

# **Fish Hoek & Clovelly Residents Association**



**P.O Box 22125, Fish Hoek, 7974 - Tel/Fax 782 4279**

**NOTICE IS HEREBY GIVEN THAT THE QUARTERLY GENERAL MEETING OF THIS ASSOCIATION WILL TAKE PLACE IN THE CIVIC CENTRE, FISH HOEK ON THURSDAY 28 AUGUST 2003 AT 19h30**

**Mr. CLEM SUNTER, Chairman of the Anglo American Chairman's Fund and well-known author and public speaker, has agreed to address our Association.**

**The title of his address will be "THE MIND OF A FOX". In this he will share with us his latest scenarios for the World and South Africa in the light of Iraq and the HIV/AIDS epidemic.**

**Mr. Sunter will be coming down from Johannesburg especially for this meeting. As a lover of Fish Hoek, he will not be asking for a fee. Instead we kindly request you to make a voluntary donation to the FALSE BAY HOSPITAL at the door.**

**Refreshments will be served in the foyer after the meeting.**

**If you are unable to attend, please assist us with this fund-raising effort by mailing a cheque, made out to Fish Hoek & Clovelly Residents' Association and marked - 'Donation to False Bay Hospital', to our post box. Alternatively please hand in your donation at a pay centre: Regal Cycles, Silverglades Pharmacy, Wakefords or Weavers.**

## **AGENDA**

- 1. WELCOME, INTRODUCTIONS & APOLOGIES**
- 2. GUEST SPEAKER - Mr. CLEM SUNTER**
- 3. MINUTES OF THE QUARTERLY GENERAL MEETING - 29 MAY 2003**
- 4. MATTERS ARISING**
- 5. COUNCILLOR'S REPORT**
- 6. TREASURER'S REPORT + SUBSCRIPTIONS FOR 2004**
- 7. CHAIRMAN'S REPORT**
- 8. GENERAL**

## **NEWSLETTER - AUGUST 2003**

### **Guest Speaker - Clem Sunter**

We are indeed honoured to have **Mr. Clem Sunter** as our guest speaker at the Association's next quarterly meeting on 28 August 2003. You can be assured of a very stimulating and thought provoking address. Please also invite your friends. Refreshments will be served after the meeting and, as we are targeting this meeting as a fund-raising effort in aid of the False Bay Hospital, we appeal to you to make a voluntary donation to False Bay Hospital. **Dr Kathy Grammer**, the Medical Superintendent of the hospital, will also be present.

### **Paving our own way**

It is becoming increasingly evident that we need to control our own destiny. The Unicity is far removed from us and, although at times letters are acknowledged, the Unicity does not respond with any tangible action. We accept that capital items need to be prioritised and properly budgeted for, but many of our concerns can be satisfied merely through better administration. For example, we have had no reaction to our very reasonable comments regarding the control of informal trading structures and hygiene as detailed in our last newsletter. This is despite City Manager Wallace Mgoqi's public assurances at our last QGM that council officials are there to be servants to the public and that he would pay particular attention to service delivery.

It once again raises the issue of residents needing to become actively involved in their community, as we cannot expect a level of responsiveness from the Council which the paying of rates should entitle us to. Our community already has groups involved in various community projects, such as the Tourism initiative, the Friends of Silvermine, The Valley of Good Hope Peoples' Forum, the Trauma Centre, the Emergency Control Centre, etc, etc.

These people do sterling work and they need your support.

Rates have effectively become a tax and we are going to have to fight for our share of the budgeted expenditure in the Far South Peninsula. Working in conjunction with all the groups in the Far South Peninsula is the most effective route.

### **Far South Peninsula Community Forum gets going**

The Far South Community Forum is an inclusive body, representative of the whole community south of St James on the one side and Noordhoek on the other, and has as members: residents' and civic associations; business chambers; environmental, welfare and cultural organisations; and police and security forums. The communities represented include Fish Hoek/Clovelly, Glencairn, Imhoffs Gift, Kalk Bay/St James, Kommetjie, Masiphumele, Noordhoek/Lake Michelle, Ocean View, Red Hill, Scarborough, Simon's Town, Smitswinkel Bay and Sunnydale/SunValley/Capri.

At the recently held inaugural general meeting, your Association's chairperson was elected on to the executive. The focus now is to establish an inventory of the area and the needs of the wider community, to prioritise these and to draw up a strategic planning document.

### **Cape Point Regional Community Chest**

This is another welcome initiative that brings the communities of the Far South Peninsula together to streamline fund-raising for our area. Your Association is involved in this body as are other civic associations, charities, fraternities, welfare organisations and prominent businesses. The advantage of the Community Chest is that it has well-proven systems of administration and auditing without any overheads - all monies go to charity. Although the Community Chest makes recommendations as to the channeling of monies raised, it cannot be prescriptive. Charities and fund-raisers can still collect donations, etc on their own behalf. The next fund-raising event will be the Mountain Bike Race ('Cape Point Community Chest Challenge') at Silvermine on 16 August.

### **Picture the future face of the valley**

Fish Hoek/Clovelly and the rest of the valley are facing increasing pressures of urbanisation. The whole face of the area may well change beyond recognition.

The strip of high-density housing along the Silvermine River is being built at a rapid rate, but this will not be the only change to the entrance of Fish Hoek when developments occur on the vacant land within the zoning rights granted. The zoning on Main Road from Abington Road to the police station allows double-storey commercial development. Across the road, the strip of land between the railway lines and Main Road will have high-density housing. This Intersite land was the subject of a protracted battle with your Association on the one hand and the developers on the other. In the end, Province, on appeal, gave permission for two-storey plus loft apartments (effectively three storeys) to be developed, with more stringent constraints applicable to the units in the area closest to the Silvermine river. The estate agency marketing this project advises that most of the apartments pertaining to the first phase of the 'South Shore' development have been sold off plan and that construction will commence shortly.

Proposals for the Two Oceans development on the site adjoining the Serena kaolin mine at the Kommetjie Road/Glencairn Expressway intersection are in process. The developers initially submitted proposals for a low-density development of 43 houses, associated with hotel/conference facilities, but have now proposed alternative plans for 100 or 134 houses. There is rapid development of the vacant sites on Berg and Mountain Roads on the Fish Hoek mountainside. As pressure for up-market land increases, the properties on the steep slopes off Echo Road extension and those off the future Cliff and Gleneagles Roads, will be developed. In Clovelly, there are two developments being sold off plan: one an eight-house walled development above the golf club entrance and the other an eight-house development off the lower end of Clovelly Road.

Another change is a proposed medical centre in Vallyland, on the vacant site between the present parking area and the houses on Recreation Road. It is proposed that there be rooms for doctors, specialists, radiology, a dispensary and procedure rooms. The developers are requesting a rezoning from flats to minor business. Your Association has not opposed the rezoning but has made a number of comments concerning the layout.

### **Peers Hill and Silvermine River squatters**

This is an issue that has repeatedly been brought to the attention of the Council and the Community Police Forum. Squatters are living on Council and private land adjacent to the Silvermine River, near Peers Hill and the Clovelly golf course. This has serious consequences as far as pollution of the surrounding area and the river are concerned and raises concerns from Peers Hill residents about crime, notwithstanding the effective neighbourhood watch in place. There have also been raids by law protection services for drug trafficking and stolen goods. When the squatters were relocated to Council property in Ocean View some years ago, we were given assurances that the Silvermine River area would be controlled, which has not been the case.

We are informed that Council is now obtaining court injunctions against the owners of these undeveloped erven for the clearing of the alien vegetation, which should hopefully alleviate the situation.

### **Concerted challenge re-opens Chapman's Peak debate**

A lawsuit instituted by various concerned Non-Governmental Organisations has forced the Provincial Government to commission an Environmental Impact Assessment (EIA) regarding the construction of the toll plazas and related aspects such as the realignment of the drive in the vicinity of Monkey Valley and access to picnic spots. The EIA process will, in particular, evaluate the number, size and location of the toll plazas. The Final Scoping Report will be

referred to the Department of Environmental Affairs and Tourism for an informed decision. At a public meeting held on 30 July, attended by your Association, the need for toll plazas was challenged if sophisticated vehicle identification systems were implemented. What is not being addressed, however, is the aspect of the toll itself, as the provincial authorities insist that instituting a toll is non-negotiable. The actual toll will only be disclosed at a later date and we, together with other associations, shall continue to lobby for favourable tariffs for regular users from the Far South Peninsula.

#### **Increase in residential tariffs and other fees**

Other than an increase of  $\pm 9\%$  in rates, there is also a considerable increase in the sanitation charge, which is now also based in part on the value of the property. This amplifies the wealth tax and your Association will be taking up this issue with Council.

Car licence fees have more than doubled over the last five years and the Association has addressed a letter of complaint to the provincial government.

Road-worthy certification has also increased from R50 to R200.

---

#### **Minutes of Quarterly General Meeting held on 29 May 2003**

These have been available for scrutiny at the Fish Hoek Library, Regal Cycles, Silverglades Pharmacy, Wakefords and Weavers since 20 June 2003. Copies will also be available at the door prior to the meeting.

#### **Subscriptions**

Please note that subscriptions (R20 per household for 2003) are due and payable at the beginning of each year. Your address label indicates the latest year for which your subs have been paid. Outstanding subs for 2002 are also payable forthwith. Subs can be paid to the postal address; at the following shops: Regal Cycles, Kommetjie Rd, Wakefords and Weavers, Main Rd, and Silverglades Pharmacy, Vallyland; or at the meeting. Cheques must be made out to Fish Hoek & Clovelly Residents' Association.

At the AGM held on 27 February 2003 it was resolved that any adjustment to annual subscriptions should be considered at the August quarterly meeting rather than at the November quarterly meeting, so that timeous notice may be given in the November newsletter prior to the new financial year.

Although the Association's financial situation is comfortable, we anticipate additional costs associated with the Far South Peninsula Community Forum (see above), the need to pay for secretarial services in the absence of a volunteer secretary and to meet increasing administrative costs - telephone, postage, etc. We need to retain a healthy balance for possible legal costs for any legal action that we may need to take.

Your committee therefore proposes that subscriptions for 2004 be increased from R20 to R25 per year. This is still well below the figure levied by other like associations in the area.

#### **Secretary required**

Our present secretary, Penny Boaden, who has served on the Exco for many years, has 'finally' resigned so that she may enjoy a more peaceful semi-retirement. We have appointed a minutes' secretary (at a fee), but we urgently need a volunteer secretary to maintain the membership database and to manage the post-box and the distribution of the newsletters.

**Please contact the chairman on 782 4279.**