



MELVILLE RESIDENTS' ASSOCIATION

ANNUAL GENERAL MEETING

2021 – 2022

Tuesday 25 October 2022, 18h00, 34 4th Avenue Melville and Zoom
mra@ilovemelville.co.za | <http://mra.ilovemelville.co.za>

AGENDA

1. Welcome (18h00)
2. Cllr Steer to address suburb (18h05–18h15)
3. Q&A on Portfolio reports (circulated herewith)
 - 3.1 Finance (18h15-18h20)
 - 3.1.1 Balances, costs incurred, income
 - 3.2 Heritage (18h20-18h30)
 - 3.2.1 Ongoing applications, how to apply
 - 3.3 Land use & Precinct Plan (18h30–18h45)
 - 3.3.1 Challenges facing Melville: current applications
 - 3.3.2 What we can do about these challenges
 - 3.4 Liquor (18h45-18h50)
 - 3.4.1 Current status of new applications & transfers
 - 3.4.2 Issues that lead to security challenges
 - 3.5 Physical Environment (18h50-18h55)
 - 3.5.1 Ongoing clean ups, working with MSI Upliftment team to improve the suburb
4. Election of Executive Committee and request for additional volunteers to spread the workload for the different portfolios, particularly liquor and land use (18h55-19h10)
 - 4.1.1 Current Executive Committee: Dael Fairbairn, Julia Fish, Kelsey Glennon (Chair), Deryn Graham, Derek Milne
5. Thanks and closure of meeting (19h15)



1. FINANCE

Review of Finances prepared by Francois Smith of Semya Financial Services. The review did not have any key audit matters to report. Below is a statement of the comprehensive income for 2021 and 2022 as there was no AGM in 2020 due to Covid. The review will be available on the MRA website should anyone have concerns.

THE MELVILLE RESIDENTS' ASSOCIATION		
FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022		
Detailed Statement of comprehensive income		
Figures in Rand	2022	2021
Revenue		
Heritage fees	13 100	6 000
Subscriptions received	158 330	145 119
Operating income	171 430	151 119
Administrative expenses	(111 258)	(47 757)
Bank charges	1 346	1 554
Clean-up costs	29 350	23 200
Consulting fees	12 419	13 000
Donations	-	2 000
Legal expenses	68 143	8 003
Net surplus/(deficit) for the year	60 172	103 361

Current balance: R156 871.95 as of date of AGM

Income for MRA:

- a. Monthly: MSI (14% of the monthly MSI income from Beagle Watch)
- b. Sporadic: Heritage fees
- c. Sporadic: Donations for specific cause/project (e.g., SAPS Satellite station, clean ups, etc.)

MRA expenses:

- a. Legal costs associated with liquor license hearings
- b. Legal costs associated with land use tribunals
- c. Fees for applications from GLB and COJ
- d. Clean up wages for team to clean up aspects of Melville (removing rubbish from pavements, cleaning up around bins on corners, etc.)
- e. Monthly contribution to clean up of Main Road (via Antique Baths, etc.)



2. HERITAGE

In Melville most of the buildings and houses fall into the “older than 60 years” rule and therefore need a heritage application for any building falling into this category. Should additions and alternation, demolition permits or as built drawings be required. What many don't realise is that the property on which a heritage building has stood, but no longer due to demolition (usually illegally) also falls under this rule and therefore a new build also needs to conform to the guidelines of the suburb.

Plans are to be prepared by Architects or Architectural Technicians, well versed in Heritage and the Heritage document as described to follow, submitted to the Melville Residents' Association, Heritage portfolio. We will peruse, advise, inspect and write a letter of acceptance or rejection to the proposed plans.

Our letter with the Documentation presented for comment is then taken to the Provincial Heritage Resources Authority Gauteng, (full PHRAG Document) for approval or rejection. PHRAG will not look at the bundle without our letter and Johannesburg City Council will not process the application without the letter from PHRAG.

Should the documents be approved, only then will the City Council accept the plans for approval.

As volunteers on the Committee, we try to process the applications as soon as possible. The detail for application as well as the diagrammatic explanation of process for anyone needing further detail, to follow

These guidelines are available on the website MRA Heritage portfolio, or contact mra-heritage@ilovemelville.co.za.

Most of our applications come from homeowners who have purchased properties that have been altered over the years either without planning permission, or with plans having been lost by previous owners and not available at Council. Legislation in November 2020 means that approved up to date plans should be provided prior to transfer being able to be affected. This is still finding its way through the systems, but is increasingly being enforced. We can advise and assist in such instances, but the process outlined above still stands.

We have also had some challenges over this year with illegal building that has either been stopped, or else (as in the case of the Pld Melville Hotel/Roxys) continues to be investigated and challenged. These exercises are important to demonstrate that there are statutory processes that need to be adhered to, and that non-compliance will be investigated and acted upon.

Sincerely,
Nicholas Whitcutt
For MRA Heritage



Role of Heritage Portfolio:

Facilitate due process for residents who wish to alter / demolish or submit as built drawings on plats older than 60 years (as per the National Heritage Resources Act)

Educate the general public & interested parties in particular.

Support CoJ / PHRA-G services to the Melville area

Provide assistance, advice and/or referral re: potential violations of the NHRA within the Melville catchment area

Assessment

Applications available on <http://mra.ilovemelville.co.za/heritage>

Fee for assessment is R 2000.00 for non-members, R1000 for MRA members.

- Formal request including – ERF no, client name & street address
–Electronic copy of PHRAG application plans
–Proof of Payment
- Site Visit including – Hard copy of PHRA-G application (for ref, to be returned)
- Letter – no objection, objection, &/or comments



3. LAND USE

The land use portfolio has approximately 30 properties we are following based on resident complaints and objections. These range from illegal building work (no plans submitted), to illegal communes and businesses running from residential zoned properties or without the appropriate rights.

Two recent tribunal losses-

Applications for consent use for communes at 4 1st Ave Auckland Park and 84 2nd Ave were granted despite record numbers of resident objectors. We are appealing both decisions based on a lack of support infrastructure for development in the suburb and major issues with how municipal planning tribunals are being conducted.

We are awaiting tribunal hearing dates for objectors to applications at the following addresses:

- 35&37 1st Ave. Currently a backpackers that wishes to build a three storey 51 ensuite bedroom student accommodation structure across two ervens.
- 6 5th Ave. Currently a commune without consent rights applying to build a three storey 48 bedroom student accommodation structure.
- 29 4th Ave. An abandoned lot which is a proposed mixed use four storey application for offices, restaurants, shops and accommodation.
- 32 Main rd. The owners have applied for business rights for an illegally built wheel alignment centre and mechanical workshop.

We will update objectors and residents when these applications go to tribunal.

We are aware of the building work at 20 Main Rd, the former Roxy's rhythm bar. This is an approved Gentlemen's club and casino. There are serious irregularities with the approval process for the site's building plans and we are challenging these with the COJ department of planning and development. There is not technically anything to object to in terms of applications, however we are pursuing other avenues to especially get the rooftop access and facilities removed.

The land use portfolio is attempting to move to a more proactive rather than reactive approach to issues in the suburb. Working closely with Heritage and Liquor we have had several meetings with law enforcement and the City of Johannesburg. These meetings are to reignite the Melville Auckland Park Precinct Plan (MAPP) which will give better guidance to developers and applicants while also guiding infrastructure upgrades needed along strategic development zones. We are also very concerned about the lack of enforcement in the suburb and are trying to get assurances about crackdowns and enhanced legal backing for problem properties from the City. We are also looking at partnerships with other residents associations to build better networks and collectives to act united against corruption and misinformation.

All our efforts need resources however. The costs of town planners and legal entities to fight applications are growing. We also need manpower to help follow-up and track issues. Please consider donating time or money to our efforts.



4. LIQUOR

At present, Melville business establishments include **63** on site consumption liquor-licensed premises, of those licenses, 47 are active. There are two off-consumption licenses in Melville. There are several transfers that are unclear if taken place, and the portfolio volunteers are working on identifying whether these transfers happened. This is in conjunction with the Gauteng Liquor Board (GLB). One establishment produced a fake license, and a report was generated by the GLB.

There is one applications currently submitted to GLB, with objections from residents. We are following up with GLB to find out if there will be a hearing regarding the outcome; this is for a café in Campus Square (Love and Light Café). The main reason for objection is to highlight the saturation of licenses in the area.

Applications for Countess at 27Boxes, a tavern, and a pub at 27 Boxes were withdrawn.

–Complaints received relate mainly to noise disturbances, which is a result of the use of premises for purposes not allowed in terms of zoning licences (e.g., live music events, dancing, DJs, comedy shows, etc.), and in parking areas under the control of venues in the liquor trade.

–Residents are to complete the correct forms (available on MRA website) and lodge formal complaints with the relevant authorities for the MRA to then follow up with the assistance of the community councillors, relevant city councillor, JPMD, SAPS and officials and escalate for attention.

5. PHYSICAL ENVIRONMENT

a. Clean ups are done around Melville weekly. We pay wages (R400/day) to two people to pick up litter and monitor the cement bins around the suburb.

b. Working with MSI to compliment efforts to keep Melville clean. MSI handles larger clean up initiatives, with support from MRA, while our team focuses primarily on specific locations in a day's time.

6. APPEAL FOR VOLUNTEERS

The Association is currently in need of additional person-power to keep up with the increase of applications (land use, liquor). Following up on applications is easier if there's a point person able to assist. Please contact us if you are willing to join one of the portfolios.