



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 25 NOVEMBER 2004 AT 19h30**

**As a prelude to the festive season refreshments (including sponsored wine and beer!) will be served in the foyer after the meeting.**

#### **AGENDA**

1. WELCOME, INTRODUCTIONS & APOLOGIES
2. GUEST SPEAKER - **Inspector Barbara Breedt of the Fish Hoek Police Services**
3. MINUTES OF THE QUARTERLY GENERAL MEETING - 26 AUGUST 2004  
These have been available for scrutiny at the Fish Hoek Library, Regal Cycles, Silverglades Pharmacy, Wakefords and Weavers. Additional copies are available at the Library and will also be available at the door prior to the meeting.
4. MATTERS ARISING
5. COUNCILLOR'S REPORT
6. TREASURER'S REPORT
7. CHAIRMAN'S REPORT
8. GENERAL

#### **RETURN SLIP FOR SUBSCRIPTIONS**

Tick block(s)

2004 - R25

2005 - R25

Name: .....

Street address: .....  
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Postal address: .....  
(if different) .....

Telephone: ..... Fax: ..... E-mail:.....

## **NEWSLETTER - NOVEMBER 2004**

### **Subscriptions**

Please note that subscriptions (R25 per household for 2005) are due and payable at the beginning of the calendar year. Your address label indicates the status of your subs. If outstanding subs for 2004 are not paid by 31 December 2004 your membership will unfortunately be terminated.

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.

### **Appeal for Executive Committee members**

We urgently need new members on the Executive Committee and most particularly a **treasurer** and a **secretary**.

Without a full Exco the Association will not be able to satisfy members' interests.

**Please indicate your interest in joining the Executive Committee to the chairman on tel/fax 782 4279.**

### **Possibility of expanding our membership to Sun Valley**

At the moment Sun Valley does not have a ratepayers' or residents' association and the Sunnydale Ratepayers' Association has been representing Sun Valley residents by default. Geographically it makes more sense if the area of the Fish Hoek & Clovelly Residents' Association were to be expanded to incorporate Sun Valley. The chairman of Sunnydale RA has approached us about this.

At present our constitution refers to Fish Hoek and Clovelly residents only although we do have some Sun Valley residents as members.

We shall be submitting this proposal for discussion and approval under 'General' prior to making any formal approach to Sun Valley residents. Thereafter Sun Valley residents will need to make their own decision in this regard.

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### **Ward committees**

The fate of the current sub-councils is uncertain with the speculation that they may fall away and that larger councils (comparable to the South Peninsula Administration) will be re-established. With Council being driven by the needs of politicians and with our sub-council being fairly dysfunctional, we are supportive of the ward committee structure. Although the ward committees will be advisory only and will have no decision making powers, they will at least represent the community's interests at grass roots and will be a forum to interact with the ward councillor on a more structured basis. Hopefully, through this mechanism, appropriate inputs can be made in respect of integrated development plans, budgets, etc.

We strongly recommend that Community-based organisations register on the Council's database.

If you are a member of an organisation which serves any of the following sectors: arts and culture, civic, disabled, economic development, education and training, gender, health, labour, media, RDP, religion, street people, safety and security, sport and recreation, aged, welfare, youth or other, then please ensure that the organisation's contact details are communicated to Frederick Venter, Public Participation Unit, Private Bag X918, Cape Town 8000, or fax 400 1283, or e-mail [Freddie.Venter@capetown.gov.za](mailto:Freddie.Venter@capetown.gov.za). The organisation's constitution must also be submitted.

### **Quo vadis the Fish Hoek Civic Centre offices?**

The Civic Centre was paid for from funds from our old Fish Hoek municipality, but its fate is to be decided by the Unicity. There is a danger that as it empties out, owing to the Council's decisions to progressively shut down regional functions (eg Building Survey Department, possibly Sub-council...) that the offices will become superfluous to Council's needs. We view this accommodation as being strategically located for the ward committees, for community organisations, etc.

We request members to advise us of any ideas they may have for its usage so that we may timeously register these with Council before any decision is taken.

### **Increased number of Guest Houses and Bed and Breakfasts**

It is inevitable that many of the older family homes will be used for B&Bs as children move out and people look at options for increased income in Fish Hoek/Clovelly in order to capitalise on the area's tourist potential. Other houses are being bought by new owners specifically for use as B&Bs or guest houses and there are also examples of new houses being built specifically with the aim of being a guest house. The draft Fish Hoek Valley Local Structure Plan of 1999 defines B&Bs as having a maximum of three rentable rooms operated by a resident owner, whereas guest houses may have a maximum of six bedroom/suites. In both cases sufficient on-site parking must be provided. Owners need to apply to Council for its consent and, except for a very limited B&B operation, affected neighbours must be consulted.

The first draft of the new Integrated Zoning Scheme (refer our August newsletter) defines B&Bs as a primary use whereas consent use is required for guest houses in single residential zones such as Fish Hoek/Clovelly.

Residents should contact the Planning and Environment Department - South Peninsula Region (tel 710 8000) should they have concerns about any operations.

### **Second draft of the Integrated Zoning Scheme expected soon**

The second draft of the Integrated Zoning Scheme is expected to be released for comment by late November/early December. This Association intends organising a special public meeting where the Integrated Zoning Scheme can be presented and discussed should Council not specifically provide for public participation.

### **Residential flats along Main Road attract public attention**

The first phase of facebrick apartments along the railway line is nearing completion. The second phase, which is to extend to within 60m of the Silvermine River, is being constructed. Fish Hoek and Clovelly residents and visitors to our coastline are only now realising the full impact of the scheme and letters to the press express alarm as to how this development could ever have been allowed.

But this scheme has been about seven years in the making and is an example of how an unsuitable development can be imposed on the general public, who are not active in monitoring the detail of development proposals.

This Association did, however, join in the battle, along with the Friends of Silvermine and our local councillors, to minimise the scale of the development on Intersite land, which was previously zoned single residential. The South Peninsula Planning Directorate was however adamant that the development, which at that stage included an enormous 'warehouse-style' shopping complex straddling the station onto the beach, was desirable.

This Association appealed the decision and the Planning Appeals Committee upheld the appeal after representation by the Association and the Friends of Silvermine. The developers, however, went on appeal to Province and the then Minister in charge approved the development. The "warehouse" was put on hold.

On a positive side we are aware that the developers will be landscaping the area between the development and the Main Road extensively with trees and shrubbery which over time should enhance the entrance to Fish Hoek.

Legislation and politicians have changed since the approval of this development, but we still need to lobby intensely for specific regulations to have our coastline treated with sensitivity rather than succumbing to plans that are developer driven.

Residents need to be concerned about other Intersite land in sensitive environmental areas that exists all along the coast. Intersite has submitted scoping reports for several of its sites, for example: flats at Clovelly station, an hotel at St James, shops on the land adjacent to Simon's Town station, and a development on the large site adjacent to Glencairn station. Residents should become actively involved in these issues when they arise by lending support to the Civic Associations who, as their representatives, are certainly stronger than a collection of individual voices.

### **More roads and houses on Elsie's Peak**

There are plans to extend Mountain Road to service the dozen-or-so property owners who want to develop their sites on Mountain/Cliff Roads. This road will be the uppermost road on the north-eastern side of Elsie's Peak. Following an Environmental Scoping Study relating to the road, the Department of Environmental Affairs and Development Planning (DEA&DP) has issued a Record of Decision approving the road. In this Record of Decision DEA&DP specifically recommends that, in order to minimise the potential impact of the erven to be developed, the architectural and design guidelines contained in the scoping document be adopted as a prerequisite for the development of the said erven.

This Association has appealed to DEA&DP that the guidelines should be made a condition rather than just a recommendation and that, as proposed in the Scoping Study, a community forum be formed to provide input.

### **Guidelines for the Council on Urban Edge development**

An Urban Edge Guidelines Manual is being developed by Council to assist council officials with the more complex or controversial land use applications in the vicinity of the urban edge as well as ensuring the effectiveness of the urban edge. It is intended to suggest what is appropriate development in terms of use, occupation and built form. The manual also contains veldfire related planning guidelines.

In commenting on the manual, this Association found the document to be a good, comprehensive checklist for potential developments. However, we recommended that specific aesthetic and architectural guidelines be established for the steep mountainside areas of Fish Hoek and Clovelly to avoid further scarring of our wonderful landscape. In terms of firefighting, this Association also pointed out that residential developments on the very steep slopes with restricted access jeopardise firefighting planning.

### **Mardi Gras time again**

Once again, it is time for Fish Hoek to get into party mode. The Miss Mardi Gras pageant will take place on 15 December at the Fish Hoek Middle School and the parade and street party will be on 18 December, at 14h00 and 18h30 respectively.

### **Festive greetings**

We wish members a very happy festive season with family and friends.

It has been a pleasure to be of service to you during the year, but we do urgently need new members on the Executive Committee!