



Greater Lynfrae Civic Association

Greater Good for OUR Neighbourhood

MINUTES OF THE GREATER LYNFRAE CIVIC ASSOCIATION ANNUAL GENERAL MEETING HELD ON 26 MARCH 2025 AT CLAREMONT PRIMARY SCHOOL AT 18H30

1. WELCOME AND APOLOGIES

Welcome all to the Annual General Meeting of the GLCA for 2025. Residents, businesses, organisations, ward councillors Richard Hill Ward 58 and Mikhail Manuel Ward 59.

Apologies: Treasurer Lloyd Yetton, Planning committee head Graeme Leighton, consulting tax practitioner Liz Williamson.

2. CONFIRMATION OF 2023 ANNUAL FINANCIAL STATEMENTS

The GLCA now a registered Non-Profit Company, as such, we are required to submit our financial accounts. Thank you to Liz Williamson, local resident, GLCA member, accountant and tax practitioner for getting the GLCA registered.

Confirmation of our 2023 financials which were presented at last year's AGM and available on our website.

PROPOSER: Carol Scrooby

SECONDER: Lindiwe Marepula

3. CONFIRMATION OF PREVIOUS MINUTES

Confirmation of the minutes of our Annual General Meeting, which was held on 5 March 2024, details of which had been posted on our website 2 weeks after the AGM took place.

PROPOSER: Jenny Calder

SECONDER: Lydia Boeddinghaus

4. ITEMS NOT DISCUSSED ELSEWHERE

4.1 Approval of changes to the GLCA constitution

Notice was sent out and published on 11 March 2025 of the amendments to the GLCA constitution. We'd like to thank Lynfrae resident and attorney John O'Leary for his legal consult in preparing the updated version of the constitution.

Key changes:

- Reduce the minimum number of executive committee members to 6;
- Inclusion of the GLCA's NPC registration and SARS reference number;
- Expansion of the area boundary to include the section between Chichester Road and Belvedere Road;
- Requirement to appoint the Chairperson at the AGM to ensure continuity.

VOTES FOR: ALL

VOTES AGAINST: None

Changes to the GLCA constitution PASSED with the requisite majority.

2024 Committee: Jasmine Lin (Chairperson); Alex Sweetnam (Vice chairperson); Lloyd Yetton (Treasurer), Lindiwe Marepula (Secretary); members – Jenny Calder (resigned August 2024), Graeme Leighton, & Alexia McCoy, Michelle Tayler-Smith (resigned April 2024), Ilse Irish (resigned April 2024).



4.2 Councillors feedback

Dr Richard Hill – Councillor Ward 58

He commended the GLCA for being financially viable and well run in comparison to Associations elsewhere and attributed this to the group of volunteers that are dedicated for the good of the community. His commitment is to get to know the Association better and attend meetings as needed.

Safety and Security – Richard Hill attends safety and security meetings twice monthly, and Sectors 1 and 4 meetings monthly. Reports from SAPS reveal that crime levels in the area are at its lowest since 1994. This is attributed to Harlyn Neighbourhood Watch, security companies, Civic Associations and residents working together. A Council meeting at the Council Chambers is scheduled and the Mayor will be introducing the budget which will be followed by public participation with adoption expected in May 2025. The budget includes the appointment of two Law Enforcement Officers each ward.

Planning – 1. The proposal to lease parking area next to Tyger Wheel & Tyre to TWT is available for public comments. Leasing the area will assist with the removal of squatters and TWT will upgrade the area with fence and security gates. The area will remain public parking but be locked in the evenings. 2. Regarding the construction of Padel courts at Villagers - the application process for consent of use is still pending and will be subject to public participations once received by CCT. The process may take a long time to conclude. Councillors addressed the question of how penalties are applied when building work commences without approvals – fines are not automatic and typically an administration penalty is applied. A resident made the councillor aware of restrictions in the initial agreement when Villagers was developed into an office park, relating to no further building development, light and noise pollution. Cllr Hill will try access the document from CCT.

Parks and trees – 1. The initial R130 000 that was set aside for a borehole in Keurboom Park was not sufficient and funds were repurposed for a paved wheelchair access to the middle of the park where a gym area will be installed. A survey will be done to assess the placement of a borehole in the park, and this will be funded privately. 2. CCT-installed rodent bait will be improved to be environmentally friendly to address the poisoning of owls. 3. CCT has launched an “Adopt a Tree” initiative; residents can request for the CCT Parks department to assess if a tree can be planted in the identified spaces.

Traffic – 1. Regarding the MyCiti development, two Community Liaison Officers will interact between the Project Manager (appointed by CCT) and the residents. Residents living within the block of the MyCiti project will be contacted and provided the opportunity to have a dilapidation survey conducted. The MyCiti project is expected to take 2.5 years and will start from the M5 through to Belvedere Road, then towards Stanhope Bridge. Residents are encouraged to attend the monthly public meetings to get updates on the progress and have their concerns addressed. 2. Residents raised concerns regarding cars racing in the area. The Councillor clarified that speedbumps and raised intersections are typically erected in high pedestrian use areas, e.g. schools, parks, old age homes.

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Mikhail Manuel – Councillor Ward 59

Safety & Security – Progress is being made on addressing the encampment issue on Stegman Road and CCT is getting closer to sorting out the problem. Cleanliness of the area was raised as a concern and Cllr Manuel clarified that the site is cleaned by CCT one a weekly basis.

Traffic – The traffic around Newlands Cricket Stadium has become progressively worse and the Councillor has stepped in to find a resolution between the parties involved (tenants and landlords). As Cape Town becomes increasingly mixed use it will unfortunately result in increased traffic and noise conditions. It becomes more costly for the city to service Cape Town as the city's growth spreads wider, and mixed-use areas are more cost effective.

Parks and trees – Unlike some other areas, Lynfrae is being affect by trees which are nearing the end of their lifespans. Cllr Manuel has budgeted for a water bowser for Ward 59 to be able to water trees, as well as a tree stump grinder so that tree removals can be done locally.

5. CHAIRPERSON'S REPORT, INCLUDING SUBCOMMITTEE REPORTS

The GLCA committee is made up of a small group of unpaid volunteers, who represents over 2000 households in its boundaries. The annual membership fee is R120 per household and we had 150 paid up households in 2024, down from 180 in the previous year. We appeal to households to get their neighbours to sign up and join the GLCA in order to strengthen our voice and communication with the City of Cape Town to ensure community's needs are met and budget is appropriately allocated to our area.

5.1 SAFETY & SECURITY: Alexia McCoy

SAPS Claremont provided crime figures from 1994 to September 2024 that showed crime had steadily increased over the years and decreased after Covid to similar figures as 1994. Crime has remained low since and we can be proud that the Sectors 1 & 4 of Claremont SAPS has one of the lowest crime figures in the Southern Suburbs. These statistics can be attributable to the excellent relationship our area enjoys with the Residents, Neighbourhood Watch, SAPS, Armed Response Companies and Law Enforcement agencies. Harlyn has regular meetings to discuss crime prevention and actively partake in joint operations to keep our area clean. The importance of residents reporting suspicious behaviour is critical to our crime prevention and the HNW urge the residents of Lynfrae carry on providing the Law Enforcement groups with reports of criminals operating in the area. Cameras have become an integral part of our crime prevention and the more cameras we have the safer our area will remain. Lastly Harlyn Watch needs Patrollers, consider joining or patrolling team. All you need to commit to is a two-hour patrol once a week. You will be part of the solution to keep our neighbourhood safe.

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5.2 PLANNING: Graeme Leighton

GLCA Planning subcommittee members for 2024 were Kobus Coetzee, Victoria de la Cour, Chris Otten, Duncan Rendall and Graeme Leighton, with Jenny Calder as our heritage expert. Greater Lynfræe had an active year for the built environment renovations and development - balancing the growing trend of densification the character of our community and heritage. In 2024, our small, dedicated planning committee processed 98 City and Heritage Western Cape submissions. Each application takes diligent scrutiny by our committee for Heritage checks, By-Laws, Title Deeds, Surveyor General Diagrams, Departures, and checking that all affected neighbours have been notified and signed off on the proposed plans. We have seen an increase in plans being submitted for approval after the building work has already been executed. We encourage residents who have previously not submitted plans for building work to do so and urge residents to follow the procedures set out by the city and obtain planning permission ahead of building work starting. Building work can be very disruptive to the surrounding community. We continue to encourage Neighbours to talk to each other about their plans and building projects. Open conversations about what is planned helps to build understanding and can reduce the risk of formal complaints and disputes. We invite anyone qualified to join our team!

5.3 HERITAGE & ENVIRONMENT: Jenny Calder (consultant)

Heritage

Preserving our community's heritage can be a very challenging process. Despite 42 residents as well as GLCA objecting, we've lost an appeal at Heritage Western Cape to demolish and develop 20 Stanley Road. We are currently waiting for a response to an appeal to the Minister of Sports and Culture submitted by the residents since the outcome. Simply speaking, the little pocket around Stanley Road forms a part of the early settlement of Claremont with Stanley Road being part of Palmyra Estate. The loss of a Victorian villa, on one of few narrow streets with sandstone kerb stones, set in a row of 3 other Victorian villas chips away at our heritage, a huge part of why people invest in the area. A reminder that not all buildings in the GLCA are worthy of conservation but all buildings over the age of 60 years must submit plans to Heritage Western Cape for any alteration, addition or demolition in part or full before submitting to the City.

Environment

PSHB (polyphagous Shot Hole borer beetle) is having a devastating effect on our trees, and it is here to stay. Instead of focusing on the loss we should now turn our attention to replanting and recovering as well as rebuilding our landscape in a healthier and different way. The City has embarked on an 'adopt a tree' plan and residents are encouraged to take advantage of it. Remember that the more tree canopy we have, the better we will cope with the rising temperatures of climate change, and the healthier our environment will be! Trees in our area most susceptible to the PSHB include Box elder, English oak, London plane and coral trees.

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5.4 EVENTS

Staying true to the GLCA's role in building community spirit we hosted 2 community events during the year. Lynfrae's Halloween trick or treat has become such an amazing annual event that we have families from other suburbs coming to our area to participate. Thank you to Leanne van Rensburg for taking the lead in organising the event. GLCA's family market in Keurboom Park took place in November 2024. We've had to reduce the number of vendors and size of the market to 40 due to the strict requirements imposed by the City on events. We however continue to prioritize local businesses and junior entrepreneurs. We'd like to thank Michelle Taylor-Smith for taking the initiative to start the markets a few years ago, as it provides the GLCA with a source of funds to sustain itself financially.

6. FINANCIAL REPORT FOR 2024 AND CONFIRMATION OF FINANCIALS

- Membership fees brought in R17 920 this year, showing strong community support.
- Our market brought in net proceeds of R 9 299.
- Income received for the year totalled R38 572.
- Expenses incurred R28 893 – included donations of R15 811 which went to Harlyn, Keurboom Park, Claremont Primary and SA guide dogs.
- Maintained low levels of running costs totalling R5 225, made up of admin, IT and banking charges.
- We ended the year with retained income of R9 679 and now sit with a capital amount of R150 127, which will provide us with a solid foundation for our work.

Confirmation of the 2024 financials

PROPOSER: Alex Sweetnam

SECONDER: Carol Scrooby

7. FINAL COMMENTS BY CHAIRPERSON

Thank you to the committee members, Lindiwe Marepula, Alexia McCoy, Alex Sweetnam, Graeme Leighton, Lloyd Yetton and our heritage and environment specialist Jenny Calder.

8. ELECTION OF 2025 GLCA EXECUTIVE COMMITTEE

In accordance with the GLCA constitution, all committee members for the 2024 financial year will step down but be eligible for re-election. Councillor Richard Hill facilitated as the Electoral Officer to appoint the new members of the committee for the 2025 financial year.

2024 committee members who will be re-standing for 2025:

- Graeme Leighton
- Lindiwe Marepula
- Alexia Sweetnam

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- Alexia McCoy
- Jasmine Lin. Nominated and accepted as the Chairperson of GLCA for 2025.

Nomination of new members

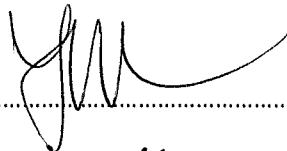
1. Carol Scrooby
2. Lydia Boeddinghaus

Jenny Calder will continue her role as the Heritage Specialist Consultant to the committee.

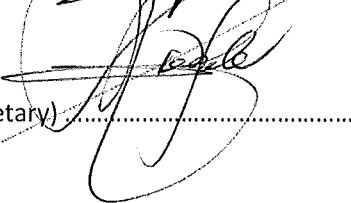
9. ADJOURNMENT

Meeting adjourned at 19h30.

Signed at CLAREMONT, CAPE TOWN on 9 APRIL 2025

Jasmine Lin (Chairperson) 

Lloyd Yetton (Treasurer) 

Lindiwe Marepula (Secretary) 

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