

# **FISH HOEK VALLEY RATEPAYERS & RESIDENTS ASSOCIATION**

**NOTICE IS HEREBY GIVEN THAT THE QUARTERLY GENERAL MEETING OF THIS ASSOCIATION WILL TAKE PLACE IN THE CIVIC CENTRE, FISH HOEK ON THURSDAY 23 NOVEMBER 2006 AT 7.30pm.**

## **AGENDA**

1. **WELCOME, INTRODUCTIONS & APOLOGIES**
2. **GUEST SPEAKER: DAVIN CHOWN (Disaster Management Volunteer Corps)**  
**Topic: "Disaster Management Volunteers - Making a Difference to our Communities"**
3. **MINUTES OF THE QUARTERLY GENERAL MEETING HELD ON 24.08.2006**  
The full minutes are available at Fish Hoek Library. Micro-minutes are enclosed herewith.
4. **MATTERS ARISING**
5. **COUNCILLORS' REPORT**
6. **TREASURER'S REPORT**
7. **CHAIRPERSON'S REPORT**
8. **GENERAL .....followed by refreshments**

**We suggest a voluntary donation in aid of the Disaster Management Volunteer Corps**

## **SUBSCRIPTIONS**

Subscriptions for 2007 have been maintained at R40. These are due and payable at the beginning of 2007.

Your address label/e-mail letter indicates the status of your subs. Please pay outstanding subs by 31 December 2006. If outstanding subs (2005/2006) are not paid by this date your membership will regretfully be terminated.

Subs can be paid to the postal address; at the following shops: Pennylane (Valyland), Regal Cycles, Wakefords, and Weavers, or at the meeting. Cheques must be made out to Fish Hoek Valley Ratepayers & Residents Assn.

Members unable to afford the subscription fees are kindly invited to contact the chairperson (tel 782-4279) in full confidence for a reduced fee.

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## NEWSLETTER - NOVEMBER 2006

### City of Cape Town "shenanigans"

We are relieved that all the political upheavals surrounding the Executive Mayoral System appear to have been resolved for the time being. Unfortunately the whole process of municipal governance appears to be driven by politics. The City's slogan is "This City works for you". By this we understand that there is in place a strong core of operational and administrative structures to ensure that the City is 'well run', in accordance with the expectations of the ratepayers and the vast number of 'non-rates paying' residents who expect service delivery and anticipate a better quality of life. Unfortunately there is a critical shortage of key personnel in critical posts and Council and Sub-councils, instead of determining policy and budgets and monitoring their implementation, are being called on to handle operational issues.

What the present multi-party regime has done to date is to expose all the problem areas created by the previous regime. We trust that, following the acceptance of the Executive Mayoral System, the present regime will be able to ensure "This City works for you".

More decision-making powers are being delegated to the Sub-councils. Whereas we welcome a strengthening of local oversight, we are concerned that, as each Regional Administration (7 in all) is accountable to a number of Sub-councils (now 23 in all), conflicting directives will evolve and will place even further overload on the depleted resources.

### Public Participation Mechanisms

As part of above-mentioned resolution, ward committees or 'ward participatory mechanisms' are to be implemented so as to ensure input from all sectors of the community and not only reliance on decision-making by the multi-party regime.

The South Peninsula Sub-council is particularly keen to implement a system of public participation that is simple, flexible and effective.

Responding to the request to our Association to submit comments on how best to achieve this objective, we have proposed that public participation should be handled on a focused basis with respective like-interest groups, i.e. civics, health care, education and training, etc. across the Sub-council community. The previous dispensation, which provided for the mixing of interest groups in a single cauldron, did not work. The Sub-council will be formulating its position at its 17 November meeting.

### Megacity canned

We welcome the recent decision by the Municipal Demarcation Board to reject, as "non-viable", the proposal for a megacity incorporating Stellenbosch, Drakenstein and the winelands into the City of Cape Town. The Unicity is already a monster struggling to come to terms with the unification of the previous 7 municipalities.

### Draft Structure Plans no longer valid

Council has ruled that structure plans, etc. that have not received formal Council approval and, which in certain cases were being applied on an interim basis by Planning officials, may no longer be used. We welcome this decision as it had led to some anomalous applications. It does, however, mean that the Fish Hoek Valley Local Structure Plan of October 1999, accepted by Council but never referred to Province for formal approval, and which we have been using as reference, has no legal standing.

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RETURN SLIP FOR SUBSCRIPTIONS	Tick block(s)	2005 - R25	2006 - R40	2007 - R40
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Street Address:	.....			
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### **Integrated Zoning Scheme under review**

The purpose of a Zoning Scheme is to determine land use rights and provide control over land use. In 2005, the City presented its proposed Integrated Zoning Scheme (IZS) (draft 2) in an attempt to unify all the zoning schemes from the various municipalities merged to form the Unicity. The proposals of "one size fits all" were so unacceptable that civics across Cape Town got together to form the Greater Cape Town Civic Association, ably chaired by Taki Amira, who subsequently was elected a councillor.

The IZS is now being reviewed by the Planning and Environment Portfolio Committee [PEPCO] and a task team of councillors and officials has been set up to steer the project further. Cllr Amira, as chair, and Ald Nicki Holderness are involved in the process.

It is premature to indicate whether a new direction will be taken, but it is our understanding that specific attention will be given to the use of "overlays" so that the special character of certain areas would be maintained.

At present the South Peninsula Administration applies the Town Planning Scheme Regulations of the defunct Fish Hoek Municipal Council for Fish Hoek and Town Planning Scheme Regulations of the erstwhile Cape Town City Municipality for Clovelly.

In 1999/2000 a first draft of Zoning Scheme Regulations for Fish Hoek and Simon's Town was extensively work-shopped but never approved. Our Councillors have proposed that renewed attention be given to this document and that it be expanded to include other areas of the Far South Peninsula as an "overlay" to the IZS.

### **Outdoor Advertising and Signage By-law**

Council has issued a draft by-law to amend the by-law of 2001 presently in place. This is available at the council offices in Fish Hoek and comments are due by 1 December. The Simon's Town Civic Association has already submitted comprehensive comments and we are using their document as a reference for our comments which will highlight unacceptable signage in the Fish Hoek and Sun Valley areas.

### **Disaster Management Volunteers ready and willing**

The hot, windy weather of the "fire season" is upon us and we are faced with a continuing shortage of manpower and equipment. Helping to mitigate this is the Disaster Management Volunteer Corps: Division South (DMVC), based behind the civic centre, which last year responded to 498 fires and emergencies, in some cases being the first on the scene. They do sterling work, paying for their own training and, in many cases, their own equipment. Despite this, there appears to be a "turf war" where the DMVC feel they are being sidelined, with vehicles taken away by the city and being prevented from doing their normal functions. Our community is vulnerable to fire and needs all the help it can get to respond to fires fast.

The city is drawing up a policy for the use of volunteers and this Association has supported a submission by the Far South Peninsula Community Forum proposing that the easiest and most economical way is through the existing volunteer structures.

Mr **Davin Chown** of the DMVC is our guest speaker and he will highlight the ways in which we all can help. Responding to an appeal via the FSPCF, Exco has made a donation of R500 towards the registration and minor repairs of a Unimog vehicle recently donated to the DMVC.

### **New development at 44 Main Road**

We have questioned the conformance of this proposed development at the corner of Main and Sunray Roads in respect of applicable height restrictions and the interpretation of a "loft". It has been approved by the Planning Department, without reference to the Councillor or our Association, and we have arranged an urgent meeting with the Planner to gain clarification on departures that may have been sanctioned. The maximum number of storeys permitted in Fish Hoek is three, not including "attic rooms in the roof space between eaves and the apex of the roof". For the South Shore development, attics were redefined as "lofts" and this is also what we were prepared to accept for the earlier proposal for the Calders King redevelopment. Clearly the "lofts" as depicted on the billboard erected at the site do not conform to this definition.

### **Progress on Calders King**

Work has begun on Calders King with some inside walls being demolished, windows removed and their sizes enlarged. The developers, who are building a conference hotel, will not be changing the size or height of the existing building but are making internal changes as well as changes to the façade and an increased parking area.

### **Cellphone antennae proposed in residential area**

Previously, the proposal to install a cellphone communication base station in the grounds of a Peak Road property needed an environmental impact assessment (EIA). The laws have changed and this is no longer the case, so the proposal has been reissued by Council for public comment. The comments from the public in the previous process were all negative and this Association opposed it on the grounds that cellphone antennae should not be installed in residential areas. It would appear that cellphone companies prefer to set up their own network systems instead of continuing to piggyback on existing cellphone transmitters of other providers. This may be an unnecessary proliferation of antennae, especially if other cellphone providers move into the market.

### **Dog poo spoiling it for responsible owners**

The City of Cape Town is considering banning dogs from the Fish Hoek sportsfields. Despite there being responsible dog-owners who clean up after their dogs, there are too many who leave their dogs' droppings on the field. The City says this is becoming a health hazard and there have been many complaints of flies from people whose properties adjoin the field. There is a similar problem at the walk around Silvermine River where the Riverine Rovers spend a lot of time cleaning up dog faeces. Another problem is that dog droppings, left on pavements, ultimately land up in the stormwater system feeding into the sea.

### **Be safety conscious**

The SA Underwriting Agency has sent out a safety warning in which it warns the public not to flash large sums of money around at shopping centres and be aware of people following you home. They mention a means of colour coding outside properties, disguised as litter, that criminals use to indicate how easy it would be to break in. Red means "will encounter resistance, be prepared to use force"; white means "easy target"; green means "all clear, nobody home"; and blue means "somebody on the premises will provide assistance". The colour indicators might be rope, stones, flattened cans, flattened milk bottles, a plastic bag tied to branches, or even grass knotted in a bundle.

### **Beach parking funds to benefit Fish Hoek**

The Sub-council has approved the principle of the beach parking funds being made available to the Fish Hoek Central Improvement District. Property Services and Amenities are preparing the agreement, which will be submitted to the Sub-council for approval at its 17 November meeting. This Association has liaised closely with the F/H CID on this matter and the plan is to upgrade the beach precinct, security and surveillance, while generally assisting the City to improve the management of the area.

As regards the upgrading of Jager Walk/Sunny Cove, we again wish to acknowledge the efforts of Dave Anderson and his team of volunteers and the regular financial contributions of supporters. Over the 14 months since the project was initiated, all 94 wooden and concrete benches have been varnished or painted; 3 new wooden beaches have been constructed; eight rockeries have been built; and graffiti has been removed as soon as it appears. All the benches have been adopted. 9 benches in front of the Galley Restaurant will be mended and re-varnished before the season commences in December. Council staff handle the grass cutting with a weed-eater procured for the project.

### **Fish Hoek Festival gains momentum**

We welcome the initiative to hold a Fish Hoek Festival over the Easter Weekend in April 2007. The overall aim is to revitalize the Brand of Fish Hoek, with many various events taking place over the 4 days of the festival. A logo has been selected via a competition run in the local press. The Fish Hoek Festival also aims to serve the community by raising awareness and generating funds for the disadvantaged in the area.

Eugene Williams represents this Association on the working committee.

### **Festive Greetings**

We wish members a very happy festive season with family and friends!