

# **Minutes of the Emmarentia Residents Association**

## **Annual General Meeting**

**Date:** 26 March 2019

**Held at:** The Pavilion, Marks Park, Judith Road, Emmarentia, Johannesburg

### **1. Attendance**

There was a quorum based on 4.1.3 of the constitution (15% of paid up members are required) with the attendance register showing there were more than 40 people present. Attendees signed the attendance register.

### **2. Welcome**

The chair, Ayanda Mjekula, opened the AGM at 18h45. He welcomed everyone, especially the guests, councillor David Hensman, Wendy Carstens (Melville Koppies) and Paul Nogueira (Woza) and assured everyone that ERA Exco was run by selfless people. He said that he had been living in the suburb since 1992 and Emmarentia had been very good to him and he had settled here because it was close to his work.

### **3. Apologies**

Claire Hoffmann  
Tinneke Wulffers  
Rob and Winty Thompson  
Kathleen Western  
James Conradie  
Cassim Boorany

### **4. Adoption of Minutes of March 2018 AGM**

Chairperson asked to delay adoption until people had had a chance to read them.

### **5. Chairman's report**

The Chair took the meeting through his report and outlined the different portfolios and touched on the highlights from each of them.

#### **a) Security**

Geraldine Connell is in charge of the security portfolio. ERA had spent the year searching for a security solution that could be used by all residents. He said that WOZA was the cellphone app that had been developed and it would be presented to residents later in the meeting.

The spike in crime in 2018 had resulted in ERA forming a security sub-committee called ERAS. Later Emmarentia and Greenside combined to form the Emmarentia Greenside Community Patrollers (EGCP).

Geraldine Connell from ERA had become the chairperson of the Parkview Community Policing Forum.

Key highlights achieved were:

- Organisation of a joint operation with Linden CPF and SAPS at the Keith Fleming Park to discourage criminals from living in the spruit
- Put pressure on SAPS to place a tenant in the vacant and vandalised house in Hill Road
- Anne Askew had revived the Domestic Workers Watch once a month

**b) Finances**

In summary as at 28 Feb 2019, cash in hand of R314 734, annual profit for the year was R16 651.

He explained that with such a cash amount it may have seemed that there was no necessity to charge residents to belong to ERA. However he stressed that cash is needed for printing and various things and that even though there was more than R300 000 in hand, it would seem like nothing if ERA had to enter into litigation on one development or another so the money was there for those potential eventualities.

More details would be given in the treasurer's report.

**c) Town planning, building and heritage portfolio**

He stressed that this was an important portfolio, not that security was not important, but it is the sub-committee that is most active. It is the sub-committee that is maintaining the ambience that characterises Emmarentia and he wanted to thank them for the work that they have been doing.

He said that ERA had been engaging the city on new proposed policies including the nodal review, the inclusionary housing policy to allow affordable units in any development of more than 10 units and the new land use scheme.

ERA had commented and objected to several town planning applications including:

- Townhouses on Judith Road
- Rezoning of a house to a school
- Rezoning of a house to 3 units
- Followed up on illegal land uses eg temple house in Buffalo Road

There were still ongoing applications from previous years such as mixed use/ commercial development on the corner of Barry Herzog and Gleneagles and Linden Road. And 2 townhouse developments on Barry Herzog.

**i) Building plans**

ERA was pleased when owners invest in their properties. ERA had scrutinised 29 building plans in the past year (same as the previous year) as required by title deeds. Noted trend of illegal building activities and urged residents to get approved building plans before any building was done.

He explained that any building alteration required the association to first approve the building plans. Another trend was the conversion of single storey houses to double-storey houses. These plans needed to go past ERA and heritage as they were impacting on the homes and they had an effect on the ongoing ambience and character of Emmarentia.

He reminded residents that IBR or metal roofing must first get ERA approval as it is not permitted without consent in terms of the title deeds.

The new land use scheme permits an owner to have 2 cottages of 80sqm each; before it was 100 sq m each.

#### **ii) Heritage:**

All houses older than 60 years require permission from PHRAG and they required an approval letter from ERA so before starting renovations always contact ERA.

ERA was also an active member of the Joint Plans Committee which did heritage letters for those suburbs in the west that did not have residents associations. ERA encouraged all new residents to the area to embrace the heritage of their homes and retain as many of the original features as possible when doing the renovations.

He thanked residents that were complying and encouraged others to comply as ERA's goal was to have the best, greenest, friendliest and compliant suburb in Jhb.

#### **d) Environmental sub-committee**

This sub-committee had been set up in 2018 with enthusiastic support from Anne Askew, Feroza Kara, Jenny Grice, Sharleen Vinokur and Tony Cross.

The group had identified that it would work with City Parks on two things:

- Try and weed out invasive alien plants in the dog-walking section of the park and encourage dog walkers to pick up after their dogs
- Help with the top two dams in the dog-walking section of the park which had become particularly overgrown, largely with invasive weeds.

Since October 2018, the group had organised three Saturday work mornings from October 2018 in the dog-walking section of the Jhb Botanic Gardens and another was planned for April 2019.

ERA had been in contact with an estate agent who was prepared to sponsor a board that would encourage dog-walkers to pick up after their dogs.

The group had heard that the City was to do a study of the top two dams in the park with a view to rehabilitate them. ERA was in the process of registering it as an interested and affected party. Tony Cross, a retired water engineer, was perfectly placed to advise ERA while the group requested any other residents to offer their services in other way or another – attend the work mornings, donate so that the group could buy materials needed, join the sub committee, send your gardener to assist or to donate to Let's Work.

Donations in kind and money were received from those that couldn't attend the work mornings including some local shopkeepers (Barneys Paints, Emmarentia spice works, Cake Walk), Jozi Trails (cyclists) while close to 200 volunteers including school kids, scouts, park users and residents

volunteered their services. The work mornings were a great success and showed that local residents were committed to the park.

#### **e) History sub-committee**

The sub-committee had been set up in 2018 but had got off to a slow start. The aim was to interview residents who had lived in the suburb for a long time, gather memories, photos etc. The group was also interested in interviewing people who had moved in to the suburb in the 1990s after Group Areas laws were relaxed, as well as those who had worked in the suburb for a long time.

Recently the group had been in touch with Megan Viljoen, a descendant of the original Louw Geldenhuis family, who had shared many documents detailing her family's history.

The group encouraged other residents to join them to interview people.

#### **f) Newsletter and website**

Six newsletters had been produced since the previous AGM. Despite the costs of printing and distributing it had been decided to continue doing this.

The new website had been launched in 2018 and residents were encouraged to give feedback on both.

#### **g) Events**

Marks Park, Jhb Botanic Gardens and Roosevelt High School had all hosted a number of big events during the year which had caused inconvenience to residents. Anne Askew was to give a more detailed report later in the meeting.

The chair suggested that attendees delay the questions for when the portfolio heads would give full reports on their activities.

### **6. Treasurer's Report**

The Treasurer, Brian Askew, presented a report that included a powerpoint presentation of the finances of the organisation.

At the end of February 2018, ERA's cash in hand (combined savings and current account) was R291 901.36

At the end of February 2019, cash in hand was R314 730.49 an increase of R22 829.13 from the previous year.

The bulk of the income received was from building assessment fees. The breakdown is detailed below.

#### **Total income 2018/19**

Building Assessment Fee Income		R75 725.51
This income increased by R26 275.51 from R49 450 the previous year 30% of income allocated to the Louw Geldenhuys Family 30% to ERA 40% to Gemey Abrahams (Town Planner)		
Donations		R2 900.00
Interest Income		R15 886.75
Membership Fees		R4 550.00
Petty Cash		R00
Total Income		<b>R99 061.76</b>

### Expenses

The major expense was the payment to Gemey Abrahams who was responsible for processing the planning and heritage applications. Printing of the newsletter was the second highest consumer of income.

Details below.

<b>Total Expenses 2018/19</b>		
Bank Service Charges		R893.50
Building Assessment Expense		R34 1878.00
Emmarentia Dam rehab		R3 000.00
ERA AGM / General Expenses		R2 182.82
Newsletter and Printing		R25 547.93
ERA Website and Internet Costs		R7 689.87
Treasurer		R4 802.25
<b>Total Expenses</b>		<b>R82 410.21</b>

The Treasurer reported that Banks and service charges had remained low.

The Treasurer explained that the fee he was paid was based on the amount of money he had brought into the organisation for membership. The money related to the previous year's membership drive.

Total expenses over the year had been R82 000.

As at the end of February 2019, ERA had liabilities of R73 115 (some had accumulated from previous years) from examining plans for alterations and additions in Emmarentia and is held for LG family. He said that ERA does not pay the LGF directly, but holds it in trust. ERA accumulates their portion and would use the money to benefit the suburb.

#### **Comparison of income/expenditure over the previous three years**

Income Statement	Mar 16 - Feb 17	Mar 17 - Feb 18	Mar 18 - Feb 19
<b>Total Income</b>	R64 755.78	R128 382.88	R99 061.76
<b>Total Expense</b>	R24 053.26	R83 383.50	R82 410.21
<b>Annual Profit</b>	R40 702.52	R44 999.38	R16 651.51
<b>Cash in Park-It</b>	R219 748.50	R258 901.36	R274 360.53
<b>Cash in Current</b>	R38 807.66	R33 000.00	R40 369.96
<b>Total cash in hand</b>	<b>R258 556.16</b>	<b>R291 901.36</b>	<b>R314 730.49</b>

#### **Residents suggestions for saving money**

##### **1. The ERA newsletter should be e-mailed rather than printing and distributing to all households.**

The Treasurer pointed out that there were only about 200 e-mail subscribers so that the bulk of the households would not receive it.

##### **2. Advertisers/sponsors should be found for the ERA newsletter and the website to cover costs**

ERA would look into the suggestion.

#### **7. Security portfolio**

Geraldine Connell who heads ERA's security portfolio presented her report to the AGM.

She reported the following in her role as security portfolio head:

1. She had attended weekly SAPS meetings on Monday mornings
2. The Parkhurst Residents Association had just launched a car guard scheme. She welcomed Constable Makhudu to the meeting and congratulated him on the great job that he had done with this scheme. Car guards are interviewed and fingerprinted and given cards with QR codes that car owners can use to pay them. The car guards then take that card to Pick n Pay and redeem for cash or goods. She said that ERA was considering putting the proposal to shopowners in Greenhill Road, if it worked in Parkhurst.
3. Information received from SAPS and security companies showed that computers and bags are not safe in car boots. In addition theft of cellphones from restaurant tables was high. She warned residents not to put their cellphones on the table when they were eating at restaurants, especially when eating on pavement tables. Thieves come past in cars, get out, grab the cellphone and drive off.
4. Photos and videos of suspects may not be circulated on social media. Once it is circulated on social media it is regarded that the person has been tried on social media before he's done anything been brought to court. She advised residents that if they had photos of alleged perpetrators, they should rather go to the police and report it to them.
5. Parkview police station is very under resourced in people and resources although it is working well with security companies.
6. There had been a huge surge in cable theft and stopping it was very difficult. She welcomed any ideas for countering this problem.
7. Airport theft was also a problem which residents should be aware of. Criminals follow the car that has left the airport in one or two cars, often uber drivers are also followed. When they stop to drop you off, the criminals pick your suitcases up, and demand cash, watches etc.
8. Geraldine congratulated Anne Askew who had revived Domestic Watch which takes place on Wednesday mornings once a month at 10am. Geraldine urged residents to spread the word about this. She warned that often the weak link in a household is the domestic worker. More importantly, often the robber will come to your gate and speak to the domestic worker. He will say that he will phone the owner of the house, it sounds like you, so the domestic worker opens the gate and lets the robber into the house, but it's not. Anne's domestic watch training alerts them to all this. Meetings happened at 10am, one Wednesday a month.
9. Geraldine noted that CAP had an arrangement with ERA when it was first appointed that it would be the preferred provider. In terms of this it is required that ERA have an oversight person on the committee. She welcomed Vaughan who was on the oversight committee however ERA needed someone to sit on Exco and also sit on the CAP oversight board.
10. She said a public meeting called by CAP had been held in September 2018 to inform around the cameras that they wanted to install in the area. There had been consultation with members of the public as required by law and unanimous support for having the cameras had been received. The cameras would do licence plate recognition in this area.
11. She had attended a number of meetings with Jhb Botanic Gardens, City Parks Park rangers, after a number of hijackings, kidnapping and stealing cellphones/bags at the park. City Parks had then endorsed ERA, Beagle Watch and CAP to cooperate and jointly look after the parks including Emmarentia park. At the time of the AGM incidents seemed to have dropped down again.
12. Road closures matter in Buffalo Road. This was a very contentious issue. ERA had compiled objections for residents and submitted a document with objections but residents had

criticised ERA for not doing a good enough job on the issue. The matter was currently with the City who were considering all documents.

13. Geraldine reported that a security sub-committee had been formed. The Montgomery park patrollers were hosted. Subsequent to this the Emmarentia/Greenside community patrollers (EGCP) were formed. Citizens go on patrol at night and they report anything they see that is suspicious to SAPS.
14. People living in Keith Fleming park near Virgin Active gym in Victory Park had become a problem where about 100 people were living there. She said that a multi-disciplinary committee had been set up. A Linden CPF meeting was held with the councillor, Tim Truluck. One idea was to put in a cycle track in the hopes that once activity there was increased, that those living there would move off because they don't like activity.
15. Geraldine reported that a house in Hill Road owned by SAPS had been taken over by vagrants. She had engaged with the Brigadier and subsequently SAPS had rented it out.
16. Geraldine introduced Paul Nogueira, an Emmarentia resident, who had developed a security app called Bullhorns. On 25 April 2018 ERA had hosted a public meeting to talk about the spike in attacks. Paul had offered his services to develop an app.

ERA had conducted due diligence around four other similar products: Namola, Casi, My SOS, Bullhorns across a matrix of criteria and invited residents to look at the matrix and the report. She reported that all apps do a similar thing - they have GPS functionality and call a service provider. Bullhorns emerged as the top app:

- The user can shake it to activate. The user can trigger it at home and when away from home. When away from home the app links up with the closest security company available that is linked to national security company Aura. It can be used on smart phones as well as ordinary cellphones. For the latter you can press 1 number and it will link with the security company.
- In addition, Bullhorns had agreed that 20% of the income that would be received monthly from subscribers would be donated to Let's Work and the Emmarentia/Greenside community patrollers. Paul gave more details of how the app could be activated. The Bullhorns app could also be used for medical and roadside emergencies.

Unfortunately none of the security companies in the area were prepared to work with Bullhorns.

Finally ERA found Aura who had a number of security providers and they were prepared to work with Bullhorns.

She invited Paul to explain in more detail to residents and asked anyone with more questions to talk to Geraldine or Paul after the meeting.

## 17. Woza app

Paul took people through the app. He said that it was based on the Bullhorns app but the Woza app had been customised for Emmarentia with 2 panic buttons. One for when you are at home – you press the **At home** button and it automatically calls the security company and sends smses to up to 5 people that you've specified in your address book.

For those that didn't have security companies, the user had to press the **Away** button. This would link with Aura which has security companies linked to them across the country and

to ER24 for medical emergencies. Their average response time was 6.4 minutes. It could be used for roadside emergencies, medical and crime emergencies at home and if visiting another province. If the subscriber was away from home you just needed to shake your cellphone to activate.

Woza had agreed that 20% of the monthly subscription fees would be sent to Let's Work and the EGCP.

The app would be available from the app stores and once a person registered they would be sent details of how to set it up.

SCP is the security company in the area that is part of Aura.

#### **Concern raised by resident**

**A shopkeeper was present in the meeting and wanted to speak with Geraldine afterwards about problems with the carguards in Greenhill Road.**

## **8. Town planning, building renovations and alterations and heritage**

Gemey Abrahams explained that her portfolio covers town planning, building renovations and alterations and heritage.

### **a) Town planning:**

1. She advised residents to be on the lookout for white notices on people's gates/walls that are advertising that the owner has applied to the city council to change the land use of the property/rezoning/subdividing. She urged residents that if they saw such a notice, that they should take a photo and post it on the whatsapp group that they are part of, or e-mail ERA. Gemey would then phone the applicant to get the motivation and details. If residents were concerned about the requested application, then she was available to meet with nearby residents to discuss the impact, implications, how to object. She had developed such a document for this purpose. It was her view that every Emmarentia resident should be well informed.
2. She detailed properties whose plans/activities had been out of the ordinary and which had seen some opposition from residents. For example:
  - a. On **Judith Road** there was a proposal for a townhouse with 15 units on two properties. She had assisted concerned neighbours to submit an objection. The application was still being considered by the City.
  - b. On **Komatie Road on the corner of Troon Road**, a resident had built a very large house with 3 units. He wanted to rezone to residential 2. She pointed out that all along Komatie Road it was residential 1, and that the strip was vulnerable because Barry Hertzog was already zoned as medium density.
  - c. There was a proposal for a school in **5<sup>th</sup> Avenue, corner Tana**. It was currently a big house but there were plans to convert it to a primary school with 20 children per class that would grow over time. The decision on the site had been postponed.
  - d. **The proposal for the big development on the triangle of land bordered by Barry Hertzog, Linden and Gleneagles** had gone quiet. However she warned that it hadn't gone away and that if we wanted to fight the development, we would need all the

- money that we had collected from residents a few years previously in order to employ advocates and attorneys if we had a chance of winning because developers had money to put up a fight.
- e. **Hindu temple in Buffalo Road.** ERA had sat with planners at Jhb city council to establish whether the owners had applied for a licence to host a place of religious instruction. It appeared that they had not. In addition, the owners had gone ahead and made alterations without getting plans approved. The owners had been given six months to furnish the City with the plans.

#### **b) Building renovations, alterations and heritage**

Gemey explained that any alteration, addition to an existing house in Emmarentia has to be endorsed by ERA who acts on behalf of the Louw Geldenhuis family. This is in terms of original title deed requirements for each property. Most houses in Emmarentia were older than 60 years which also required a heritage letter for PHRAG which ERA also provided. Both these approvals were required before the City would approve the plans.

Gemey explained that ERA had tried to engage with estate agents to explain to them these conditions that applied to Emmarentia properties and had given them relevant documents to give to prospective buyers. However, despite this, it seemed that estate agents were telling prospective owners that they could do what they liked with their new property and there were still residents that had started building without getting plans approved and then when the owner wanted to sell, had to get updated plans before they could sell.

She urged residents to follow the correct procedure when making alterations and to seriously consider preserving the heritage of their house when/if they made alterations.

Conversion to double-storey houses from single storey meant we were losing the old look of the suburb. She appealed to residents to keep the heritage of the original house.

She warned non-compliant residents that the building inspector was currently imposing penalty rates of four times the normal rates on those properties that had contravened land use regulations.

#### **Questions/concerns raised by residents:**

##### **1. A resident complained of the new houses on 13 Umgeni Road, 10 Umgeni Rd and the corner of Umgeni and Komatie where the original houses had gone and nothing of the original remained.**

Gemey explained that it was very difficult to retain everything. It was always a trade off particularly if a property was already falling down. She said that often it was not possible to retain the external features, that some internal features remained.

##### **2. Another resident was concerned about the trees and whether they had heritage status? What do you do about that?**

Gemey explained that there were attempts to protect the trees and that residents were discouraged from removing them. Louw Geldenhuis had been fond of palm trees, and there were a lot of fruit trees when it was a farm and ERA requested that they are retained. It was harder to stop pavement trees from being removed since residents could phone city council and ask for them to be removed.

However she reported that there was a shift towards trees being retained rather than being removed.

### **3. A resident was concerned about a few of the houses with thatched roofs in the triangle of land below the Shell garage where there are plans for a big development**

Gemey pointed out that ERA had been engaging with this process for many years however there were policy changes happening higher up that related to the future spatial planning of the city, new policies were pushing for more development and more densification.

ERA had had a lot of meetings with city officials and with the public on this triangle of land. She said it had seemed that some important gains had been made and looked like it was going ERA's way. However the new nodal review is about densification even though there had been a backlash against the nodal review.

Communities like Emmarentia and ERA were seen as being very elitist, anti-poor, 'trying to protect our mansions'. ERA has tried to fight at policy level, application level and individual property level but it was up against quite a lot of broader issues.

Even so she said with the support of residents - more than 4000 objections had been received - hopefully ERA could try and get some of those policies moderated. However the City is not going to give up on its new policies.

## **9. Events**

Events portfolio holder, Anne Askew, presented her report. She said that she had headed the portfolio for 12 years.

She explained that she attends every pre-event meeting and post-event meeting. She said that most event organisers were considerate however sometimes events start in the middle of the suburb and she was trying to ensure that the Avon Walk for example began in the park.

However, sometimes it was the participants themselves who were disrespectful and didn't respect the residents who were inconvenienced by the events.

She had tried hard to limit the inconvenience caused to residents by for example ensuring that the Avon Walk started inside Marks Park rather than in the middle of the suburb.

She reported that 8 events were planned for Marks Park and 6 for Johannesburg Botanic Gardens.

Walk the Talk would take place in July and then three events in the Botanic Gardens would take place over 10 days in August 2019. They promised to be cognisant of the noise levels and illegal cars guards. They had offered residents R20 000 per event to put into the community as a compensation for the inconvenience caused to residents.

For example Walk the Talk organisers always gave something back to Emmarentia. Walk the Talk was currently sponsoring the installation of a certain metreage of clear vu fence each year until the entire park is secured.

Anne said that she was aware that noise was a problem and she appreciated when people did complain because she was then able to follow up in the post-event meeting. People should use the contact numbers, preferably whatsapp, supplied.

**Questions/concerns from residents:**

**1. Events did environmental damage to the park, bushes were broken, fires were started and rubbish was left.**

Anne responded that every event organiser is required to put down a damage deposit so that if there is damage the deposit is not reimbursed; moreover if the event organisers don't clean up the mess at the end of the event then Let's Work is brought in to clean and the events company must pay Let's Work direct.

**2. Whose job is it to let residents know when the events are happening?**

Anne pointed out that it was not ERA's responsibility to inform residents of the event – it was the job of the events' organisers to inform residents.

She encouraged residents to inform her of any problems experienced during the event so that she could raise the problems at the end of the event in the post event briefing. The only exception was sports events at Marks Park – if problems were experienced there then residents should go direct to Marks Park with any complaints.

**3. Can the day for the Domestic Watch be changed?**

Anne explained that it could only take place on the last Wednesdays of each month.

The chair invited councillor Hensman to give a report on Eskom.

## **10. Councillor Hensman on Eskom**

Where did it go wrong? Hensman presented his report and said the following:

1. Eskom's first power station was established in 1923
2. Problem started in 1998. Dept of Minerals and energy produced a report to say that SA would run short of energy in 2007; they advocated private investment in the industry.
3. In 2001, Eskom was named the power company of the year at the Financial Times global energy awards. All 78 production units were considered to be in good working condition.
4. 2003 – SA government placed its privatisation plans on hold and announced a programme to re-start 3 mothballed power plants.
5. 2007 – Eskom approved construction of two new plants - Medupi and Kusile which were to be completed in Dec 2015 at a combined cost of R200bn. Current capital cost estimates range between R306 and R448bn due to design flaws and delayed completion. If a project gets delayed the interest costs get capitalised and that adds to the cost: interest cost and inflation cost
6. Oct 2007 – rolling blackouts, January 2008, electricity emergency declared which shut most mines and factories for 5 days. Not quite as bad as that now.
7. 2008, Eskom delayed planned maintenance to ensure power supply wasn't interrupted during the World Cup in 2010
8. 2015 – 49 of 121 generating units were in good working order.
9. 2017 Nov – Moodys cut Eskom's debt rating to non-investment grade, Eskom as junk bonds
10. 2019 – a lot of municipalities don't pay Eskom for their electricity. The municipal debt owed to Eskom had grown to R34bn; Soweto owes half of that. Stats show that the payment rate

in Soweto is between 20-25%. Fortunately the city did not take that over or this city would be bankrupt. He said the DA didn't intend to take it over in the near future.

11. The problem is that there had been some court cases where Eskom had tried to get municipalities to pay by cutting off electricity. The courts had prohibited them. There had been an interesting case in Harrismith where some of the major industries had asked permission from the court to bypass the municipality and pay Eskom direct.
12. Tito Mboweni, new finance minister, had recently announced R69bn funding support over the next 3 years. What were they going to use it for? Operating costs? No to fund the interest costs on R420bn worth of debt – 5,5 – 6% of it. This represented 15% of this country's sovereign debt. He reminded people what had been said about the banks during the time of the sub-prime fall out? 'Too big to fail' – he said that that's what was now being said about Eskom, 'it's too big to fail'. In a newspaper report, Adrian Lackay, Gordhan's spokesperson, had said that Eskom does not generate enough cash to cover its running costs and that there were predictions that without government intervention it would run out of money in April 2019.
13. Is Eskom over capacitated with people? Eskom staff increased from 31 972 in 2003 to 47 658 in 2017. This represented a 49% increase in staff.
14. World Bank did an analysis of how many people per unit population – Eskom should be run by 14 000 people. Maybe not quite true – Nersa had done a benchmarking study suggesting that it employed 6232 more than it needs to – 13% overstaffed.
15. How much do they earn? Salaries for unionised employees – minimum bottom rate is R135 390 a year to R596 410. At that level there are some qualified, technical people, that's understandable. The guy that sweeps the floor is earning R135 000 a year
16. How much has electricity production increased since 2003:  
2003 – 210 218 gw  
2017 – 220 000 gw  
2008 – highest ever – energy consumption is going down:
  - Huge price increases – people getting more energy efficient
  - Decline in the mining industry – especially deep level gold mines – huge consumers of power
17. Causes of current load shedding:
  - Power lines from Cahora Bassa went down because of floods
  - New power stations – Medupi and Kusile had tripped 87 times during the current financial year because of boiler design problems. Hitachi put in the boilers and Chancellor House had shares in it owned by ANC. Welding problems as well, etc etc.
  - Coal mills at the plants
  - Load losses and trips
  - New plants not working well
  - Poor quality of coal
  - Loss of professional expertise
  - Gordhan – good people forced out or don't want to work in toxic environment
  - Cosatu says the reason Eskom is bankrupt is because of IPP contracts. They based it on the cost to Eskom of Round 1 renewables – R2,79 per kw hour relative to coal-fired power stations cost of 85c per kw hour;

BUT

- Round 4 in 2015 has reduced renewables cost to 92c per kWh – pretty much in line with coal-fired power stations.
- Capital cost overruns of Medupi and Kusile – now below that of coal-fired operations. When Medupi and Kusile are fully commissioned, the depreciation will push the cost way up beyond the IPPs. Cost going forward.
- IPP purchases are less than 10% of power generation.

What Cosatu is saying is a political agenda to avoid privatisation

#### 18. What is the impact on municipal infrastructure and finances?

- MMC estimated that we are losing R210m revenue loss per day because we don't sell power if there is load shedding; to a certain extent that is offset by the fact that we purchase less from Eskom. If you take the gross profit level, the city is losing roughly R50m in gross profit every day while there is load shedding.
- Power fluctuations hammer our ageing infrastructure – residents will phone and ask the councillor - why is power off, when is it coming back on? And we want to answer, 'it will when it will'. I'm not allowed to say that when it's not polite
- Load-shedding is scheduled for 4 hours. When current round of load shedding, City Power went with the switch and guess what happened. Then out for 6-7 hours – I got the phone calls. What City Power is doing now, they do it in a gradual fashion, so it could take 90 minutes to switch it back on for the whole area.

#### **Questions/concerns from residents**

##### **1. Why 4 hours in Jhb and not 2 hours like other municipalities**

City took a decision to have one 4 hour session which means they switch on and off once instead of twice because it's hammering the network each time.

##### **2. I think you left out important factor that is the legislation that is stopping individual companies or people from feeding back into the grid, and CT is trying to challenge this to allow that to happen. What really is going on is this sort of set up a bit like Matsepe Casaburi – maintain a monopoly for Eskom at the cost of the economy and taxpayers whereas if anybody can generate – bringing it to your attention, why aren't you pushing the COJ to go to court and challenge this stupid, unrealistic expensive legislation that is not in our favour that is really keeping Cosatu happy?**

Have some good news and bad news – DA has bought a private members bill to address that problem but who are the supporters of the ruling party and it gets back to who are your supporters. DA is proposing those types of things but you have a tripartite alliance, do I need to say anything more?

##### **3. Was going to come and complain about the streetlights, but tonight they are all on.**

**4. What is the city doing to make sure that its infrastructure is maintained? Load shedding, but infrastructure from Eskom to residents is the city's responsibility.**

We inherited in 2016 maintenance as percentage of assets was 2%, treasury norm is 8% - we are back at 4-5%; general maintenance of all infrastructure, given the budget constraints, we are aiming to get towards that 8% but in terms of the money available it is not possible at the moment.

Upgrades – the upgraded Roosevelt park sub-station will be up and running in October. Has taken a long time since they are working in a live environment.

**5. Roosevelt Station – forget about load shedding – have had 8 power failures this year. 2-3 weeks ago – Roosevelt – they are working on it. I drove there, no-one is there, I drove around the whole of Emmarentia, 2-3 weeks ago – out for about 20 hours. The excuse was multiple cable failures. There was no-one there.**

Make a distinction between a power outage and capital project. The capital project is only due for completion between August and October and that will bring in additional capacity. One of the major things that will directly impact on level of outages, there is additional backfeed capability to Delta. Level of tripping going forward will decrease.

In addition to sub-station upgrade, also doing a project to look at the cabling. In about the 1970s we inherited the power grid from Eskom. That's how old it is.

In the Montreux area, the mini sub behind Pick n Pay, the date of original installation was 1964. Power went out every Friday and it was more economical to put in a new min-sub.

**6. Can you be more proactive when these things happen? I don't think we are getting the correspondence from the ward council.**

One of the problems that you have, the technician not being a marketing person, will say, 'don't disturb me', especially with longer period outages. I was having terse conversations with the MMC, poor communication is a problem – councillor is also struggling to get feedback from technicians.

**11. Adoption of minutes**

Proposed: Brian Askew

Seconded: Geraldine Connell

**12. Election of new committee**

The current executive committee of Exco all stood down but indicated that they were prepared to stand again.

It was pointed out that Exco required a secretary and someone to lead the infrastructure and security portfolios.

Anne Askew, Gemey Abrahams, Brian Askew, Geraldine Connell, Ayanda Mjekula, Claire Hoffmann, Cassim Boorany, Jenny Grice were all re-elected.

The chair called for volunteers for the missing portfolios. Peter Herold offered to coordinate the infrastructure portfolio.

Jenny Grice raised the issue that people didn't necessarily have to sit on Exco but could indicate if there was any portfolio that they would like to support eg. history and environmental sub-committees have members who do not sit on Exco but who take an active part in the sub-committees.

#### **Residents' comments/questions**

- 1. A special vote of thanks to the person who does the newsletter for doing a professional job.**

Noted.

- 2. A resident wanted to know whether it was possible to implement a soft booming off of Emmarentia and how it could be managed from a security management perspective. He felt that it limited the areas of vulnerability and like Westcliff ways could be found to manage the traffic at busy times of day.**

Geraldine Connell noted that it was a very political issue and the suburb had a lot of green spaces that made booming off very difficult because those green spaces were open to the public. There were 8 entrances, corridors going from west to east. It wouldn't work for Emmarentia. Emmarentia south had had more theft since the booming off.

Anne Askew said that statistics showed that even boomed off areas did not have less crime than other areas.

Another resident stated that she would be uncomfortable with booming off the suburb.

The chair said the issue would be given further consideration.

The meeting closed at 20h53.