



**P.O Box 22125, Fish Hoek, 7974 - Tel/Fax 782 4279**

**NOTICE IS HEREBY GIVEN THAT THE QUARTERLY GENERAL MEETING OF THIS ASSOCIATION WILL TAKE PLACE IN THE CIVIC CENTRE, FISH HOEK ON THURSDAY 26 MAY 2005 AT 19h30**

**AGENDA**

- 1. WELCOME, INTRODUCTIONS & APOLOGIES**
- 2. GUEST SPEAKER - ANNELIEN DEAN, Editor of The People's Post, will address the meeting on 'The Role of Community Newspapers'.**
- 3. MINUTES OF THE ANNUAL GENERAL MEETING - 24 FEBRUARY 2005**  
These have been available for scrutiny at the Fish Hoek Library, Regal Cycles, Silverglades Pharmacy, Wakefords and Weavers. Additional copies are available at the Library and will also be available at the door prior to the meeting.
- 4. MATTERS ARISING**
- 5. COUNCILLOR'S REPORT**
- 6. TREASURER'S REPORT**
- 7. CHAIRPERSON'S REPORT**  
**including Integrated Zoning Scheme and Provincial Spatial Development Framework**
- 8. GENERAL**

**Subscriptions**

Subscriptions (R25 per household for 2005) were due and payable at the beginning of the calendar year. Your address label indicates the status of your subs.

Subs can be paid to the postal address; at the following shops: Regal Cycles, Kommetjie Rd, Wakefords and Weavers, Main Rd, and Silverglades Pharmacy, Vallyland; or at the meeting. Cheques must be made out to Fish Hoek & Clovelly Residents' Association.

**Please pay outstanding subscriptions for 2004 and 2005.**

**RETURN SLIP FOR SUBSCRIPTIONS**

Tick block(s)

2004 - R25

2005 - R25

Name: .....

Street address: .....  
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(if different) .....

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## **NEWSLETTER - MAY 2005**

### **Executive Committee members**

The Executive Committee elected at the AGM is as follows: Allen Rose-Innes (chairperson), Steve Perrett (vice-chairperson), Lorna Sunderland (treasurer), Michelle Saffer (minutes secretary), Tony Ive, Eugene Marais-Williams, Clive Sieglar and Wallace van Zyl. Wallace has unfortunately in the mean time resigned for health reasons and the Exco at its last meeting co-opted Ken O'Connor, a Sun Valley resident.

We still need a secretary and other younger members on the Executive Committee. We also need persons with particular expertise, e.g. legal, town planning, marketing, social welfare, etc.

**Please indicate your interest in joining the Executive Committee to the chairperson on tel/fax 782 4279.**

### **Expansion of our membership to Sun Valley**

In accordance with the agreement at the QGM in November 2004 to extend membership to Sun Valley, we issued a flyer to all Sun Valley residents to join the FHCRA. Unfortunately the response was poor and inquiries made appeared to show that the Post Office had not done the distribution as directed. A new flyer is being issued ahead of this QGM.

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### **Ward committees in limbo**

Although ward committees have been established in many wards, these have still not been properly established in wards 69 and 70 that embrace our area. The ward councillors for wards 69 and 70 have appealed to the speaker of the City Council that the process should be started from scratch in a procedurally correct manner. Without any political bias, this approach has the support of the Far South Peninsula Community Forum (FSPCF) and our Association.

### **Fish Hoek/Clovelly ward boundaries maintained**

Per maps issued in March by the Municipal Demarcation Board, Fish Hoek was split in three, with a new ward comprising central Fish Hoek, Clovelly and Noordhoek being grouped with Tokai and parts of Constantia. Our Association and the Noordhoek Conservancy objected to this delimitation on the grounds of geographic realism and the sense of community. The final delimitation published on 22 April in the Provincial Gazette shows that our objection has been upheld and that the Far South Peninsula will be split into two wards as before, but with some minor modifications to balance voter numbers.

### **Participatory democracy is exhausting**

The chairperson of this Association, at the meeting of sub-council 19 held on 22 April, tabled a question on behalf of residents as to when a permanent area manager and personal assistant were to be appointed in the interest of good governance. However, other than being harangued at length as to the correct protocol, the chairperson got no answer.

### **Integrated Zoning Scheme - a socio-political football**

The second draft of the Integrated Zoning Scheme (IZS) was released for comment in March and our Association, together with the FSPCF, organised a public meeting in the Fish Hoek Civic Centre on 26 April at which it was presented and discussed.

The draft IZS is destined to replace 27 existing zoning schemes presently applicable in the Unicity. It defines parameters for various categories of zones, viz: single residential - conventional housing, single residential - incremental housing, general residential, community, local business, general business and mixed use, industrial, utility and transport, open space, agricultural and rural, and specialised zones.

It is apparent, however, that the draft IZS is contrary to legal provisions of various legislation and statutory guidelines including the Bill of Rights within the South African Constitution, the National Environmental Management Act, the Municipal Systems Act, and the Land Use Planning Ordinance. There is also some confusion as to the legislation under which the IZS may be implemented

These legal issues will be taken up by an Alliance of Civic Associations, which has a broad base of representation from various communities across the City. This Association has agreed to financially support this action.

As the Single Residential Zone 1 - Conventional Housing mainly affects our members, we list below the changes contemplated in the draft IZS, compared to the regulations presently in force in Fish Hoek/Clovelly:

- No minimum subdivision size has been specified. Presently minimum erf sizes are prescribed for specific areas.
- Second dwellings allowed as primary use. Presently restricted to properties greater than 400m<sup>2</sup>.
- Three storeys allowed as of right. Presently restricted to two storeys.
- Bed & Breakfast/boarding establishments up to 3 bedrooms/6 persons allowed as primary use. Presently consent use.
- Home schools with up to 6 children, all day Monday-Friday, half-day Saturday, allowed as primary use.
- Home based business with up to 3 persons and 50 m<sup>2</sup> allowed as primary use (with some limitations). Present maximum floor area is 36m<sup>2</sup>.
- Relaxation of building line restrictions and coverage.

In effect, the IZS provides for densification with a relaxation of present regulations. Although this Association subscribes to densification in general, we do not agree with the extent of the proposals. In our view there is ample room for densification within the present regulations applicable to an area such as Fish Hoek/Clovelly. Recognition also needs to be given to the fact that property owners, in acquiring property, have relied on the parameters of the schemes applicable in their area, also applying into the future. Whereas the proposed IZS will enhance property values for new developers, it will result in decreased property values for those adversely affected by the development.

In our submission on the first draft of the IZS we also stressed the environmental sensitivity of Fish Hoek/Clovelly and the Far South Peninsula area which is a prime tourist attraction. We therefore requested that an Overlay Zone with more stringent specifications be considered for our area and that specific consideration also be given to the coastal seaboard. The second draft of the IZS has on an arbitrary basis acceded to our request for Fish Hoek mountainside but not in respect of the area as a whole.

The draft zoning scheme and the proposed zoning maps for our area are available in the Fish Hoek library. The FHCRA will be making a submission and will also be joining the Alliance of Civic Associations. We do, however, appeal to members to also write a letter – even a one-page letter – setting out your comments on this scheme, based on the points outlined above and your reading of the documentation and the zoning maps in the Fish Hoek library.

Comprehensive information relevant to this issue has been placed by the FSPCF on website: <http://www.usenet.co.za/izs>.

Comments are to be sent to: The Director, Planning & Environment (Attention: Mr M Jones), Integrated Zoning Scheme, Goodwood Municipal Building, Voortrekker Road, Goodwood 7460; by fax: (021)938-8509; by e-mail: [susan.matthysen@capetown.gov.za](mailto:susan.matthysen@capetown.gov.za). by 10 June 2005.

### **Developments stress infrastructure**

Research done by Craig McLachan of the Kommetjie Residents' & Ratepayers' Association and presented at a recent FSPCF public meeting, emphasised that the infrastructure in the Far South Peninsula is running at capacity or even beyond it. Using council data, he found that the feeder roads and main roads are running at maximum capacity, with some nearing physical collapse. The Wildevölvlei waste treatment works is running at 84% capacity by nutrient loading, but the remaining capacity will be taken up by developments already approved and the conversion of Noordhoek septic tanks to the mains.

An additional concern is the ecological degradation of environmentally sensitive areas. Sea water quality off Fish Hoek is well below acceptable standards.

All this indicates that development needs to be halted unless investment is made to the infrastructure. The implications of the IZS will only worsen the situation.

### **Not much debate as city budget focuses on N2 Gateway project**

The Integrated Development Plan is supposed to be developed "in partnership with all stakeholders" and is then supposed to inform the budget. It appears, however, that the budget proposals have been primarily driven by the mayoral committee with minimal input and debate. The budget is to be finalised in May. Proposals are a 4.5% increase in rates; a 5% increase in the income ceiling for rates rebates; a 2.5% increase in electricity charges; a 6% increase in water charges (with 4% going to the Berg River scheme); a 5.5% increase in sanitation charges; and a 5% increase in refuse charges. The capital budget has allocated a startling 63% towards the N2 Gateway housing project, leaving 22% for service delivery, 8% for roads and transport and 7% for other items. The operating budget also reflects a skewing of resources to the N2 Gateway project.

### **Appeal against bridge over railway line at Addo Road extension rejected**

The second phase of apartments along the railway line is under construction. The Seaside Homeowners' Association, Friends of Silvermine Nature Area and resident Angela Manning appealed against a bridge over the railway line at the extension of Addo Road and this Association proposed that a bridge should rather be located on the south side of the South Shore development. However as the Addo Road extension is the only location acceptable to the developer and as this location was supported by businesses and residents in the northern precinct, the Council has overruled the appeal. The capital cost of this bridge will be borne by the developer who will also be responsible for maintenance costs for a period of three years.

### **Large development on Intersite's Glencairn site planned**

The development of a hotel, flats, commercial areas, and a restaurant on the rocks is being planned. It is currently in the scoping phase, theoretically gathering information from affected parties about the proposed development. But the first meeting was by select invitation and the environmental impact assessment process is being fast-tracked. No development is planned on the station site itself, rather on the land adjacent to the station.

### **It's your mountain and it needs help**

Residents and visitors have enjoyed walks on Elsies Peak and adjacent mountain areas for many years. The charm of the area and easy access can be largely attributed to the efforts over 30-odd years of groups of retired people who have resisted the invasion of alien plants.

Continued preservation of this corner of our environment will depend on new recruits joining the Fish Hoek Mountain Weeders. Each member attends when convenient and the activities do not demand more than a reasonable degree of fitness. Working among the Cape flora is relaxing and provides a sense of achievement. The group meets at the end of Berg Road (above Ravine Steps) on Wednesdays and Fridays, at 2pm. Residents are invited to join the group, perhaps even for a trial run. Phone Charles Chevalier on 785 1157 if more information is required.