

**MINUTES OF THE 25th AGM OF THE NEWLANDS RESIDENTS' ASSOCIATION  
ON WEDNESDAY 15 March 2023 AT 18:00**

**Newlands Residents Association, 2022 Committee:**

Clare Burgess (Environment)  
David Campbell (Treasurer)  
Jo Devine (Administrator, Property and Litter)  
March Turnbull (Chairman and Security),  
Guy Hamilton (Community Affairs)  
Melody Hendriks (MWP)  
Hannchen Lowe (Vice Chairman and Community Affairs)  
Christiaan Vaatz (Communications)

**1. Welcome and Apologies**

The Chairman, March Turnbull, opened the meeting.  
Quorum was reached and the meeting was declared properly constituted. This is the 25th AGM of the NRA.

The Chairman welcomed guests and residents with a brief introduction. This included an explanation as to why there would not be the typical report back from all portfolios. This was due to time being scheduled to introduce the City Improvement District (CID) application process.

This application is being made by concerned Newlands residents because there is an increasingly urgent need to find a sustainable business model for our part of Newlands. The City is no longer able to deliver a safe and clean environment to our residents' expected standard. The myriad of excellent volunteer groups are struggling to keep up with the ever-increasing challenges.

**Apologies:** David Campbell (NRA Treasurer), Karen Newton, Helen Laurenson, Daan Ribbens, Matthew Ogden.

**2. Adoption of the 2022 AGM Minutes**

These were presented for formal acceptance: proposed by Michael Furter and seconded by Rick Brown.

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### **3. Treasurer's Report – Annual Financial Statements**

The Annual Financial Statements were prepared by Treasurer David Campbell and presented by March Turnbull in his absence. David was thanked from the floor for his consistent and much appreciated contribution.

The comparative Income Statements and Balance Sheets for year 2021 & 2022 are appended to these minutes. The highlights are as follows:

- Administrative costs continue to be contained at below inflationary levels.
- The Membership income grew in the current period from R40,000 to R49,000, an increase of over 20%.
- Partnership income was maintained as budgeted.
- Operational costs increased again and the NRA once again used reserves to cover an operating loss.
- Cash reserves remain healthy but the spending trajectory is not sustainable in the medium term.

March Turnbull took this opportunity to discuss the changing nature of the service delivery challenges facing communities like ours.

For example, Claremont SAPS reported during the week that a survey of homeless people in the Claremont precinct showed rough-sleeping has increased tenfold since the beginning of Covid. That is profound difference to our environment and we know that vagrancy drives encampments, public exposure to substance abuse, litter and criminality.

This in turn affects other services. The NRA's litter-picking service was until recently a low-key, one man, one day a week exercise. As explained to the meeting, this has become more complicated and expensive because we now have to hire a bakkie to collect all filled litter bags within hours of bagging them up - to avoid them being split and strewn back on the streets before the end of the day.

March also reported on the changing nature of crime and the measures that are now required and expected by residents.

It is not widely known that the NRA spends over R150,000 per month on securing our streets and open spaces. This is funded by about 25% of residents through the Community Patrollers scheme. It is a very effective programme which requires high levels of service – operational and fundraising – from community volunteers. It is inequitable and highly vulnerable to the changing environment.



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## Treasury

### Annual Financial Statements for the year to 12 December 2022

#### INCOME & EXPENDITURE

Year ended 31 December

	2022	2021
<b>Total income:</b>	311,356	297,221
Partnership inc.	237,000	237,000
Membership fees	49,080	40,248
Interest earned	22,276	19,973
Other	3,000	
<b>Total Expenditure:</b>	-383,911	-343,613
Donations	-10,500	-10,000
Office Costs	-205,090	-194,602
Park Maintenance	-32,372	-35,168
Litter Busting	-40,040	-38,287
Cameras (LPR & CCTV)	-75,446	-65,556
Other	-20,463	0
<b>Profit / (Loss) before depreciation</b>	<b>-72,555</b>	<b>-46,392</b>
Depreciation	-28,040	-84,324
LPR cameras	-28,040	-84,324
<b>Profit / (Loss) after depreciation</b>	<b>-100,595</b>	<b>-130,716</b>

#### BALANCE SHEET

Year ended 31 December

	2022	2021
<b>ASSETS</b>		
<b>Current Assets:</b>	479,476	552,031
Debtors	59,250	19,750
Bank & Cash	314,790	420,999
Security Fund	105,436	111,282
<b>Fixed Assets:</b>	0	28,040
LPR Cameras	0	28,040
<b>TOTAL ASSETS</b>	<b>479,476</b>	<b>580,071</b>
<b>FUNDS &amp; LIABILITIES</b>		
<b>Current Liabilities</b>	0	0
<b>Accumulated Funds:</b>	580,071	710,787
Debtors	19,750	39,500
Bank & Cash	420,999	451,212
Security Fund	111,282	107,713
LPR Cameras	28,040	112,362
<b>Profit / (Loss)</b>	<b>-100,595</b>	<b>-130,716</b>
<b>TOTAL LIABILITIES</b>	<b>479,476</b>	<b>580,071</b>

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### **Election of the 2022 Committee**

As per the NRA constitution, the NRA requires a minimum of 6 committee members, to be elected annually at the AGM.

No nominations for new Committee members were received prior to the AGM and no new Committee members were co-opted during the year.

All existing members of the Committee made themselves available for re-election. Votes were recorded by a show of hands and the relevant members were re-elected unopposed for their relative positions.

The Newlands Residents Association Committee for 2023 will be:

Clare Burgess  
David Campbell  
Jo Devine  
Guy Hamilton  
Melody Hendriks  
Hannchen Louw  
March Turnbull  
Christian Vaatz

### **Community Portfolio Report**

As we have stated in the past, community building is becoming more and more important. We have a good foundation in Newlands and hope to build on it by continuing to arrange community events and fostering community involvement in various activities and initiatives. It is also our duty to reach out to other communities, especially those less fortunate.

#### **1. Newlands Village "Open Evenings"**

After a successful run of "open evenings" in 2021/2022, we had our first "First Wednesday" in October 2022 and thereafter on the first Wednesday each month. Our last open evening for this season will be on 5 April 2023.

We have outsourced the co-ordination of the stalls/market and that has proved successful. We promote the event via our WA groups, Facebook and Instagram and with a poster designed by Guy.

We bought bunting from the proceeds of the table hire and lighting for the trees in the market area March puts up for these events every month. The small income made on the share of the market table hire is put back into our community events.

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2. We organised a very successful **Easter Egg hunt** in Paradise Park this year for the local community which was been very successful and the proceeds go towards maintaining Paradise Park and future events. We will be doing another one in 2023 on the 2 April.
3. **Mandela Day**  
We organized a sandwich making table with a banner at Italo's inviting local residents to join us making sandwiches for less fortunate communities. The intention was for our community to bring their sandwich making ingredients for a joint sandwich making effort. A huge number of loaves were buttered and filled and gratefully received by Ladles of Love for their project in Kraaifontein. We will do something similar this year on 15 July. Please join this very worthy exercise.
4. **2022 spring clean and duck races**  
We combined our annual spring clean with an event for children in Paradise Park in October. This entailed a fascinating talk by Sabelo from Friends of the Liesbeeck and duck races in the canal. Both were hugely successful and the park was also cleaned of all litter on the day. We are now the proud owners of a large number of numbered racing fit ducks.
5. **Christmas market for children**  
The Christmas market by children in Paradise Park in early December was a great success and it will take place again on 3 December.

**Environment Portfolio Report**

The pro-active FRIENDS GROUPS in our suburb are doing a great job of taking care of our Public Open Spaces in partnership with the City Recreation & Parks staff. They are making them accessible and user friendly, so a big THANK YOU is due to all those involved.

Last year was particularly challenging for trees in the urban forest everywhere but even more so here in Newlands.

The potentially disastrous impact of PSHB (a killer combination of invasive wood beetle & its associated deadly fungus) has been experienced in Somerset West and Stellenbosch but now it has reached Newlands.

Experts in the field of arboriculture recommend removing "amplifier species" which translates to "please fell your cherished Box Elder trees as soon as possible to avoid the bug coming to your other more significant trees". The City is being urged to do the same but does not yet have an allocated budget for this task.

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Another escalating threat is the cultural practice of removing strips of bark from specific indigenous and exotic tree species for their perceived medicinal or spiritual value in the informal Muti trade. This has resulted in large areas of Newlands forest located on our doorstep in TMNP being targeted by poachers. Citizens are currently negotiating permission with authorities to paint the trunks of these trees to deter theft of the bark.

These two issues have received a great deal of publicity which raises awareness of the continued threat to trees in our urban forest but sadly the largest threat still comes from the ever increasing demands of humans. The City's planning policies for development promote densification leading to a subsequent loss of trees from gardens and streets where new homes are being built.

TreeKeepers are an NPO which continues to promote the value of trees so that they can be protected and conserved for future generations but this requires funding as does the planting of new replacement trees to compensate for the current losses of trees.

Residents are asked to please help the NRA to "keep our trees standing tall" by

1. Inspecting your own trees for signs of disease and reporting #PSHB if you have it
2. consulting the City website or an arborist regarding how to handle #PSHB
3. Removing amplifier trees where necessary
4. Planting new trees and caring for your remaining ones

Lastly, the water quality in the streams leading the Liesbeek River are all impacted by the dirt and toxic waste that is flushed into them from our roads via the storm water system. Residents are urged to please PICK UP YOUR DOG POOP and do not allow builders or staff to flush paint or any other foreign substances down the drains.

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**Litterbusters**

The NRA makes a special effort to keep Newlands clean of litter, rough sleepers 'nests' and dumping. We do this largely through the help of Nicholas Chubwei who spends each Tuesday tackling the litter hotspots and parks.

Litter and vagrancy continue to be a problem in Newlands, increased by the problem of homelessness and their encampments. We also employ a service to collect our litter bags each week on the same day to avoid vagrants opening these bags and spreading the litter into the streets.

We have had to increase our mission to emptying green council bins. This is in part to make up for the ongoing inadequacy of Council collections and the amount of household waste dumping that goes on.

We appeal to the residents to please do their best to help us out and about on their walks where they can.

**Guest Speaker Justin Ashley, Chairman of OBSID - Observatory City Improvement District.**

Justin examined the basic structure of Observatory Improvement District, where the money comes from and how budgets are set.

He was strongly supportive of the Newlands application, affirming that it is 'the only way to go' for suburbs needing higher levels of service delivery than they can expect of the City.

He made the critical point that the general rates collected in our area by the City are not all spent in our area. They must be spread equitably around greater Cape Town – as they should be.

However, if Newlands becomes a CID, 100% of the additional rates raised will be spent in our area. This will be under the direction of a board appointed by, and directly answerable to, our residents.

There are already almost fifty CIDs in Cape Town, including two which are immediately adjacent to our area. More are being added every year.

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**Justin Ashley, March Turnbull & Councilor Mikhail Manuel subsequently held an informal discussion and Q & A session from the podium. Some of the points made and questions answered.**

- There is a Newlands Steering Committee which is responsible for the CID application. They include people involved with the NRA but this is not an NRA initiative.

After a long period of consideration, the NRA Committee is unanimously convinced that this is the right way to go and will be supporting the CID application.

- Newlands needs a sustainable funding model to deliver the services that residents expect. We know what they want from the Urban Management Survey of hundreds of property owners undertaken at the end of last year.
- Slides were shown illustrating the many different volunteer organisations that are working to make Newlands a more desirable place to live.
- If there was no volunteering in Newlands, it would be a completely different suburb; dirtier, less safe and without community-organised markets and other events.
- All volunteer organisations, including the NRA, are finding it harder and prohibitively costly to deliver services that many people believe should be provided by the City or national government.
- CIDs deliver 'supplementary services' based on the needs of the residents.
- CIDs are funded by additional rates collected by the City and paid over to a non-profit company that manages the CIDs affairs.
- The NRA is effectively operating as a proxy-CID. It was not designed for that purpose, and it is close to the limit of what it can sustain in terms of funding and human resources.
- Having considered various options, the NRA agrees that the creation of a CID is the best way forward to face a changing world. Communities all around Cape Town are coming to a similar conclusion.
- CIDs focus on public safety, litter & cleansing, environmental and social responsibilities.
- 60% of all the property owners in the geographical boundaries of the proposed CID need to vote 'yes' for the CID application to be approved.



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- Property owners will be able to vote on the application only commence once a substantial and transparent public participation process is under way. That process will include full disclosure of the proposed budget, and the costs to homeowners. There will be opportunities to comment and adjust the services offered and the budget.
- If the CID is approved, residents who are currently contributing to the Community Patrol Scheme (previously the 'Bike Patrols') will no longer need to make that contribution as Community Patrols will be one of the services delivered by the CID.
- Voting will open once the Public Participation process has been running for a month and close by the end of October 2023 and.
- The public participation process can only start after the city has approved the draft five-year budget and the public consultation plan.