

FISH HOEK VALLEY RATEPAYERS & RESIDENTS ASSOCIATION

NOTICE IS HEREBY GIVEN THAT THE ANNUAL GENERAL MEETING OF THIS ASSOCIATION WILL TAKE PLACE IN THE CIVIC CENTRE, FISH HOEK ON THURSDAY 28 FEBRUARY 2008 AT 7.30pm.

AGENDA

1. **WELCOME, INTRODUCTIONS & APOLOGIES**
2. **GUEST SPEAKER: PROFESSOR GEOFF BRUNDRIT**

Topic: "Climate change in the Far South Cape Peninsula"
3. **MINUTES OF THE QUARTERLY GENERAL MEETING HELD ON 22.11.2007**
The full minutes are available at the Fish Hoek Library. Micro-minutes are enclosed herewith.
4. **MATTERS ARISING**
5. **COUNCILLORS' REPORT**
6. **TREASURER'S REPORT FOR THE YEAR**
7. **CHAIRPERSON'S REPORT FOR THE YEAR**
8. **ELECTION OF THE EXECUTIVE COMMITTEE FOR 2008**
9. **GENERALfollowed by refreshments**

SUBSCRIPTIONS

Subscriptions (R40 per household for 2008) are due. Your address label/e-mail letter indicates the status of your subs. Subs can be paid to P.O. Box 22125, Fish Hoek, 7974; at Regal Cycles, Wakefords, Weavers, Pennylane (Vallyland); and Thun Cloud Music Store (Sun Valley Mall), or at the meeting. Cheques must be made out to Fish Hoek Valley Ratepayers & Residents Association. We appeal to members in arrears for 2007 to pay these subs together with the 2008 subs.

Members unable to afford the 2008 subscription fee are kindly invited to contact the chairperson (tel 021-782-4279) in full confidence for a reduced fee.

[Note : Receipt number 166 issued by Regal Cycles was not carbon copied.

Will the payee please advise his/her name to Felicity or Clair at Regal Cycles]

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**WATCH THE LOCAL PRESS FOR DETAILS OF OUR
10TH BIRTHDAY SPECIALS**

BALANCE SHEET as at 31 December 2007 (Rands)

	2007	2006
Assets		
Current Assets		
Prepaid expenses	243	-
Petty cash	-	-
Savings Account	<u>28 516</u>	<u>26 366</u>
Total Assets	<u>28 759</u>	<u>26 366</u>
Equity and liabilities		
Capital and reserves	26 579	22 986
Designated third party funds	1 265	108
Accumulated funds	<u>25 314</u>	<u>22 878</u>
Current liabilities	2 180	3 380
Sundry creditors	500	350
Subscriptions in advance	1 680	1 530
Provision for legal fees	-	1 500
Total equity and liabilities	<u>28 759</u>	<u>26 366</u>

INCOME STATEMENT for the year ended 31 December 2007 (Rands)

	2007	2006
Gross revenue		
Subscriptions	14 075	15 235
Other income	1 180	1 558
Donations received	160	605
Interest received	1 020	553
Advertising	-	400
Total income	<u>15 255</u>	<u>16 793</u>
Expenditure	14 319	10 790
Bank charges	78	59
Gifts and donations	1 680	2 321
Hall hire	360	240
Honorarium	3 000	2 600
Legal expenses	1 500	-
Membership subscriptions/contributions - civic associations	517	-
Postage and telephone	3 058	2 641
Printing, photostats, computer & stationery	2 755	2 571
Sundry expenses	1 371	358
(Deficit)/Surplus	<u>936</u>	<u>6 003</u>

RETURN SLIP FOR SUBSCRIPTIONS	Tick block(s)	2007 - R40	2008 - R40
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NEWSLETTER - FEBRUARY 2008

Professor Geoff Brundrit to address the annual general meeting

Geoff Brundrit, Emeritus Professor of Physical Oceanography at the University of Cape Town, will be the guest speaker at our annual general meeting. His talk is entitled "Climate Change in the Far South Cape Peninsula".

The scientific evidence is now overwhelming that climate change presents very serious global risks, and it demands an urgent global response. This talk will focus attention on the climate change issues that will arise in the Far South Cape Peninsula, and what to do about them. It is influenced by the simple conclusion that the benefits of strong early action on climate change considerably outweigh the economic, social and environmental costs.

Election of Executive Committee

Of the current Executive committee members the following have indicated their willingness to stand for re-election: Allen Rose-Innes, Janet Holwill, Steve Perrett, Lorna Fulford (treasurer), Pat Schultz, Bob Lockyer, Shawn Williams, Eugene Williams and Flip Rossouw. Janet has indicated her willingness to be nominated for the position of chair and Pat, presently minutes secretary, is prepared to take on more secretarial duties.

Portfolios are typically Treasury, Secretarial, Property and Development Planning, Environment, Amenities, Safety and Security, Urban conservation (e.g. signage), Communication, Membership (i.e. database), and General meeting coordination (for refreshments, etc.).

We need new Exco members to provide for new ideas and succession. **Please volunteer!**

Fire services

The series of fires at Scarborough, Red Hill and Masiphumelele has again stressed the need for adequate fire engines and well trained firefighters. Although high on the Mayor's action list, staff shortages remain a critical problem. We are particularly concerned about the situation in the South Peninsula. Whereas previously Fish Hoek had a fully functional fire station, as well as a vehicle dedicated to medical emergencies, this is no longer the case. Only one fire engine is permanently stationed there now and there is no vehicle dedicated to assisting in medical emergencies. Due to staff shortages, the station no longer operates unilaterally and now only assists when requested to do so by the central control station.

The central control station's contact number is **021 590 1900**. This is a centralised number and applies to Fish Hoek, Simon's Town and Lakeside.

The **Emergency Control Centre** recommends that, in the event of a fire, the best approach is for the public to telephone the ECC on **021 782 0333**. The person on duty will get in touch with the Fire authorities and ensure that appropriate action is taken. This person will also keep the caller in the picture.

Eye kept on former squatter site

Last year squatters were moved from the Silvermine River area after a protracted process. The fear has been that if squatters move back in, the process will have to begin again. The land, which currently belongs to the City, is eventually to be taken over by SA National Parks (SANP), but at the moment nobody takes real responsibility for the area. SANP say they do some regular patrols, and law enforcement and the police do patrols when there are complaints. Signs of occupation have been noted recently. Clovelly Neighbourhood Watch, thanks to the efficiency of sub-council manager Desiree Mentor and City parks' Chris Bonthuys, has managed to have two "No trespassing" signs installed at the two main entrances to the site. This will enable Law Enforcement to take action on vagrants before they become squatters.

Join in with your neighbours

In a previous newsletter, the advantages of neighbourhood watches - in terms of social advantages and lowering the crime rate - were mentioned. In our area the only neighbourhood watch with blanket coverage is Clovelly. Other neighbourhood watches tend to be more restricted in area, covering a few blocks or a single street. First Crescent Neighbourhood Watch has sent out an appeal for people who live in that area to join them to make a larger neighbourhood watch. All that is needed is for neighbours to know each other and keep an eye out for people or vehicles, which are out of place. If you are interested, contact Captain Bester on 021 782 6333.

Main Road upgrade

Chand Environmental Consultants, the appointed firm to manage the public participation process, have advised that work on the rehabilitation of Main Road is beginning and commuters should expect disruption while an investigation of the existing services takes place. From now until March 7, the road will be partially closed for investigation, although no road surfaces will be removed. In addition, at times there will be night work (from 10pm onwards) to accommodate preliminary sewer investigation work. There will be no half-width road closure until the end of the Argus/Pick 'n Pay Cycle Tour, scheduled for March 9.

The actual reconstruction will be done in a number of phases. Phase 1 - De Post Huys to St James, Phase 2 - Atlantic Road to De Post Huys; Phase 3 - St James to Clairvaux Road (Kalk Bay) and Phase 4 - Kalk Bay to Clovelly.

Throughout the construction phases, community liaison meetings will be held every two months with key stakeholders. The FHVRRA has registered as an Interested and Affected Party to intervene as necessary.

Our pristine beach

We have been generally impressed with the condition of the formal Fish Hoek beach over the holiday season. We have, however, raised with the City various matters that need urgent attention - repair of Jager walk, varnishing of the wooden benches on the promenade and the rehabilitation of the children's playground. A contentious point is the lack of green refuse bins between the "lighthouse" and Clovelly corner. The City's viewpoint, based on specific studies, is that beach bins do not work but that sufficient bins must be placed in the peripheral beach and parking areas, and as regards dog's faeces, to provide boxes with plastic bags for dog walkers to use.

Revitalisation of Fish Hoek

We cannot help but be impressed with the upgrading of the arcade as we await the opening of the Pick 'n Pay family store. AP Jones will also be enlarging their premises with an extension towards First Avenue. We trust that these upgrades will have a positive effect on other landlords whose buildings are in need of a makeover. Hopefully, too, this will also attract a more diverse shopping experience rather than the numerous cellphone shops and estate agents.

The Triangle building has been acquired by a new developer. Instead of the grandiose plans of the previous developer, their proposals are essentially to fast track a renovation of the existing building by extending the ground floor out to the building line, upgrading the interior (e.g. flats, which will be sectionalised) and improving the façade. As per our discussions with the previous developer, the CID and the FHVRRA have stressed the need to also give attention to the upgrading of the area between the Triangle building and Shoprite.

The venue at the Outspan on Kommetjie Road is being refurbished as an upmarket theatre/restaurant, which will also feature daytime entertainment for senior citizens.

Tattersalls liquor licence application withdrawn

The owner of the Tattersalls, which will be moving to new premises on Main Road (opposite the police station), has withdrawn his application for a liquor licence. The FHVRRA had objected to the application on the grounds that the operation did not meet its criteria of a bona fide restaurant.

Permission for cellphone mast turned down

The application for a cellphone mast on a residential property on Peak Road has been turned down. When comment was called for, this Association objected to having a cellphone mast in a residential area and called for a precautionary principle in decisions of this matter, stating that decisions should refer to the World Health Organisation's research on the matter once it was completed.

Property valuations

The Greater Cape Town Civic Alliance, of which this Association is a member, has put together a comprehensive analysis of the flaws in the 2006 Valuation for submission to the City Council. Although the full audit has been received (refer our November 2007 newsletter) this provides little comfort and does not address the underlying problem of over-valuations and the consequential subsidisation of those whose properties have been undervalued (and perforce did not object).

The Valuations office is only dealing with objections (rather slowly), whereas a holistic view on a comprehensive rectification is required. The GCTCA is willing to participate in such an exercise.

Rates are taxing homeowners out of their homes

Those who are still reeling from substantial increases in rates will get little comfort in knowing that these rates are due to increase again in July in the City's annual rates increases. Rates are effectively a wealth tax, as they are not used to provide a service in return but rather to provide for much-needed infrastructure and upgrading of impoverished areas. The recent proposal by Central Government that government properties should only be levied at one quarter of the residential rate will place an additional burden on homeowners if it is implemented. The SA Local Government Association has objected to this and so has the Greater Cape Town Civic Association. Increased rates are particularly burdensome on persons with a property asset but a low-income base. These homeowners who established their property asset with past earnings and loving care over decades (increasing its value), may now be forced to leave it.

Spatial development framework

The preparation by the City of the City Spatial Development Framework and the eight District Spatial Development Plans promises to be a long drawn out process. Under the aegis of the Far South Peninsula Community Forum, we have met with the responsible City official to discuss the proposed format of the package and the public participation process. A first round of public meetings per sub-council is scheduled over February to April. We have again stressed the need to curtail development in the sensitive environment of the Far South Peninsula.

Next draft of zoning legislation available

The fourth draft of the Integrated Zoning Scheme, which affects what we build, where, how big, how many dwellings on an erf, how close houses can be, etc, is available at the Plumstead offices for inspection during February and March. This Association has requested that copies – electronic and printed – be made available at the Fish Hoek library. We will be studying this draft closely in association with the Greater Cape Town Civic Alliance and the Far South Peninsula Community Forum.