

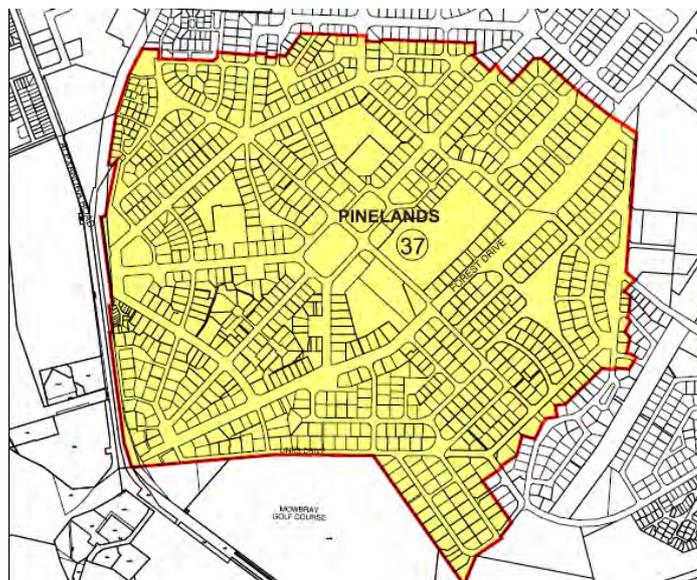
REPORT OF THE ANNUAL GENERAL MEETING OF THE PRRA ON WEDNESDAY 22 OCTOBER 2014

The main speaker for the evening was Chris Snelling, Chairperson of the new Heritage Advisory Committee (HAC).

Chris is a Pinelands resident and Heritage Specialist who undertook the first Heritage survey for Pinelands when he worked for Heritage Western Cape.

THE HERITAGE ADVISORY COMMITTEE (HAC) for PINELANDS

In March, after the outcry regarding the demolition and building at no 24 Forest Drive, a special General Meeting was held with 2 speakers from the City of Cape Town regarding the new Heritage Protection Overlay Zone (HPOZ) which came into being in March 2013. During this meeting Chris suggested that Pinelands establish a Heritage Committee that could give input on plans for houses in the HPOZ. The Heritage Advisory Committee (HAC) was created as a subcommittee of the PRRA and has been operational since August 2014. It is registered with Heritage Western Cape (HWC) as an interested and affected party for the HPOZ. HAC meets to view plans at 6:30pm on the 3rd Monday of each month in the Committee Room of the Pinelands Library.



The Pinelands HPOZ

It is administered by the CoCT in terms of its new Municipal Zoning Scheme. It recognises the qualities of the Pinelands Garden City concept and any application submitted to the CoCT will be assessed in this regard. The following apply:

- Council must take into account the effect any such activity may have on the significance of the Heritage place or area concerned
- The provision of an overlay zone may be more restrictive or more permissive than provision applicable to the base zone of the property concerned, or may set specific development rules for particular area or land
- if the provisions of an overlay zone are different to, or in conflict with, the provisions of a base zone, the more restrictive provisions shall apply, unless stated otherwise in the overlay zone concerned
- any development rules in terms of an approved HPOZ that exceed, or are more restrictive than, the limitations of a base zone, shall be deemed to be approved departures from the provision of the base zone.

- Council shall not approve any application which is deemed to detract from or impact negatively on the significance of the area or place concerned

The Role of Pinelands HAC

HACs role is to provide advice to applicants (the homeowners or their architects) and comment on the plans in the HPOZ. These plans are submitted to the City in terms of the Municipal Zoning Scheme as well as to (HWC) in terms of Section 34 or section 27 of the National Heritage Resources (NHR) Act.

Submissions to the City include for alterations and additions, demolitions, sub divisions and rezoning. Submissions to HWC are for structures older than 60 years

Section 34 of the NHR Act is for general protection for applications to alter or demolish any structure that is older than 60 years. This Act mostly involves buildings that are of local heritage significance, that is, Grade III Heritage Resources which include:

Grade IIIA Buildings: excellent historic, architectural examples of their type

Grade IIIB Buildings: very good and representative examples of their types

Grade IIIC Buildings: good examples of their type that contribute to the character of the area

Ungraded buildings i.e.: structures of no heritage significance, are not protected in terms of the NHR Act and the Heritage Resource authority cannot refuse an application made to it in respect of an ungraded building.

Section 27 of the NHR Act is a formal protection for applications made to alter, demolish etc any structure or place that is a Provincial Heritage Site. An example of this in Pinelands is Mead and Mead Way. The Mead has been downgraded to a local Heritage site i.e. Grade III which doesn't mean it has less attention, rather that it will follow a different process.

The Process to follow for plans in the HPOZ:

Applications require both HWC and CoCT approval.

HWC will not process an application without formal comment from the Pinelands HAC. The Heritage Resources Section of the City normally requires input from the Pinelands HAC

Chris suggests that people:

- Bring their plans to HAC for comment before submitting them to the CoCT
- Submit their plans to CoCT and get the comment from the Heritage Resources Section
- Submit the plans to HWC for Section 34 Approval
- Finally submit their plans to CoCT

Chris showed photographs of some of the aspects of homes and streets that characterise the Garden City concept – the streetscapes of trees, permeable boundary fences, green leafy verges and interface between street, garden and houses with setbacks. In the HPOZ matures trees and hedgerows are also protected



Mead Way Streetscape



Garden City concept with permeable palisade

He also had examples of homes where these aspects were now lost with “greenless” verges and treeless gardens, solid high boundaries walls and gate entrances. Pinelands used to be an interactive suburb and these types of changes result in neighbours being cut off from each other.



Less permeable boundary walls and gate entrances



“Greenless” verge and solid boundary wall

Other photos showed an example of a Grade IIIA house, a typical English Garden style, in Serpentine Way, of The Mead and Mead Way and he would have had some more interesting examples had he not been chased away by an angry resident during his photography trip!



Typical English Garden style



Grade 111 Home in Mead Way

The second speaker was Charmaine Cook of Playing in Nature

Charmaine is starting a Pinelands Litter Clean Up Initiative to encourage people to help keep their neighbourhoods litter free. It's one thing having a social network like "531" but people need to get outdoors and get practical too.

She recently organised the first clean up on the Canal area and 10 scouts and 2 residents come to help. She has donations of 100 recycling bags and the Lions donated 3 packs of black bags.

Her next Clean up Campaign is set for 15 November at 10:00am to clean up the block bordered by Forest Drive – Jan Smuts – Welwyn Avenue. She plans to have a bring and braai afterwards and she is looking for a braaimaster, portable braai and donations for charcoal and wood etc. Interested people can contact her on cook.charms@gmail.com.

During the business part of the AGM, feedback was given on the Pinelands Street Camera Project: They have now formed a Section 21 Company with John Berry as Operational Manager, Brian Watkyns for Customer Relations, Peter Anders of PNW for Marketing, Pinewatch for Technical, Riad Davids for Finances, and Elaine Gibbs as Secretary. They meet twice a month. It may seem quiet but they have been working "behind the scenes". The Funds raised will be transferred to the PSCP. They still need R200 000. They want to roll it out in 2015.

Pinelander of the Year Award went to Megum Reyneke for her years of work on PRRA ExCom Building Plans Portfolio.

New people for PRRA ExCom

Megum has moved to Napier and ExCom are looking for a new person to fill the Building Plans portfolio as well as a new person to fill a Media portfolio. Interested people can contact Carol at pinelands.ratepayers@gmail.com. The current ExCom is John Berry (Chairman), Riad Davids (Vice-Chairman), Nasir Adam (Treasurer), Carol Clark (Secretary), Roger White, Rene Brooks (Traffic and Roads) and new addition Charmaine Cook (Environment)

Councillor Brian Watkyns gave feedback on the mowing contractors in Pinelands. A formal complaint has been put in about one of the contractors and has to go through the legal process before they can appoint a new person. CoCT is now using its own resources to try and catch up. With Guy Fawkes approaching he reminded residents that fireworks are illegal in a built up area. Thatch roofs in Pinelands are a real risk. There are designated area for fireworks and the nearest are Athlone Stadium, Tableview and Green Point.

Residents raised concerns and asked questions about the following issues:

the old police station, safety in the area of the Spar in the evening, the informal taxi rank that is full of litter, the proposed MyCiti bus route for Pinelands, the construction at the parking garage at Howard Centre, parking around Howard Centre that affects residents, and the Oude Molen development.