

# **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 MAY 2008 AT 7.30pm.**

## **AGENDA**

1. **WELCOME, INTRODUCTIONS & APOLOGIES**
2. **MINUTES OF THE ANNUAL GENERAL MEETING HELD ON 28.02.2008**  
The full minutes are available at Fish Hoek Library. Micro-minutes are enclosed herewith.
3. **MATTERS ARISING**
4. **GUEST SPEAKERS**

**WARD COUNCILLORS - NICKI HOLDERNESS and FELICITY PURCHASE**

**The councillors will address issues such as 'Integrated Zoning Scheme', 'Coastal Development Policy', 'Building Guidelines on the Urban Edge' and 'Budget for the 2008/2009 financial year'.**

6. **TREASURER'S REPORT**
7. **CHAIRPERSON'S REPORT**
8. **GENERAL**

## **SUBSCRIPTIONS**

Please note that subscriptions (R40 per household for 2008) were due at the beginning of 2008. Your address label/e-mail letter indicates the status of your subs.

Subs can be paid to PO Box 22125, Fish Hoek, 7974; at Regal Cycles, Wakefords, Weavers; Penny Lane (Vallyland) and Thunder Cloud Music Store (Sun Valley Mall). Cheques must be made out to Fish Hoek Valley Ratepayers & Residents Assn. For bank deposits or e-payments, credit FHVRRA a/c 374203091 at Standard Bank F/H (code 036009) with reference "subs-your initials-your surname". Send a copy to our postal address.

We appeal to members in arrears for 2007 to pay these outstanding subs together with the 2008 subs. Members unable to afford the subscription fees are kindly invited to contact the Association's chairperson (tel 021-785-1328) in full confidence for a reduced fee.

**This Newsletter has been kindly sponsored by**

### **Papillon Insurance Brokers**

*(A Division of Lyall Morgan & Associates (Pty) Ltd. Authorised Financial Service Provider)*

23 1<sup>st</sup> Avenue, Fish Hoek

Tel: (021) 782 0112 Fax: (021) 782 1488 E-mail: [info@papillonib.co.za](mailto:info@papillonib.co.za)

**Contact Papillon Insurance Brokers for all your insurance requirements - domestic, motor, travel, business & commercial. Their expert staff can advise you on the best cover and prices.**

## NEWSLETTER - MAY 2008

### Help us to help you

The executive of our Association spend an inordinate amount of time going through the hefty and often impenetrably written policies and frameworks developed by the city council, as well as considering planning issues such as requests for rezoning and waivers. Not only do the documents take time to read, but we also need to understand the intent and content and make appropriate comments.

Some recent documents include the draft Integrated Zoning Scheme, the Coastal Development Guidelines, the Tourist Accommodation Policy and the Public Parks Maintenance Guidelines.

We would like to appeal to people with expertise to give us their names for a database so we could call on them for help. We do not expect you to attend meetings, or even offer written comments. We would just like to be able to draw on a pool of informed people who live in the area and who know local issues, to give intelligent comment or help us identify the issues. Among the skills we are looking for are those connected with town planning, traffic engineering, the environment (and coastal matters), surveying, architecture.

If you have any skills you think could be drawn on, please contact this Association's chairperson, Janet Holwill, on 021 785 1328 or [jholwill@iafrica.com](mailto:jholwill@iafrica.com).

### And now for the good news

We are pleased to have some positive things to report. The long-awaited much needed traffic light for 17<sup>th</sup> Avenue and Kommetjie Road is scheduled to be installed in June.

The driving licence facility is soon to return to Fish Hoek – sort of – when it opens in the premises of the old Noordhoek clinic. It will cater for licence renewals and lost licences. Why the facility wasn't situated in the Fish Hoek civic centre which already has a cash office is one of those inexplicable council decisions, but we are glad to have it nearby.

The City Improvement District (CID) has received a council grant of R30 000 to be spent on combating graffiti and another R20 000 towards the upkeep of the CCTV camera system in central Fish Hoek. Another two cameras are in the process of being added to the very useful and effective cameras already in place. These cameras are monitored by the company overseeing the CID's security, Mach 1 Security, who frequently supply the police with information. Neighbourhood watches in the area. may also apply for crime fighting information.

The electricity department has agreed to fix up the exteriors of its substations – give them a lick of paint, do the necessary repairs and the like - something that is long overdue.

### Police seniors project

A small team from Fish Hoek SAPS and a volunteer have started a seniors project, putting together a register of seniors living in their precinct. It is a by no means a patronising undertaking, rather it is a way of linking up with members of the community who may not have an effective support system or who need a little more support. They also distribute ID tags to seniors for their keyrings so that the police can easily be alerted in cases of emergencies, whether medical or criminal. For more information on this, contact Captain Bester on 021 782 6333.

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

### **Focus on your safety**

We all know that Fish Hoek is not a priority area for those who decide where to allocate police officers. Although the Fish Hoek police do excellent work, they can't be everywhere all the time and rely on the public to be their "eyes and ears". The formal way this is done is through neighbourhood watches, and the Fish Hoek police now proudly have 19. Useful information flows to the police from neighbourhood watches and vice versa.

There are, however, almost no neighbourhood watches in the avenues and only a few on the mountainside. Although crime rates have improved compared to last year, week after week the police report that most house break-ins, and theft of and out of vehicles occur in the avenues. To a large extent crime has stabilised in the mountainside areas where there are neighbourhood watches.

If you think a neighbourhood watch might be started in your area, contact Captain Bester on 021 782 6333 or the chairperson of the Community Police Forum, Delgun Steel, on 021 782 2316 who will give you every assistance.

The other matter is that, unfortunately, we need to become more security conscious. Don't allow any stranger into your house, no matter how plausible their story seems. Don't pay money up-front for services – this is a common scam of tricksters. If you do want to give hand-outs, do so selectively, but it is far better to give money or time to recognised charities. Put security doors on the front and back of your house – and use them. Don't open your doors wide to see who is knocking at your door – rather look through a security gate or peephole. When arriving home by car, look around first to ensure there is no one lurking in your driveway. Be safe!

### **Another stage of the Integrated Zoning Scheme**

The comments period for the fourth draft of the IZS has closed. The IZS is the council's attempt to unify all the zoning schemes it inherited when the municipalities merged into one scheme. Unfortunately this draft doesn't seem much better than the previous one and has major implications, such as its promotion of densification (allowing more buildings per property), allowing higher buildings and in some cases allowing building from boundary to boundary. This Association, along with the Far South Peninsula Community Forum and the Greater Cape Town Civic Association (the umbrella body for civics across Cape Town) have united to voice their considerable opposition. We now wait for the next phase in this process.

### **Coastal Development Framework**

The aim of this draft document was to prevent uncontrolled development along the coast, across the unicity, as happened at Blouberg. The document, as concerns our area, roughly covers the land between Main Road and the sea, land primarily owned by Metrorail and frequently the focus of massive development attempts. The framework proposed four to five-storey buildings of up to 15 metres high. This Association objected to this, stating that the current zoning of three storeys was adequate and stating that the land earmarked for the higher rise buildings was low-lying and would potentially be flooded in the case of global warming, one of the concerns of the guidelines.

### **New Liquor Act**

The City has lodged an objection to the new Liquor Act based on the fact that it takes away the local authority's right to regulate land use in an area. As more than 50% of all crime and motor accidents are alcohol and drug related, it is absurd to exacerbate this and peoples' safety and security by allowing an increase of shebeens all over the city. The neighbourhoods where shebeens are currently operating are all fighting to have them regulated because of the late night activities, noise and anti-social behaviour. This Association will be objecting as well.

### **Valuations**

The city is finally coming to the end of the valuation process. It should be finished by the end of June. Anybody with any urgent need for revaluation, ie for rates clearance to be finalized, is urged to contact the Valuations department and it will arrange it for you.

### **Ward Forums**

The ward forums are meeting regularly and discussing issues of mutual interest throughout the South. At present this includes Kommetjie Road (west of the fourway stop), the clean up and redevelopment of the entrance to Masiphumele and the provision of a police station at the entrance.

### **Have your say about City events**

The City of Cape Town has put together a Draft Events Policy, a strategy which, according to the council, aims to maximise the benefits provided by opportunities such as the annual cycle tour and other events. The policy's objectives are to "provide direction for Cape Town's current and future events, processes and events calendar". The policy seeks to balance the economic development needs with community needs like health, safety and environmental management.

The Draft Events Policy is available from the library, the sub-council office, at the City of Cape Town's website, [www.capetown.gov.za/policies](http://www.capetown.gov.za/policies), or by e-mail request to [Events.Policy@capetown.gov.za](mailto:Events.Policy@capetown.gov.za). Oral submissions will be heard by all the sub-councils when they discuss the draft policy at their meetings this month. Those wishing to address our local subcouncil in this regard, may reserve a time slot for its next meeting on Friday 23 May, by phoning Desiree Mentor on 021 784 2001. A written copy of submissions will be required on the day.

Written comments on the Draft City of Cape Town Events Policy must reach Council on or before 30 May 2008 and may be submitted by post to Director: Economic and Human Development Department (Attention: Carol Wright), P O Box 16548, Vlaeberg, 8018; by hand to sub-council offices (Attention: Carol Wright); by e-mail to [Events.Policy@capetown.gov.za](mailto:Events.Policy@capetown.gov.za); or by fax to 021 483 9083.

### **Have your say on other matters too**

Besides the City of Cape Town's events police, the sub-council will be hearing submissions on various other council policies, all available at the sub-council offices and probably on the council's website. The hearings, at the end of the sub-council meeting at the council chambers in the Fish Hoek civic centre on Friday 23 May from 2pm to 3pm, will be on the city's Electricity By-law, its Street People Policy and its Integrated Waste Management By-Law. If you would like to reserve a time slot, contact the sub-council manager Desiree Mentor or Sandiswa Mankayi on 021 784 2001.

### **Load Shedding**

And now a word from Councillor Purchase:- there is a promise of a reprieve of load shedding but don't be too sure. The facts are that we are not producing enough electricity for our normal consumption and to expect people to continue to cut down as we approach winter with its cold and wet weather is unrealistic. It is more likely to be an excuse for getting the 65% increase they are asking for. Added to this is the failure of the infrastructure due to power surges.

We would also urge you all to keep at least 25 litres of water available for emergencies.

### **Beach**

There is a new "Fish Hoek Beach Action Group" which will meet quarterly to discuss all aspects of beach life. The group will include interested members of this Association, swimmers, fishermen, Chamber of Business, gardeners and others. If you have any suggestions or ideas please contact us.

### **Winter tasks**

Check the storm drains near your property for blockages. Usually when the first rains of the season come, there is flooding caused by blocked drains. Pre-empt this by checking and phone Desiree Mentor, sub-council manager, to report blockages on 021 784 2001.

### **Congratulations to garden guerrillas**

A recent newspaper article focused on a global movement of "garden guerrillas", people who clandestinely turned wastelands into beautiful gardens. We in this area have our own version of garden guerrillas and a big hats-off to all those people who keep public spaces beautiful. Thanks to Harold Noah, Clive Wakeford and the team who do Hope Gardens, Dave Anderson and the catwalk team, Stoffel Lotz and Thelma Briggs for the railways, the Riverine Rovers at Silvermine River, and the Elgin Circle residents who didn't just step over the rubbish but cleaned up the park, with some help from Bay Primary.

Please forgive us for leaving some people out, but all are appreciated and noticed, including those who have pavement gardens or their own beautiful gardens that give so much pleasure. Well done to all those who take the initiative. We would like to encourage others to do the same – it makes a big difference.