terence Smith
18:50	Outcome 2: A residential neighbourhood	Renette Leathern
	Q&A	
19:10	Outcome 3: A safe neighbourhood	Robert Cameron-Ellis
	Q&A	
19:30	Chairperson's report	Niel Roux
	Q&A	
19:45	Approval of the 2021/22 financial statements and provisional budget for 2022/23	Niel Roux
20:00	Election of MLPORA Executive <ul style="list-style-type: none"> • Chair: • Vice-Chair: • Treasurer: • Secretary: 	Robert Cameron-Ellis
20:10	Community engagement with Shaun Wilkinson (Ward 59 Counsellor)	MLPORA Chair person
	Closure	

ATTENDANCE AGM 5 April 2022

APOLOGIES		
Phillip	Erasmus	Ridge Street
Marie	Luyt	274 Troye Street
Sandra	Kachelhoffer	228 Troye Street
Anya	Calantzis	Sibelius Street
Fareed and Danielle	Abdullah	John Street
Tanya	Du Toit	
Isabeau and Brian	Southwood	Loveday Street
Tristan	Bateman	Smith Street
Jan and Giselle		
Hennie	Luies	Willem Punt
Juan	Nel	Willem Punt
ATTENDANCE		
Name	Surname	Address
Roland	Vorwerk	Troye_238
Terence	Smith	Berea_478
Jaco	van Staden	Lingbeek_283
Gary	White	
Fritz	Thomashoff	Celliers_265
Nico	Van der Merwe	Celliers_290
Jan	Hugo	Lukas_471
Linette	Van der Merwe	Arnoldi_46
Stoffel	Mentz	Berea_234
Carine	Algera	Berea_295
Sjoerd	Algera	Berea_295
Karel	Rousseau	Lingbeek_273
Estie	Rousseau	Lingbeek_273
Charles	Tiganis	John_195
Anoulla	Demetroudes	John_195
Hennie	Knoetze	Berea_222
Anne-Marie	Knoetze	Berea_222
Willem	Van Zyl	Willem Punt_330
Jeanne	Van Zyl	Willem Punt_330
Juliusz	Maydell	Celliers_217
Gary	Nowosenetz	Lukas_519
Steve	Glass	Berea_215
Sandra	Glass	Berea_215
Dirk	Kotze	Middelberg_225
Regardt	Botha	Loveday_244
Graham	De Lange	
Chris	Groenveld	Berea_549
Leon	Cronje	Berea_487
Wilhelm	van Rensburg	Berea_487
Renet	van Wyk	Berea_468
Steven	Fabris-Rotelli	Middelberg_278
Tasos	Calantzis	Sibelius_525
Melusi	Mbatha	Celliers_247
Ndumiso	Dladla	Ormonde_5

Name	Surname	Address
Francois	Muller	Klip_217
Muller	Pretorius	Lingbeek_278
Wayne R.	Witthoft	Bourke_330
Hanneke	Witthoft	Bourke_330
Les	Bateman	Smith_237
Giselle	Groenewald	Smith_221
Niel	Groenewald	Smith_221
Jeannette	Jorre De St	Silver_274
Joe	Amadi-Echendu	Berea_391
Anthea	Amadi-Echendu	Berea_391
Oba	Odunsi	Berea_569
Ore	Odunsi	Berea_569
Gysbert	van Graan	Dougall_259
Junior	Truter	Sibeliuss_538
Justine	Pieterse-Truter	Sibeliuss_538
Iain	Engels	Dougall_176
Titia	Tabak	Dougall_176
Rob	Buckley	Loveday_251
Willie	Matthysen	Celliers_275
Salomé	Jansen van Rensburg	Silver_234
Wimpie	Jansen van Rensburg	Silver_234
Elio	Pasqua	Mears_264
Adriana	Tollig	Smith_240
Lize	Kriel	Lukas_503
Elane	Kotze	Middelberg_225
Johalize	Koch	Berea_474
Allie	Payne	St Patricks_251
Jan J.H.	Kruger	Loveday_255
Raz	Weiss	Sibeliuss_580
Hendrik Hennie	Pienaar	Lingbeek_284
Jean	Grove	Berea_159
Martin	Brütten	Smith_243
Renette	Leathern	Dougall_274
Francisca (Cisca)	Moyses	Dougall_189
Nicolaas	van Der Walt	Devenish_388
Jenni	De Bruin	Devenish_388
Yvette	Loots	Smith_181
Erna	Smalberger	Middelberg_230
Jimmy	Weir-Smith	Berea_460
Gina	Weir-Smith	Berea_460
David Vaughn	Brewer	Dougall_237
Nellien	Brewer	Dougall_237
Lou Ann	Young	Leyds_608
Bunny	Subedar	Leyds_572
Nontokoza	Ncube	Sibeliuss_479
Ansie	De Swart	Berea_284
Robert	Cameron-Ellis	Berea_453
Henro	Van Rooyen	Sibeliuss_495B
Nicolaas	Steenkamp	Berea_539
Chris	Green	St Patricks_221
Derik	Gelderblom	Troye_262

Name	Surname	Address
Busi	Mahlangu	Lukas_531
Shaun	Wilkinson	Wrd 59 Cllr
P	van Willeigh	
Robert		ZAH
Jane	Clarke	Devenish_384