



Constantia Ratepayers' & Residents' Association

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(Registered as a Ratepayer Association and a Conservation Body)

Conserving Constantia's rural and cultural landscape for all.

Minutes of the 69th Annual General Meeting of Members of the Constantia Ratepayers' and Residents' Association held on 16th October 2019 at 18h00 at Groot Constantia Wine Tasting & Sales venue, Constantia.

Present:

Sheila Camerer (Chairperson), Chris Rousseau (Vice-chair), Robert Thorpe (Treasurer), Isabelle Franzen, Alec Pienaar, Brian Ratcliffe, Peter Stenslunde, Gordon Chunnnett and John Hesom (Manager)

There were 68 members present as per the attendance register. The Chairperson welcomed members and guests and confirmed that a quorum had been achieved. A special welcome to Ward Councillor Liz Brunette and guest speaker Kier Hennessy.

1. Notice Convening the Meeting.

Notices advertising the AGM were published in the Constantiaberg Bulletin, emailed and posted to members and also posted on social media platforms.

The notice convening the meeting was taken as read.

2. Apologies and Proxies

7 apologies were received and no proxies.

3. Confirmation of the minutes

The minutes of the 68th Annual General Meeting held on 18th October 2018 were taken as read and were confirmed to be a true reflection of proceedings. This was moved by Mr Alec Pienaar and seconded by Mr George Louw. The minutes were signed by the Chairperson.

4. Treasurer's Report.

a. Tabling and Approval of the Annual Financial Statements.

- The Treasurer advised that PKF Constantia Valley Inc. had submitted an Independent Auditors Report in respect of the financial statements for the year ended 31 August 2019. An extract of the audit report reflecting detailed income and expenditure and the balance sheet was discussed in a Powerpoint presentation. Copies of the annual financial statements were available to all members at the meeting and can be sent to members by email on request.

- Balance sheet:
 - Current assets comprise cash in a Money Market account. The balance sheet reflects current assets of R749k of which R635k is 'ring fenced' for special projects and R114k as CRRRA reserves.
 - Liabilities: Provision has been made for the possibility of taxation (R133559) in the event that the application to SARS for tax exemption is unsuccessful. We have been registered as Non-Profit Organization and are in the process of applying for preferential tax treatment as a Public Benefit Organization (PBO).
 - Income Statement
 - There was a slight increase in membership fee revenue this year.
 - Other income was approximately 420k of which R20k was for CRRRA reserves and the balance for ringfenced projects
 - There was a loss for the year of R110k of which R31k was attributable to CRRRA operations and R79k for special projects.
 - The 2019 Annual Financial Statements were adopted *nem con* as moved by Gordon Chunnnett and seconded by Peter Stenslunde.
- b. Presentation of Budget for 2019/2020
- Expenditure relates to office running only and not special projects. Expenses have been increased by approximately 5.4%, in line with inflation.
 - It has been assumed that membership numbers will increase from the present 503 to 580.
 - Membership fees will be increased from R550 to R600 per annum.
 - The net result is a small budgeted surplus of R25k
 - The 2020 Budget was adopted *nem con* as moved by Gordon Chunnnett and seconded by Peter Stenslunde.
- c. Appointment of Auditor.
- The appointment of the firm PKF Constantia Valley Cape Town as the Association's auditors for the ensuing year was approved by the members present.

5. Guest Speaker: Kier Hennessy (City Spatial Planner)

The Chairperson introduced Kier Hennessy who gave a very interesting talk entitled 'Guiding Development in Constantia/Cape Town for the next 30 years'.
(Kier's PowerPoint presentation is available on request from the CRRRA manager)

This was followed by a question and answer session.

- Mr Levin asked about the City's densification policy. Kier responded that the City do support some densification in certain instances. The City recognize the changing demand pattern for different housing accommodation types and need to respond accordingly.
- Asked about the impact of densification on the character of Constantia, Kier responded asking whether the sense of character was a function of the sylvan nature of Constantia or of property sizes. For example, a maximum 1500sqm dwelling unit was permitted on erven larger than 650sqm. What is the difference between a single large dwelling unit of 1500sqm and 4 units of 375sqm if tastefully designed?
- Asked about the City's 2nd and now 3rd dwelling policy, Kier responded that they may consider controlling this by means of overlay zones where appropriate

The Chairperson thanked Kier accordingly.

6. Chairperson's Report

- a. Sheila Camerer (SC) gave a report on the activities of the CRRA Executive Committee and sub-committees for the year. A copy of the report is included as an Annexure to these minutes.
- b. SC announced that Chris Rousseau (Chair of Land Use and ExCo vice-Chair) and Alec Pienaar had today been awarded Community Service Awards by the City in recognition of their contributions.
- c. SC advised that long-standing ExCo member Brian Ratcliffe had decided to step down.

7. Ward Councillor Liz Brunette (LB)

- a. LB gave a summary of Ward Allocation projects for Constantia. She pointed out that the amount budgeted was R1m but this was for her entire Ward which is a wide area. Projects include:
 - Road upgrades including sidewalks, for example Brommersvlei Road
 - A (NMT) sidewalk on Constantia Main Road between Constantia Village and Parish Road
 - A sidewalk at the new circle on Alphen Drive
 - Gabions in Doordrift greenbelt
 - Diep River greenbelt fynbos garden
 - Tree planting in some greenbelts
 - Law Enforcement officer recruiting
- b. LB responded to the following questions:
 - Q. Who paid for the new traffic circle at Ladies Mile/Spaanschemat River Rd intersection?
A. This was fully paid for by the developer. The circle is the first one in Cape Town designed in accordance with new SA Department of Transport regulations. It has improved traffic flow in the area.
 - Q. Why can't more speed bumps be constructed especially on roads used as 'rat-runs'?
A. Traffic calming measures (such as speed bumps) are controlled by City policy. At present the City will only consider constructing these outside schools and they do not have the funds for elsewhere. Residents are permitted to construct these privately provided they follow the correct City process for approval.

8. Election of Executive Committee.

- a. The Chairman confirmed that there were no new nominations for ExCo members. The under-mentioned existing members were proposed and seconded for election to the Executive Committee. They have accepted their nominations. The following members were all duly elected:
Sheila Camerer, Isabelle Franzen, Alec Pienaar, Chris Rousseau, Gordon Chunnnett, Robert Thorp, and Mike Eayrs.

9. General

- a. Mrs Hammond asked what the status was of the land adjacent to Constantia Emporium on the Kendal Road side.
 - Cllr Liz Brunette explained that the Land Claims Commissioner was still dealing with this property claim and that there were 8 families involved. The City is aware of a need to keep an eye on the street people resident there.

10. Closure

The Vice-Chair, Chris Rousseau, closed the meeting saying that the CRRRA has in the past been perceived as rather a 'flat earth society'. He said that it would good to get more 'young blood' on ExCo. It is up to the whole Constantia community to play a part in determining the future of the valley, not only ExCo. We look forward to more engagement with Kier Hennessy and his department in developing a framework for the future of Constantia.

He thanked everyone for their attendance and invited them to enjoy a glass of wine or fruit juice.

Minutes signed as approved:

Chairperson.....Date.....