

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 7 JUNE 2007 AT 7.30pm.

AGENDA

1. **WELCOME, INTRODUCTIONS & APOLOGIES**
2. **GUEST SPEAKER: CAPTAIN RIAAN BESTER (Fish Hoek Police)**
3. **MINUTES OF THE ANNUAL GENERAL MEETING HELD ON 22.02.2007**
The full minutes are available at Fish Hoek Library. Micro-minutes are enclosed herewith.
4. **MATTERS ARISING**
5. **COUNCILLORS' REPORT**
6. **TREASURER'S REPORT**
 - **Change to Constitution regarding auditing of Accounting Records**
7. **CHAIRPERSON'S REPORT**
8. **GENERAL**

SUBSCRIPTIONS

Please note that subscriptions (R40 per household for 2007) were due at the beginning of 2007. Your address label/e-mail letter indicates the status of your subs. We appeal to members in arrears for 2006 to pay these outstanding subs together with the 2007 subs.

Subs can be paid to PO Box 22125, Fish Hoek, 7974; at Pennyland (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. Also, new members joining during the year will only be required to pay an initial subscription of R20 for the remainder of the year.

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NEWSLETTER - MAY 2007

Revision to the Constitution of the FHVRRA - Accounting Records

Clause 5.5 - 'Auditing' of our Constitution presently reads is as follows:

"The accounting records of the Association shall be audited annually by a qualified accountant and his/her report submitted to the next Annual General Meeting."

In view of the new regulations applicable to auditors, the audit of our accounts would presently cost the Association about R14 000! Auditors are recommending that the audit of associations such as ours (with a low turnover) be dispensed with. We therefore propose that Clause 5.5 be revised as follows:

"Review by Qualified Accountant"

"The accounting records of the Association shall be reviewed annually by a qualified accountant prior to submission to the Annual General Meeting."

Our Financial statements for the year ending 31 December 2006, approved at the AGM, were reviewed by GJ Elliott - Chartered Accountants.

New Exco members

We again make an urgent appeal for members to join the Exco. At present we only have 5 members plus the treasurer (who cannot attend Exco meetings). Our constitution provides for 9 Exco members, with a quorum of 5 at Exco meetings. Without a fully functional Exco the Association will be forced to disband.

Public Participatory Mechanisms - Inter-action with the Sub-council

Rules for the elections and functioning of Ward Participatory Mechanisms have been finalised by the Sub-council and nominations will be called for in the near future. Intent on improving its communication with the public and community organisations, you will also notice that notices are more prominently displayed at the Sub-council offices.

To be included in the circulation of relevant Council documentation it is essential that all community organisations register with the Sub-council for inclusion in the Sub-council's Data Base. Relevant information (name, office bearers, contact details, etc.) must be sent to the Sub-council manager (Desiree Mentor), F/H Civic centre or Fax 021 782 1185.

Sub-councils granted greater powers

We welcome the delegations to Sub-councils effective from 1 April 2007. The delegations are inter-alia as follows:

- Grant licences for various facilities or entertainment in terms of the Business Act;
- Comments/recommendations regarding prohibited and restricted trading areas;
- Comments/recommendations on liquor licence applications, trading hours and restrictive conditions;
- Grant permission for the use of municipal land for events and markets;
- Determine the zoning of land and grant rezonings (up to certain limits);
- Approve alterations to Land Use restrictions in terms of the scheme regulations;
- Approve temporary Land Use applications;
- Grant/refuse applications for sub-division of land;
- Oversee enforcement of compliance with the provisions of the Land Use Planning Ordinance (LUPO);
- Impose conditions for applications under LUPO.

RETURN SLIP FOR SUBSCRIPTIONS	Tick block(s)	2006 - R40	2007 - R40
Name:			
Street Address:			
Postal Address:			
(if different)			
Telephone:	Fax:	E-mail:	

More plans to solve lack of council plans

The City is embarking on a process to develop a citywide spatial development framework including spatial development plans for each of the eight planning districts. These plans will be submitted to the Provincial Government for approval in terms of the Land Use Planning Ordinance. The purpose of these plans is to give direction to and inform development decisions in the city and to clarify the City's development intentions over the next 5-10 years. The intention is that these plans should replace the historic (5 years or older) existing approved structure plans, as well as various plans waiting on PGWC approval (in our area: Fish Hoek Valley Local Structure Plan (2000), Kommetjie-Ocean View LSP (2000) and Southern South Peninsula LSP (1998).

For close on a decade, in the absence of approved plans, ad-hoc planning decisions in the Far South Peninsula have led to a general degradation of the area and unsustainable stresses on services and the environment. This is despite the fact that the various plans (waiting for approval) enjoyed high levels of public participation and buy-in from Council.

The proposed district plan that encompasses the Far South Peninsula stretches as far as Rondebosch. The Kommetjie Ratepayers and Residents Association and the FHVRRA made a submission to the April meeting of the Sub-council that a sub-district plan should be established for the Far South Peninsula and that it should build on existing plans already on the table. It is our understanding that the Sub-council supports this viewpoint.

Integrated Zoning Scheme review continues

The City has issued a document which summarises all comments and objections received by the City on Draft 2 of the proposed Integrated Zoning Scheme (IZS) and the responses by the City's IZS steering committee thereon. This document is available at the Sub-council offices and at the library. We are further advised that appropriate improvements have been made to the Draft 2 document and that we shall be given the opportunity to comment during the final round of public participation in mid 2007. Prior to this we shall be attending a public presentation by the City on the IZS on 26 May 2007.

It is our intention in due course to co-ordinate our comments with those of other civics in the Far South under the umbrella of the resuscitated Far South Peninsula Community Forum (see The People's Post - 15 May 2007).

Hopes for revitalisation of Fish Hoek CID

We welcome the potential tenancy of a Pick 'n Pay Family Store in the arcade and the contemplated upgrading of Bayside Bazaar. As regards informal trading in the CBD we are supportive of it, but will push for uniform and more pleasing stall structures, which is a provision of the City's informal trading policy on which we commented in 2003 and which is applied in many towns. This is particularly relevant to the station area.

Two of the three parking lots off Recreation Road are to have time limits for parking to enable shoppers to find parking. The two parking lots closest to First Avenue will allow two hours free parking, after which a fee will be charged, while the third parking lot will continue to have free parking.

Traffic flows in Fish Hoek

Many complaints are received from residents about the traffic off/onto Kommetjie Road through the avenues, relating to taxis, heavy vehicles, etc. The problems are related to the many road accesses onto Kommetjie Road and the bottlenecks on Main Road. The FHVRRA Exco therefore proposes to undertake a project that will define the various problems and establish a proposed plan, which may include one-ways, etc. on the avenues. We have discussed this project with a potential coordinator. We shall ensure public participation. Should you wish to participate in the project team, please advise your interest to Allen Rose-Innes on 021 782 4279.

We understand that a traffic light integrating Quarry Road and 17th Avenue with Kommetjie Road is on Council's budget. Consideration is also being given to establishing a traffic circle on Kommetjie Road at the 13th Avenue / Highway intersection.

Police say neighbourhood watches are a must

At community police forum meetings the police emphasise that where there are neighbourhood watches, crime levels are down or non-existent. Criminals move on to areas without neighbourhood watches. It would appear that criminals living in the area turn to crime because of a drug habit while those who come from outside the area – most of the criminals – say they come to the area because people here are “asleep”.

Given the current staffing levels, the police will never know neighbourhoods as well as locals do. Residents are on the spot and can more easily identify a stranger and someone suspicious. This is why the police are so keen to get neighbourhoods involved in being their eyes and ears.

In the area covered by this Association, there are only a few neighbourhood watches, covering about 10% of Fish Hoek/Clovelly/Sun Valley. Kalk Bay has a neighbourhood watch and Sunnydale has a particularly effective neighbourhood watch. Given that criminals move away from areas with neighbourhood watches to those without, our area seems particularly vulnerable.

Speak to your neighbours about forming a neighbourhood watch. Contact CPF chairperson Pastor Delgun Steel on 021 782 2316 or Capt. Riaan Bester (Fish Hoek Police Services) on 021 782 6333 for further information.

Capt. Bester is the guest speaker at our Quarterly General Meeting.

More shebeens will stretch police resources

We are concerned by the proposed amendment to the Land Use Planning Ordinance scheme regulations which provides for the sale of alcoholic beverages and its consumption by customers from dwellings in residential zones. The owner of the dwelling must obtain a liquor license in terms of the relevant legislation and apply for consent use to Council, who may impose various conditions. Although the intent of the amendment is to assist the police in regulating these "house taverns", we believe it will lead to a larger number of shebeens in the poorer residential areas. The experience of the police is that shebeens generate crime.

The FHVRRRA objected to the amendment as it is opposed to the sale of alcoholic beverages in residential areas. As the Lotus River, Ottery, Grassy Park Residents' Association (LOGRA) wrote, "residential areas are where children live and grow up, yet the proposed amendment will force exposure to alcohol and alcohol abuse on defenceless children".

City of Cape Town - Draft Budget 2007/2008 - Levies and Tariffs

The budget indicators provided by the City for 2007/2008 compared to 2006/2007 are as follows:

Rates	Based on property value	15% average increase
Water	Based on consumption	19.2% average increase
Sanitation	Based on water consumption	125.2% average increase
	Based on property value	No longer applies
Solid waste	Collection charge	11% increase
	Based on property value	No longer applies
Electricity	Based on consumption	5.6% average increase

The sanitation and solid waste charges based on property values have been incorporated in the rates levy. The comparative figures (cents in the Rand) for the rates levy are as follows:

	<u>2006/2007</u>	<u>2007/2008</u>
Rates (Vat free)	1.2420	0.459
Solid waste (including Vat)	0.0546	n/a
Sanitation (including Vat)	(R3.42/month for property of R100000, R342/month for property of R2100000 & above)	n/a
Total		<u>0.459</u>

Water usage and sanitation charges associated with water usage are critical factors. The other critical factor is the ratio by which property values have increased from the previous valuation. Although the City of Cape Town indicates that the average increase in values is about 3 times, this varies considerably from property to property.

If your valuation has increased by more than 3.5 times and, depending on your water usage, overall payments (excluding electricity) will increase by more than 15/20%.

We have objected to the high increases, especially as many ratepayers/residents in our area have incomes that are fixed or are related to the inflation index.

Host a WORLDTEACH Volunteer (27 June to 19 August 2007)

Carefully selected volunteers from top US universities will again be working in the Far South Peninsula this winter providing much needed educational support in Masiphumelele, Ocean View and False Bay schools. The target number of volunteers is 22. A volunteer needs his/her own room and will share most meals with the host.family. A daily allowance of R60 per day is provided by Worldteach. If you are able to host one of these volunteers, please contact Philippa on 021 785 1455.