

MINUTES OF THE ANNUAL GENERAL MEETING
OF THE PINELANDS RESIDENTS' AND RATEPAYERS' ASSOCIATION
HELD AT PINELANDS TOWN HALL
ON WEDNESDAY 22 OCTOBER 2015 AT 7.30 p.m.

PRESENT :

John Berry	Chairman
Riad Davids	Vice Chairman
Nasir Adam	Treasurer
Carol Clark	Secretary/Administration
Jessica White	Environment

PRESENT : MEMBERS : 28
NON-MEMBERS : 11 NOT CLEAR: 19

- 1. NOTICE CONVENING THE MEETING :** Carol Clark read the notice convening the meeting.
- 2. WELCOME :** John Berry welcomed all present,
APOLOGIES : Sally Borchards, Sharon Timlin, Marion Lennox, Sandi Westgarth-Taylor, Louis Alkana, Amelia Genis
- 3. MINUTES OF THE GENERAL MEETING on 24 JULY 2014 :** The adoption of the Minutes was proposed by Jean Vogles and seconded by Bill Schull .
- 4. MATTERS ARISING :**
The order of the matters on the agenda was swapped at the start of the meeting. Hoghouse Brewery was not due to present. Their request to go first was granted. The discussion took about 45 minutes which then required later items to be cut short due to the resulting length of the meeting.

4.1 Development at Erf 1958: Huis der Nederlander (HDN)

Chris Snelling, Chairperson of the Heritage Advisory Committee (HAC) presented his report on HDN. HAC is a subcommittee of PRRA. They give an independent and objective comment which is passed onto the PRRA Committee. Chris read his report to the meeting. See the attached document.

He said that probably 90% of comments on the online petition would be discarded. He gave residents guidelines as to how to frame a reasonable objection and encouraged them to read the accompanying Town Planning (TP) Reports. They should link their objection to the Garden City concept. The TP Report comment that it is the "ideal place" for densification" may apply in other suburbs but not to the Garden City.

Issues raised by residents included: the bulk factor; the developers asking for more rights than are currently zoned; invasion of privacy of the surrounding neighbours; fire risk; trucks and loading zones; noise; litter; refuse area next to residential house in a heritage area.

Pierre du Preez: The building was initially the Church Hall of the DRC but was sold as they couldn't afford the upkeep. They had a "gentleman's agreement" regarding usage of DRC parking in return for the DRCs use of the HDN. It isn't suitable to have a commercial operation opposite the church as it would be open on Sundays and create noise and parking problems for the DRC.

Mr Smart: Write to the owners and ask them to resubmit another proposal. How much weight does the voice of the 18 most affected neighbours carry?

Chris said objections need to be substantial and substantiated and residents should register as Interested and Affected Parties. .

Other developments that have previously been objected to in Pinelands include the old police station, and the proposal was withdrawn. A proposed student residence was also objected to and the new retirement complex Pinelands Grove is now on that site.

Brian Watkyns: Objections now go to the Tribunal. He can go before the Tribunal. Appeals go to the Mayor. He asked residents to copy him in when they send their objections. Objections should be written in residents' own words and include their name, address and ref number.

4.1 Hoghouse Brewery :

Gary Templeton from Hoghouse:

Hoghouse Brewing Company is based at Technosquare. There is the Hoghouse Garage which is the restaurant and the second aspect is the HogHouse Micro-brewery for craft beer. It falls under Maitland but they want to engage with Pinelands. It is not a pub or sports bar, but a family restaurant in a secure environment. They have one of the top chefs in the country. Craft Beers would cost R20 -30, which is more expensive than Tops down the road. The Health Department checked and there are no noxious fumes or chemical involved. The beer will be distributed by one ton trucks and not very large trucks. To start with, only 4000 litres would be brewed per month. They are applying for an On-consumption licence for the Hoghouse Garage – the restaurant (LLA1503028). They are also applying for a Micro manufacturer's licence (LLA1403019) to manufacture and retail beer in the Micro Brewery.

PRRA Background: initially PRRA objected to both licences. After a visit to the site and discussion with Gary, PRRA subsequently withdrew their objection to the on-consumption licence for their restaurant. Hoghouse want a retail licence to sell craft beer. In on-site discussions the PRRA requested that this be a wholesale and not retail licence. The Liquor Board does not differentiate between retail and wholesale so it would actually be a complete licence which would permit them to sell anything. Currently it isn't zoned so they need to apply to the Council for that. Currently the objection to the micro-manufactures licence application has not been withdrawn.

Brian Smart: Pinelands is traditionally a dry suburb – compared to Sunrise Circle in Maitland which is just 500m away.

Glyn Morgan: what is the specific objection? RD replied that the PRRA is a registered Interested and Affected Party. Such close proximity to Pinelands, which is dry, may set a precedent. There is a mandate from residents for no off-sales. PRRA has withdrawn its objection to the on-consumption license.

Another resident asked how well it is supported – do we need a census?

Jessica White asked for clarity: On-consumption allows them to sell their beer with a meal at the Hoghouse restaurant. The brewery makes the beer and needs an on or off or on-off licence to sell it. Off-consumption allows them to sell what they manufacture – people can taste and buy the beer in the same way they taste and buy wine at a wine estate? PRRA could withdraw the objection and if when Hoghouse are found not to comply, the licence would be withdrawn.

Regarding the zoning: they can have a brewery but they may not sell. They have to get a Consent Use to sell and that needs a Public Participation Process.

5. **UPDATES.** Due to the length of the discussion in Matters Arising, these updates were kept short.

5.1 Pinelands Street Camera project - Peter Anders

The project has R1,342,000 and is currently raising funds for phase two. Phase one was the installation of LPR cameras. One is needed in the Helen Keller /Golf Park area. Karen Mansfield offered to make contact with the owner of Golf Park regarding a possible camera there. To put a second CCTV along the canal would cost R400 000.

Pinelands Neighbourhood Watch – Peter Anders

PNW now have 1042 registered members and 80 to 90 patrollers. He encouraged Pinelanders to be involved and help build community.

5.2 Victim Support – Dave Ramsay

This originated due to concern about the handling of rape victims in Charge Officers, and it led to their interviews being done in separate rooms. Currently there are 11 volunteers who help out after crime or trauma in the Pinelands, Thornton and Epping areas. If people need counselling they are referred to professionals. The volunteers offer first level response such as background and emotional support. The victims are debriefed after 2-3 days to help identify what they are thinking and feeling. He gave some examples of situations they have been involved in, such as drowning, rape and a family who had been traumatised in their home. Elaine Gibbs used to be the co-ordinator.

5.3 Pinelands Urban Farm (PUF) – John Britz

PUF have a verbal agreement with the City of Cape Town and are busy with a draft business plan, a concept plan and with preparing a budget for aspects such as storage, irrigation, compost and planting. The plan is to develop the green in stages starting with a section of 10 – 20m². Currently there is a security issue until the Council upgrades the facility.

6. **CHAIRMAN’S REPORT:** He encouraged people to join the PRRA. The Excom needs new people to fill portfolios such as an attorney/ legal person, as well as people to manage the membership and media/PRO aspects. He also encouraged people to support the PSCP and join the PNW as the eyes and ears of the community. He asked everyone to be aware of “bin scratchers” who use this as an excuse to enter Pinelands to commit crime
7. **HONORARY TREASURER’S REPORT:** Nasir Adam displayed the financial statements on the screen and explained them to the audience. They was accepted by Peter Anders and seconded by Thurzo Munroe.
8. **APPOINTMENT OF HONORARY AUDITOR** : Mr Peter Kampers was re-appointed.
9. **ELECTION OF EXECUTIVE COMMITTEE** : Current Committee is John Berry (Chairman), Riad Davids (Vice-Chairman), Nasir Adam (Treasurer), Carol Clark (Secretary), Roger White , Rene Brooks (Traffic and Roads) and Jessica white (Environment). No elections this year.
10. **COUNCILLOR’S REPORT:** Due to the meeting running so late, Alderman Watkyns kept his report back short.
- 10.1 **The library** is closed for renovations till the 30 January 2016
- 10.2 **Fences:** Need a minor works permit
- 10.3 **Walls:** Need an approved plan
- 10.4 **Pallisade security fence** to be put up at Subcouncil 15 offices

10.5 High speed internet: Interested parties to contact Clint at pinelandsfibre.com.

10.6 Logging a complaint: A handout was given out on how to use the webpage to log a complaint to the Council

11. PINELANDER OF THE YEAR: No nominations were received. This award has not yet been awarded this year. Megum Reyneke still has the shield from last year.

There being no further business, the meeting closed at 9.50 p.m.