



MUCKLENEUK & LUKASRAND
Property Owners and Residents Association

MINUTES OF MLPORA ANNUAL GENERAL MEETING

MUCKLENEUK LUKASRAND PROPERTY OWNERS AND RESIDENTS ASSOCIATION (MLPORA)

DATE: 13 March 2024
TIME: 18:00
PLACE: Aldoel 1, University of Pretoria, Groenkloof Campus

1 Registration and Attendance

Registration was done before the meeting to ensure all the residents attending were duly enrolled as required by the MLPORA constitution

Voting cards were provided, and only one proxy per resident was allowed if the proxy was a registered member.

All paid-up members received community contribution boards and vehicle safety stickers.

Reference: slide 2

2 Welcome, and thank you

The chairman for 2023-24, Nico van der Merwe, thanked all the EXCO members and the community for their support during the first year of his tenure. He stated that his first year as chair was used to understand the community and that he prioritised engagements with stakeholders and building relationships. However, he also lamented the poor relationship between MLPORA and a few residents, which made it difficult to restructure where needed.

The chairman invited participants to appreciate the broad vision that MLPORA has for Muckleneuk and Lukasrand and to collaborate to make this happen

The following stakeholders were welcomed and thanked:

- Brigadier Kgoadi – the Officer Commanding Sunnyside Police Station
- Cllr Shaun Wilkinson – our ward councillor at the City of Tshwane
- Marius Willemse – UNISA
- Lukas Lukhoff – Groenkloos Tuks Campus
- Christina Swanepoel and Cheryl Naidoo - Crawford College

- Robert Jordaan - ZAH
- Robert Cameron-Ellis – Chairman MHSI
- Ivan Pistorius - COO Axon
- David Tiaan – Area manger ADT
- Johan Nel - Interactive
- Oliver Preisig - Inqaba Biotec

The chairman also expressed gratitude to the **Friends of Kuinpark**, who manage Kruinpark under the leadership of Titia Tabak (who will be joining later). He pointed out that MLPORA donated R5000 to maintain KRUINPARK in 2024 and pledged to continue this support in the years to come.

He also thanked the volunteers who maintains the Commons as a vibrant area for the community to enjoy and interact with.

Reference: slide 2

3 Apologies

The following apologies were received: Brigadier Kgoadi, Amanda Gibberd, Cristina and Cheryl from Crawford College, and Lukas Luckhoff from Tuks Hatfield.

4 Quorum

Constitutionally, a quorum was present as at least 20 members are required and attendance stood at 86 registered members.

5 Approval of the 2023 AGM Minutes

The minutes were accepted.

6 Executive Committee Report

6.1 MPORA Organogram

According to the constitution – MLPORA is managed by an executive committee of twelve that approves decisions at a monthly executive meeting or on a poll basis virtually. The three (3) person Executive operates under the instruction of the executive committee in dealing with urgent matters that cannot wait for a meeting but keeps the Committee in the loop.

The **executive** consists of the following people:

- Chairman (Nico van der Merwe)
- Vice Chair (vacant)
- Secretary (Yvette Loots)

- Treasurer (Robert Cameron-Ellis).

Other members of the Executive Committee are:

- Town Planning (Renet van Wyk)
- Parks & Pavements (Junior Truter & Martin Brutton)
- Caring (Anya Calantzis)
- Residential Safety (Dean Gillespie).

6.2 MLPORA in a nutshell

As per the MLPORA constitution, the **mission** is to **protect** and **advance** all interests of all owners of fixed property and residents in Muckleneuk and Lukasrand.

Vision, Mission, Aims and Objectives:

MLPORA is an **active residents' association** that aims to **create an inclusive, involved and unique RESIDENTIAL community** in two of Pretoria's oldest suburbs, indeed suburbs to be proud of featuring beautiful clean and safe streets, neatly kept houses, buildings and monuments with stakeholders that care and good relationships with our local government officials.

Core Focus:

- **Committed volunteers serving** the community
- MLPORA **listens** and **communicates**
- MLPORA **engages** with the City and our Ward Councillor
- MLPORA follows a multi-layered safety approach with ongoing threat analysis

6.3 Accomplishments

The chairperson noted the following accomplishments:

- Artistic Precinct Map
- Artistic Speed Barrier
- Community Contribution Board
- Vehicle Identification Stickers

The Association also reported an almost threefold increase (280%) in registered members.

6.4 Town Planning

The chairman emphasised that Town Planning is the most important but challenging portfolio. After all, it is the reason the association was initially created.

Muckleneuk and Lukasrand remain under constant threat from developers and/or property owners who want to maximise their investment returns by converting residential properties into commercial assets. The neighbourhoods are also becoming oversaturated with communes, guest houses, and boarding houses.

These factors all contribute to a decline in the residential character and require urgent action unless we want to risk becoming like Brooklyn, Hatfield, and Clydesdale.

In 2023, MLPORA facilitated forming a group of experts and concerned residents known as “The Core Group,” which focuses on town planning issues and provides advice whenever possible. The chairman extended special thanks to Amanda, Nellien Brewer, Anoulla, Charlie, Mike van Blommestein, Gerrit Jordaan, Thomas, Renet van Wyk, Anya Calantzis, Mauritz Naude, Michael Neocosmos, Steven, and Ben in this regard. The Core Group is a work in progress and requires additional participants. He urged the community to join this vital initiative.

Gerrit Jordaan, an architect in private practice specialising in urban development, delivered a presentation on the Regional Spatial Development Framework (RSDF) and our recently finalised *Neighbourhood Development Plan*.

Reference Presentation

6.5 Gateway project

Subsequently, the chairman delivered a presentation on the MLPORA Gateway Project, which aims to upgrade the five major entrances to our neighbourhood. He thanked two residents, Johalize Koch, a landscape architect, and Inge Wilkinson, an architect, for their contributions.

The presentation included a visual representation of the five major entry and egress points and the main connector routes highlighted in yellow. The design of these entrances will follow the theme of The Commons to unify the look and feel of our area. In the presentation, the routes shown in blue are the intervention routes that serve as the primary routes. MLPORA is investigating innovative ways to calm traffic and ensure safety for all road users.

The first MLPORA Gateway Project will be undertaken soon at the UNISA entrance in Elandspoort Park. A visual provided a high-level view of what MLPORA would like to achieve.

The Chairman invited residents to engage with MLPORA any time after the AGM should they need more information or wish to offer their input. He confirmed that UNISA is prepared to fund a portion of the project with a total value exceeding R1.7 million, the rest of the residents are all welcome to contribute.

6.6 Residential safety

The chairman emphasised that the most significant threats to residential safety are not always the most obvious. In line with the 2023 report by BACSA (Business Against Crime South Africa), MLPORA focuses on five significant threats: power, water, fire, illegal squatters, and crime.

During the past year, MLPORA prioritised the following:

- Trees on power lines—an issue MLPORA addressed in 2024 by facilitating tree removal in our area to ensure a consistent power supply and reduce fire hazards;
- Cable theft and vandalised substations, which we are investigating to ensure better access to electricity;
- Self-sustainable energy sources, which we are investigating;

- Waterpipe maintenance and ways to prevent water leaks.
- The risk of fires in our area.
- A short video showed an electrical spark that could have caused a very damaging veld fire in Kruinpark. It is recommended that regular control burns be performed and that sidewalks be cut and maintained.

6.7 Working together

Councillor Shawn Wilkinson expressed his gratitude to the MLPORA executive for their proactive approach and willingness to collaborate with the City of Tshwane.

7 Financial statements for 2023 and budget 2024

7.1 Running projects

The running projects are scheduled to grow over the next three years. The chairman highlighted a few specific projects:

- Precinct projects are expected to take three years to complete.
- The traffic calming measures and encouraging greater stakeholder engagement.

For the rest of the projects shown in the presentation, the executive committee will start, expand and maintain where needed.

He further pointed out that should MLPORA implemented these projects successfully, the suburb would be a better place for all to live.

7.2 Street closure and clean-up

Following a question on how money will be raised for the street closure and clean-up projects, the chairman replied that fund would have to be raised from residents through fundraising activities. The presentation identified a number of streets that will be closed with a fence and/or a gate depending on the results of the traffic engineer's report.

The chairman confirmed that the budget allocated for street closures was derived from the actual invoice amount for the high-level traffic study and a rough estimate for a select few streets to be closed.

Councillor Wilkinson emphasised that the City of Tshwane would prefer to support the closure of certain streets for traffic calming purposes rather than for safety and security concerns. Although several street closures are proposed, this will not impact the hospitals in the area, as it will only involve a small number of streets. Hospitals are consulted as part of the process.

7.3 Position of the treasurer

Robert Cameron-Ellis has served as the treasurer since the 2022 AGM. Questions arose regarding his absence from the most recent EXCO meetings in 2023/24. The Chairman explained that an internal disagreement arose and that the notion that the Treasurer was singled out because he also holds the positions of director and chairperson of MHSI, is false. At this point, a robust debate ensued. However, the meeting declined a

motion to discuss the merits of various disagreements under a new agenda item later, hence these points remained unresolved.

7.4 Approval of budget and financial statements

Robert Cameron-Ellis presented the financial report for 2023 and the 2024 budget and invited comments.

The members approved both the 2023 financials and the 2024 budget after a motion by Mr Klagsburn to accept them.

8 Questions, Comments and Answers

The questions and answers are presented according to broad thematic areas.

8.1 Tshwane budget for Muckleneuk & Lukasrand

Councillor Wilkinson reiterated that Kruinpark was the only item on Tshwane's budget for the area and that no other funding had been budgeted.

8.2 Communication

Following questions from a new member of Florence Ribeiro Street on how businesses could become members, the chairman confirmed that residents and property owners members join the WhatsApp platform groups. Only one individual should be appointed as the contact person.

Although all registered members were supposed to have received minutes and other documents via email before the meeting, it appeared that had not happened. The secretariat was unaware of the oversight and undertook to address it in the future.

8.3 Residential Safety:

Following a question about broken streetlights, Cllr Wilkinson explained that the City is no longer fixing streetlights in residential areas as there is no budget for them. Instead, they will focus on arterial roads (Justice Mohammed & Fountains Circle).

An MHSI representative posed the following questions:

- (1) Is MLPORA negotiating or interacting with the security companies in the area?
- (2) Does MLPORA aim to provide favour to one of these security companies in the area?
- (3) Does MLPORA intend to extend its current activity to the supervision of the guards in the area?

The chairperson responded that the answers were 'no' on all three counts.

8.4 Parks and pavements

Marten Brutton noted that AHS is helping with the painting project on Mears Street. This was expected to be finished in the next quarter.

The western side of Muckleneuk is regrettably more neglected than the eastern side, and Elandspoort Park will serve as the starting point for rejuvenating the neighbourhood.

Residents should not wait for the City Council to cut the grass and maintain the sidewalk, so MLPORA agreed to prioritise the clean-up campaign.

Following a query regarding the opening and closing times of the Kruinpark gates, as well as the general safety of the park, Titia Tabak, the chairman of the Friends of Kruin Park, responded that the gates are open from 6 am to 6 pm and are managed by security personnel responsible for opening and closing them. She mentioned that there were individuals last year who did not adhere to the nature park's rules, so the gates were locked to deter these transgressors. Keys were made available to members of the Friends of Kruin Park.

8.5 Town Planning

A question was raised about how the Neighbourhood Development Plan (NDP) relates to the Regional Spatial Development Framework (RSDF) and what the plan's full impact will be.

Renet van Wyk stated that the NDP is a guideline the residents adopt and submit to the City Council to take note of our policies. It is the best way for the residents to set acceptable development standards for our area.

She explained that the RSDF overrules the NDP, but it can be used when attending Tribunal meetings to give it locus standi.

A gentleman mentioned that his property is on the "red line". He wanted to know what this means for his property?

Renet van Wyk stated that the "red line" is a guideline for MLPORA and developers as to what is acceptable or not. The "red line" is the border that the residents feel they wish to protect. It is not a dictation as to what can be done or not with their property. The resident can do anything with the property, but if the application / development threatens the residential fibre of the area, MLPORA will object.

Shaun Wilkinson informed the meeting that the RSDF [Regional Spatial Development Framework] comprises several facets. If an illegal establishment is identified, the RSDF and NDP will assist in closing it down. The Tribunal utilises the NDP and the RSDF to determine whether something is permissible.

8.6 Disunity

A community member lamented the apparent fall-out between a few members and the MLPORA Committee as this resulted in one attendee leaving the meeting. He called for greater solidarity among individuals focusing on improving collaboration between the various organisations serving the neighbourhood.

9 Nominations & election of the committee

The meeting shifted to the election of a new committee. The chairman asked a former chairman, Niel Roux, to oversee the nomination and election process together with an impartial person to assist with the counting.

9.1 Chair:

The following persons were nominated correctly and accepted their nominations:

- Mr Nico van der Merwe (incumbent)
- Dr. Wendy Isaacs-Martin
- Adv. Geraldine Chaplog-Louw

Each person was allowed to introduce themselves to the audience, after which an election took place by show of hands.

The following votes were tallied:

- Nico van der Merwe (62 votes)
- Geraldine Chaplog-Louw (47 votes)
- Wendy Isaacs-Martin (2 votes)

Mr Nico van der Merwe was duly re-elected as chairperson for 2024/25.

9.2 Vice-Chair:

The following persons were nominated correctly and accepted their nominations:

- Renet van Wyk
- Adv. Geraldine Chaplog-Louw

Each person was allowed to introduce themselves to the audience, after which an election took place by show of hands.

The following votes were tallied:

- Geraldine Chaplog-Louw (58 votes)
- Renet van Wyk (45 votes)

Geraldine Chaplog-Louw was duly elected as vice-chairperson for 2024/25.

9.3 Treasurer

Ziaad Abrahams was elected unopposed as treasurer for 2024/25.

9.4 Secretary

Yvette Loots was re-elected unopposed as secretary for 2024/25.

9.5 Nominations and voting for the remaining 8 Executive Committee members

The meeting agreed to nominate and vote for members according to their current portfolios and to nominate additional members up to a maximum of twelve members in the Executive Committee.

9.5.1 Communication

Ms Ore Odunsi and Wendy Isaacs-Martin volunteered to assist with the Communications portfolio.

9.5.2 Town Planning

Ms Renet van Wyk was re-elected unopposed for the Town Planning portfolio.

9.5.3 Parks and pavements

Martin Brütten and Junior Truter were elected unopposed for this portfolio.

9.5.4 Caring

Anya Calantzis was elected unopposed as Caring portfolio manager.

9.5.5 Other volunteers

Mr Neville Hessel was elected unopposed as an additional volunteer.

9.5.6 Residential Safety

The following persons were nominated correctly and accepted their nominations:

- Dean Gillespie
- Dirk Kotze

Each person was allowed to introduce themselves to the audience during a robust interaction, after which candidates were elected by show of hands.

The following votes were tallied:

- Dean Gillespie (54 votes)
- Dirk Kotze (35 votes)

Dean Gillespie was duly elected to the safety and security portfolio for 2024/25.

10 Approvals

- The 2023 financial statements and the 2024 budget were approved by the meeting.
- The Neighbourhood Development Plan (NDP) was approved.
- Unfortunately, the Virtual Community Policy was not discussed and will have to stand over.

11 Adjournment

The meeting was adjourned at 10 pm.