

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 22 NOVEMBER 2007 AT 7.30pm.

AGENDA

1. **WELCOME, INTRODUCTIONS & APOLOGIES**
2. **GUEST SPEAKER: MARK SAMPSON**
Topic: "The Old and Young Crocs of Fish Hoek Valley"
3. **MINUTES OF THE QUARTERLY GENERAL MEETING HELD ON 23.08.2007**
The full minutes are available at Fish Hoek Library. Micro-minutes are enclosed herewith.
4. **MATTERS ARISING**
5. **COUNCILLORS' REPORT**
6. **TREASURER'S REPORT**
7. **CHAIRPERSON'S REPORT**
8. **GENERALfollowed by refreshments**

Mark Sampson has suggested a voluntary donation in aid of 'Masakhana Educare Centre'.

SUBSCRIPTIONS

Subscriptions for 2008 have been maintained at R40 per household. Subs are due at the beginning of the year.

Your address label/e-mail letter indicates the status of your subs. Please pay outstanding subs by 31 December 2007. If outstanding subs (2006/2007) are not paid by this date your membership will regretfully be terminated.

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. A new pay point will be established at Thunder Cloud Music Store, Sun Valley Mall in mid November.

Members unable to afford the subscription fee are kindly invited to contact the chairperson (021 782 4279) in full confidence for a reduced fee.

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NEWSLETTER - NOVEMBER 2007

Valyland to be extended

The Valyland shopping centre is to be altered and extended. The developers plan to move the nursery to a new site (the grassy area between the car wash and the circle at Fish Hoek Middle School) and to extend the shopping centre outwards across where the nursery was and towards Nerina (and the consulting rooms). The plan is for shops on the ground floor and offices above. Most of the new building will be on the site previously planned for a medical centre. Objections have been called for and the developer's architects and planners presented the plans to the executive of your Association. Their traffic engineer's view is that the increase in traffic volume will not have a major adverse effect. More parking bays are planned, allowing more bays per built area than now.

Uncertain future for Bayside Bazaar

There are still no fixed plans for Bayside Bazaar. The City's Department of Economic Development didn't like the original proposal for "beach huts" and put forward two alternatives, one which uses corrugated iron and the other containers. Neither of these is suitable. Corrugated iron will rust too rapidly and containers would not be an aesthetically pleasing solution. Our ward councillors will be putting forward alternative ideas.

Christmas lights celebration

This year there will be an official Christmas lights switch-on. Plans so far, for Friday 30 November between 6pm and 8pm, include the Navy band playing at the traffic circle end of Main Road, Fish Hoek.

Ward forums ready to go

After having non-functional, controversial ward committees for the greater Fish Hoek area under the previous city administration, the present administration has established new ward forums. It would appear that these have a sufficiently broad representation of various interest groups (including your Association) and the Association wishes them every success for meaningful community input.

Holiday season law enforcement

The Fish Hoek law enforcement offices (whose area of concern stretches from Clovelly to Noordhoek to Simon's Town) will have six temporary staff members added to the two officers doing their best to cope with all the work required. From 20 November, the law enforcement offices on Fish Hoek beach will be open daily from 7am to 7pm.

Non-existent street names

Your Association is collecting information on streets which do not have street-name signs or whose signs are obscured. Please let the Association know of any such streets. The Association would also like to urge its members to ensure that their properties are clearly numbered and that the numbers are not obscured. This is essential when emergency services (police, ambulance, fire-fighters) are trying to find a property (...and it helps Father Christmas too!).

Orderly Guy Fawkes

Except for panicked pets, the Guy Fawkes celebrations on the Fish Hoek beach went off well, according to law enforcement agencies. The police, city law enforcement, Metro police, Mach1 Security and some neighbourhood watch volunteers were on duty from early on in the evening to see that no one strayed from the prescribed areas and that people younger than 16 did not light fireworks without adult supervision. The police said that except for a lot of firecrackers, there were no serious incidents. A flare, fired from outside the demarcated area did, however, waft across onto Elsie's Peak, flaring up into a fire almost immediately. The valiant volunteers from Disaster Management responded within minutes, as did other emergency vehicles, and the fire fighters managed to douse the fire with relative ease.

New Signage legislation

Although new legislation relating to signs was to have come into effect on November 1, according to Debbie Evans, Chief Environmental Control Officer, Environmental Resource Management Department in the City of Cape Town, the bylaw is now only to come into effect in the new year. One of the issues that should be dealt with are the irritating newspaper posters with their lurid announcements flapping along almost every pole in Kommetjie Road and elsewhere. The draft bylaw, as it now stands, would make this illegal, as there has to be a person (not a shop) selling newspapers within 200m of the posters. The City has in its employ four contracting firms who are responsible for the removal of illegal signage erected on City land. Each sign removed is recorded and the offending party is billed according to specified tariffs and charges. Ms Evans encouraged the public to report illegal signage – when we know what that is – to Janine Pick on 021 400 3147 or e-mail janine.pick@capetown.gov.za or fax 021 425 4448 and the City would then instruct their contractors to remove them.

Main Road upgrade

The lack of maintenance of Main Road and its underground infrastructure has as its direct result several years of disruption as upgrading of the road, etc. starts next year. The City had meetings with interest groups, but it appears their plans will go ahead no matter what the comments are. The problem of no suitable alternative route will remain just that – a problem. Our Kaapse Weg will not be upgraded, nor will there be any provision of climbing lanes for slow-moving traffic, despite this having been recommended during the time of the South Peninsula Municipality by their own consultants, as the priority project for the area. In the "Comment and Responses" document, the City states that they "have considered" requesting

that Province enable the Chapman's Peak tolls to be lower during the period of construction, for local residents & business owners. Our view is that Chapman's Peak should be free during that period (should the road ever open). The City is having undisclosed discussions with Metrorail relating to the movement of commuters and will be "auditing" the traffic lights to see if tailbacks are because of inefficient signal timing. It would appear that the construction work will take at least four years. No cycle track will be constructed. Although the Clovelly end of the road will be the last phase to be completed, traffic in general will be affected by increased tailbacks, congestion and the resulting longer travel times. Brace yourself!

Land value rise causes densification & ugly buildings

With the increase in land values, the Association has noted a trend, especially in the early avenues that enjoy General Residential zoning (i.e. read flats), for new owners to demolish houses and build as big a building as possible, to add to the structure as much as possible, or subdivide below the minimum regulated. The result is a hodge-podge of small flats or crammed additions. Most owners in these cases are applying for departures from the zoning regulations. This is a trend in other areas in the Far South Peninsula. While the Association notes the need for development, we are only in favour of well designed, aesthetically pleasing structures that conform to the requirements set for height, building lines and coverage etc. Equally disturbing are the number of applications in process for the rezoning of the last pockets of rural/agricultural zoned land. These proposals are generally for the most profitable feasible projects that the developers can motivate. Owing to the City's stated policy of densification, the officials are prone to recommend many proposals that conflict with a confusing plethora of Zoning Schemes, Structures Plans, Interim Policies etc. - most of which, ironically have been commissioned by themselves. The Civics of the Far South Peninsula are continually 'fencing off the back foot' and we appeal for help from anyone with experience or skills in the planning, legal or environmental fields.

Valuations

The Far South Peninsula Community Forum representatives met with Councillor Ian Neilson, the City's Exco head of Finance, on the 2nd October. After a long, and sometimes heated debate Cllr Neilson agreed to the following:

1. Obtain confirmation that the closing date for objections would be extended.
2. Provide advice to objectors equivalent to that provided by the information offices during March.
3. Approach Council regarding the waiving/deferment of fees for late objections.
4. Provide the 29 parameters and the criteria used to adjust valuations.
5. Provide a copy of the full audit.
6. Investigate changing the criteria for awarding rates rebates, to allow more people to qualify.
7. Investigate having old-age homes and retirement villages pay rates on the residential rather than commercial scales.
8. Investigate having rented flats pay rates on the residential rather than commercial scales.
9. Investigate allowing heritage residential properties a rebate.
10. Investigate adding the age of the building as a parameter in the valuation model.
11. Send out more informative and user-friendly public communications on property owners' rights and options with regard to objections.
12. Investigate having a full re-valuation done for each sold property considered during the modelling as an "outlier" and initially discarded for purpose of the modelling, and then running the models again with these properties included.
13. Discuss with valuers the refining of the modelling exercise with a view to the next valuation being more correct.
14. Investigate the possibility of the City appointing a small group of ratepayers' representatives to a Review Group to be given access to the data used in the valuation modelling. The Group will be asked to review valuations in general and submit objections for properties considered for any reason to have been valued wrongly or to have been valued too high or too low.

eMzantsi Carnival

This is the third year of the new eMzantsi Carnival, the carnival for the people of the south, organised by a team led by Sam Pearce, who is married to our next guest speaker (see below). The carnival will take place on Saturday 1 December. The theme this year is "eMzantsipation" – emancipation. Not only is it linked to the date of the emancipation of the slaves in the Cape hundreds of years ago, it is now linked to the emancipation of each and every one of us from crime. Neighbourhood watches will be among those marching in the morning parade which ends at the open ground at Sun Valley Mall. This year the carnival has spread and has representation from Muizenberg right down to Kommetjie. Representatives from Fish Hoek and Clovelly are a bit thin on the ground and anyone who belongs to a church, club or an interest group is welcome to phone Sam to join in. No need to make costumes or a float, just dress in celebratory clothes and join in. If you are interested, phone Sam on 021 789 1665.

Mark Sampson - guest speaker

We are most privileged to welcome comedian Mark Sampson as our guest speaker. Once dubbed the "Albino Bergie", he has most valiantly undertaken to address us as a fellow resident of the Far South Peninsula. Apparently bags of over ripe tomatoes, eggs and other missiles will be on sale at the hall (all proceeds to a cause of his choosing)! We can be assured of an entertaining perspective of our existence in our unique corner of the world.

Season's greetings

We wish all members a peaceful time with your loved ones and everything of the best for 2008.

TELEPHONE LIST FOR CITY OF CAPE TOWN DEPARTMENTS & SERVICES

DEPARTMENT (Location)	CONTACT PERSON (where applicable)	TELEPHONE NUMBER
Amenities (Muizenberg)	Jan Fourie	021 788 7881
Beach Management/Caravan Park		021 782 5503
Call Centre (general) - City wide		0860 765 423
Catchment Management		0860 103 054
Cleansing/Refuse Removal (Simon's Town)	Frank Johnson	021 786 3660
Electricity Call Centre - City wide		0860 125 002
Electricity (Muizenberg)	Ashley Warelane	021 788 8961 ext 208
Emergencies and Complaints		0860 103 054
Emergency (Fish Hoek - General Line)		021 782 2222
Disaster Management (Head Office)		021 597 5000
Disaster Management (Fish Hoek)	Warren Dawson	021 782 4163
Fire Services	Neville Amber	021 784 2032
Fire Station (Fish Hoek)		021 782 2222
General Enquiries		0860 103 089
Health - General	Jackie Ross	021 710 9365
Health - Environmental	John Mathyse	021 788 9350
Housing (Ottery)		021 704 1206
Law Enforcement (Fish Hoek)	Leon McDuling	021 784 2033
Metro Police		021 596 1999
Parks (Noordhoek)	Chris Bonthuys	021 789 1154
Plumstead Offices - General		021 710 8000
Roads (General enquiries)		0860 103 089
Roads (Fish Hoek)	Paul Veldsman	021 785 5467
Sewerage	Suleman Achmat	021 713 9364
Squatter Control (Ottery)	Johan van Rensburg	021 704 1950
Subcouncil (19) - General Office (Fish Hoek)		021 784 2002
Subcouncil (19) - Area Manager (Fish Hoek)	Desiree Mentor	021 784 2010 / 11
Traffic Services (Hillstar - Ottery)		021 799 5100
Traffic Signals		0800 001 948
Transport Information Centre		0800 656 456
Water (Fish Hoek)		021 785 2370
Water Services (after hours) - All areas including Flooding & Oil Spills		021 957 4726

Note: Above info has been supplied by Sub-council 19 in response to our request. We have not tested all the numbers!

RETURN SLIP FOR SUBSCRIPTIONS	Tick block(s)	2007 - R40	2008 - R40
Name:			
Street Address:			
Postal Address: (if different)			
Telephone: Fax: E-mail:			