



P.O Box 22125, Fish Hoek, 7974

NOTICE IS HEREBY GIVEN THAT THE ANNUAL GENERAL MEETING OF THIS ASSOCIATION WILL TAKE PLACE IN THE CIVIC CENTRE, FISH HOEK ON THURSDAY 24 FEBRUARY 2005 AT 7.30pm.

AGENDA

1. **WELCOME, INTRODUCTIONS & APOLOGIES**
2. **GUEST SPEAKER**
Inspector Barbara Breedt of the Fish Hoek Police Services
3. **MINUTES OF THE QUARTERLY GENERAL MEETING HELD ON 25.11.2004**
These have been available for scrutiny at the Fish Hoek Library, Regal Cycles, Silverglades Pharmacy, Wakefords and Weavers since early February. Copies will be available at the meeting.
4. **MATTERS ARISING**
5. **COUNCILLORS' REPORT**
6. **TREASURER'S REPORT and APPOINTMENT OF HONORARY AUDITOR**
7. **CHAIRMAN'S REPORT**
8. **ELECTION OF EXECUTIVE COMMITTEE FOR 2005**
Current Executive: Allen Rose-Innes (Chairman), Steve Perrett (Vice-chairman), Bill Greenwood (Treasurer), Tony Ive, Peter Johnson, Clive Sieglar, Wallace van Zyl, Eugene Williams, Shawn Williams

Bill Greenwood and Peter Johnson will not be available for re-election in 2004. All other members have indicated their willingness to stand for re-election. Michelle Saffer, a past Exco member, has agreed to be minutes secretary.

We need new Exco members - especially younger residents - to provide for succession and new ideas. We urgently need a Treasurer and a Secretary. Please volunteer.

9. **GENERAL**

SUBSCRIPTIONS

Please note that subscriptions (R25 per household for 2005) are due. Your address label indicates the status of your subs. Subs can be paid to the postal address; at the following shops: Regal Cycles, Wakefords, Weavers, and Silverglades Pharmacy; or at the meeting. Cheques must be made out to Fish Hoek & Clovelly Residents' Association.

Members who had outstanding subscriptions for 2003 have been removed from the membership list.

We appeal to members in arrears for 2004 to pay these subs together with their 2005 subs.

BALANCE SHEET as at 31 December 2004 (Rands)

	2004	2003
Assets		
Current Assets		
Prepaid expenses	255	398
Petty cash	-	3
Term deposits	14 658	14 045
Cash and cash equivalents	<u>9 280</u>	<u>8 597</u>
Total Assets	<u>24 193</u>	<u>23 043</u>
Equity and liabilities		
Capital and reserves	21 708	18 861
Designated funds	2 455	1 674
Accumulated funds	19 253	17 187
Current liabilities	2 485	4 182
Sundry creditors	175	50
Subscriptions in advance	2 310	1 132
Provision for legal fees	-	3 000
Total equity and liabilities	<u>24 193</u>	<u>23 043</u>

INCOME STATEMENT for the year ended 31 December 2004 (Rands)

	2004	2003
Gross revenue		
Subscriptions	11 797	8 830
Other income	815	1 541
Donations received	50	176
Interest received	765	1 365
Total income	<u>12 612</u>	<u>10 371</u>
Expenditure	10 546	12 336
Bank charges	432	507
Gifts and donations	2 018	2 575
Hall hire	256	288
Honorarium	650	600
Legal expenses	-	1 500
Membership drive	-	605
Postage and telephone	2 970	2 828
Presentation expenses	539	20
Printing, photostats & stationery	3 681	3 382
Sundry expenses	-	31
(Deficit)/Surplus	<u>2 066</u>	<u>(1965)</u>

RETURN SLIP FOR SUBSCRIPTIONS

Tick block(s)

2004 - R25

2005 - R25

Name:

Street Address:
.....Postal Address:
(if different)

Telephone: Fax: E-mail:

NEWSLETTER - FEBRUARY 2005

Masiphumelele needs the City's attention

We are distressed at the news of the latest blaze in Masiphumelele that destroyed shacks and has made so many people homeless. While appealing to our members for donations to the relief effort, we again appeal to Council to give greater attention to Masiphumelele. Living conditions are very poor and services are inadequate. In previous correspondence to the Mayor this Association stressed the need for urgent upgrading of the infrastructure and for serviced land for new and improved housing and expressed concern that attention was being given to disadvantaged areas on the Cape Flats but not to Masiphumelele.

Fish Hoek Beach Shark Management Fund set up

The shark attack on Mrs Tyna Webb has resulted in a fund being set up to ensure there are full-time shark monitors on the mountain. A system of two-way radios linked with fishermen, law enforcement officials and, on weekends, lifesavers ensures that a siren, which can be heard over a 3-km radius, goes off and the water cleared of bathers quickly should there be any perceived danger from sharks. This is mainly sponsored by businesses as well as by the public. More money, however, is needed to ensure the project continues. Once-off or monthly donations can be paid into the Fish Hoek Beach Shark Management Fund, Standard Bank, Fish Hoek, account number 072071060.

Council wins case against Clovelly Station developers

The Intersite property at Clovelly station was granted certain development rights in 1993 and as amended in 2000. This would permit the construction of apartments with a height restricted to the level of the Main Road. On 22 November 2004 a developer brought an application against the City of Cape Town and the South African Rail Commuter Corporation in the High Court, requesting the court to grant an order:

- Declaring that the City is obliged to record a suitable zoning for the properties which make up part of Clovelly station;
- Declaring that the City is obliged to record a zone of General Residential (R4) on part of the property and a zone of General Business (B1) on another part of the property

If this order had been granted, the property would have been granted far greater development rights than those already granted. In effect it would permit a development of up to seven storeys.

The City opposed the application and in the judgment the court dismissed the application.

We understand that the developer has now requested leave to appeal against this judgment.

As mentioned in our November newsletter, the development of Intersite land is a concern as residents and tourists alike appreciate the natural beauty of the area which can be further destroyed by insensitive and ad-hoc development. In our submission to Council on the draft Integrated Zoning Scheme, we requested that specific attention be given to defining a Coastal Zone between the railway line and the seaboard from Muizenberg to Simon's Town to protect this area from any development and, where applicable, to maintain it as a marine reserve.

In any event, an integrated study of the effects of urban development in the Far South Peninsula to our social heritage, the environment and on limited or stressed resources – such as water, roads and electricity – is way overdue. Ward councillors Holderness and Purchase have stressed that, in general, no further enhanced development rights should be granted in the Far South Peninsula prior to a comprehensive study of the infrastructure and confirmation of plans for its improvement.

Appeal to support the public police forum meetings

The police do sterling work under trying conditions. In order to combat crime on a co-ordinated basis in the Far South Peninsula, weekly joint meetings are held between the Fish Hoek, Simon's Town and Ocean View police stations. The matters discussed are wide-ranging and the meetings are attended by representatives from Law Enforcement, security companies, reservists, Metrorail and Cape Medical Response as well from civil society such as residents' associations, neighbourhood watches and business associations. Each community police forum holds regular meetings to keep the public informed about what is happening in the area under its jurisdiction and to hear concerns raised by the public. The meetings of the Fish Hoek Valley Community Police Forum (FHCPF) are held on the last Wednesday of January, March, May, July, September and November at 19h30 in the minor hall, Fish Hoek Civic Centre. Despite all the hard work put in by the police and others volunteers concerned with safety and security, the FHCPF meetings are very poorly attended. We would like to appeal to you to attend these meetings. The next meeting is on 30 March.

Stalemate on beach management

Although Council made a concerted effort over the holiday season in keeping the beach clean, too often deficiencies in respect of waste removal, etc are only corrected when this Association or regular beach goers bring this to the attention of Amenities. The Fish Hoek City Improvement District, this Association and the Council are consulting with one another in an attempt to ensure upgraded facilities and management of the beach on a sustainable basis. For this we need funds and we have again written to Council for the monies from the beach parking to be allocated to a separate beach management initiative. We await a response from Council.

In the City's Coastal Zone Management report for October 2003/September 2004 it is noted that the ablutions north of the yacht club only scored between 40 and 55% and fell well short of Council's own criteria for minimum standards, adapted from the Blue Flag criteria. In this report it is also noted that a dune management plan is needed and that the board walks through the dunes are in a poor condition.

Problem of sea water quality off Fish Hoek beach

Numerous City of Cape Town reports for October 2003/September 2004 note with concern that the Fish Hoek beach bathing area (a key recreational nodal point on the False Bay coast) did not comply with the recommended water quality guidelines throughout the year. Water is sampled every two weeks and *E.coli* is used as the bacterial indicator organism. There are two measures: the one is that 80% of the samples must not contain more than 100 *E.coli* per 100 ml; the other, less strict measure, is that 95% of the samples must not contain more than 2000 *E.coli* per 100 ml. Fish Hoek Beach failed the stricter measure although it was within the recommended 95% percentile.

A possible source of the coastal water pollution is the stormwater outlets on Fish Hoek beach and the Silvermine River and the Association is pushing for a comprehensive monitoring system of stormwater reticulations and more sampling points in the sea to better understand the effect of currents, etc. Reportedly, failures of sewerage pump stations and overflows to stormwater drains have been contributory factors to pollution. Council's engineering department has initiated a project to divert the stormwater outflow on Fish Hoek beach to wastewater treatment during times of low rainfall.

Although the sea water off the Silvermine River mouth complies with the recommended water quality standards there are times, too, when it is non-compliant. A sign at the river mouth warns that the water is polluted and we strongly recommend that children should not play in the river.

Objections to ward committee process

Although supportive of the ward committee structure, the Far South Peninsula Community Forum, with input from this Association, has objected to the process of the election of members of the ward committee for wards 69 and 70. Our points of contention relate inter-alia to the lack of public participation and transparency, the non-adherence to the council's timetable, the non-advertising of meetings, mis-information and the apparent manipulation of the election process. Officials taking part in the process seemed untrained, uninformed and confused. The FSPCF has called on the Council to start the process from scratch in a procedurally correct manner as per the spirit and intent of the legislation and the Council's own regulations.

Building survey department

We welcome back Tracy Norton, one of the hard-working employees who was moved to Plumstead with the rest of the building survey department previously located at the Fish Hoek Civic Centre. For health reasons, Tracy cannot work in the Plumstead offices and will be helping the building inspectors stationed in Fish Hoek with administrative functions.

In view of complaints from the public and the lack of consultation prior to the implementation of the building survey department move, the FSPCF and its members are appealing to Council to revisit this decision.

Questionable use of departures to lift building line restrictions

A recent building in Clovelly has highlighted the problem of one developer having multiple adjoining erven and requesting permission to lift building line restrictions. Normally, abutting neighbours are asked permission to grant waivers but in this case where the developer sought a waiver for an erf without independent abutting neighbours, the council routinely granted this permission. This building was then built from boundary to boundary on the two sides and a relaxed building line on the rear side. This may follow the letter of the law but goes against the spirit of the law. The Council has not sufficiently responded to our concerns on this matter.