

**FISH HOEK VALLEY  
RATEPAYERS &  
RESIDENTS ASSOCIATION  
(FHVRRRA)**

**CHAIRPERSON: Janet Holwill, P.O. Box 22125 Fish Hoek 7974  
Tel: 021 785 1328 Cell: 082 920 7306 Email: jholwill@iafrica.com**

**NEWSLETTER FOR AUGUST 2009**

**NOTICE OF QUARTERLY GENERAL MEETING (QGM)**

**VENUE: CIVIC CENTRE, FISH HOEK.**

**DATE: THURSDAY 20 AUGUST 2009. TIME: 19h30.**

**AGENDA**

- 1. WELCOME, INTRODUCTIONS AND APOLOGIES.**
- 2. OUR GUEST SPEAKER:  
MR. SEAN HOUGHTON, EDITOR OF "FULL CIRCLE" MAGAZINE,  
"THE STORY BEHIND FULL CIRCLE".**
- 3. MINUTES OF QUARTERLY GENERAL MEETING HELD IN MAY 2009.**
- 4. MATTERS ARISING.**
- 5. COUNCILLORS REPORT.**
- 6. TREASURER' REPORT.**
- 7. CHAIRPERSONS REPORT.**
- 8. GENERAL.**

**PLEASE NOTE: SOME SUBSCRIPTIONS ARE NOW OVERDUE**

Annual Subscriptions (**R50 per household for 2009**) became due in January 2009.  
Your address label/Email letter indicates the current status of your subs.

**We appeal** to members in arrears for 2008 to pay these outstanding subs (R40)  
together with their 2009 subs (R50)

Members unable to afford the subscription fees are advised to contact the Association's Chairperson  
(Tel: 021-785-1328), in full confidence and no obligation, to discuss a reduced fee.

**Details of our bank account and convenient points of payment for Subs.**

Bank deposits or EFT payments: Indicate: "subs-your initials-your surname" in the payment reference  
**A/C Name:** FHVRRRA. **Bank:** Standard. **Branch:** Fish Hoek. **Branch Code:** 036009 **A/C No:** 374203091  
Subs can also be posted to P.O. Box 22125 Fish Hoek 7974, or paid at the following establishments:  
**Regal Cycles, Wakefords, Weavers, Pennylane (Valyland) and Thundercloud Music (Sun Valley Mall)**  
Please make out cheques to: "Fish Hoek Valley Ratepayers & Residents Association".

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## NEWSLETTER - AUGUST 2009.

### *Jager's Walk-ing pace action.*

For those ardent lovers of the Jager's walk facility, plus of course the Fish Hoek community at large who recognize its value as a major attraction to our area, positive news of the repairs and reconstruction yet to be undertaken has been something of a rarity.

12 months-plus after the storm, we now pass on the news which has been made available to your Association so far.

An announcement was originally made at one of our recent meetings, that a repairs contract had been awarded. This was greeted with some consternation however, when the figure involved was stated as being *2.9 million Rands!* An opinion from the floor put the "realistic likely cost" nearer to R0.5 million. Then there was news that a budget of R1.5 million had been allocated by Council. The tender for the R2.9 million was found to be "faulty" and was eventually rejected after a structural engineer's report was reviewed.

Our latest information has it however that progress on the planned repairs/reconstruction of our hallowed walkway *is* progressing, albeit not at a scorching pace.

New re-tendering has now taken place and the closing date for quotes has been stated as being 24<sup>th</sup> July 2009. The current plan is start work by 1<sup>st</sup> September 2009 after the new contract has been awarded, with a completion date scheduled for 1<sup>st</sup> December 2009.

At this stage, this is the status-quo situation we are given to understand, reported in good faith.

### **Draft Graffiti law will clean up Cape Town.**

The City of Cape Town has drafted a new By-law to stop the spread of graffiti within its area of jurisdiction, states an announcement made on 22 July 2009. The new by-law is available for viewing at Public Libraries and Sub Council Offices and is also downloadable from the City Website.

Graffiti is an act of vandalism, impacting on residents and visitors alike. It is generally associated with elements of crime or drug abuse. It is a serious detraction to Cape Town's scenic appeal, particularly to tourists, a major driver of the local economy.

Once approved, the new by-law will enable the City to prohibit the spread of graffiti, by means of a specialised Graffiti Control Unit. It will also provide for the removal of graffiti and the restoration of surfaces affected by it.

The draft graffiti By-law can be downloaded from the City Website: [www.capetown.gov.za](http://www.capetown.gov.za) . Just search on "graffiti" and follow the links.

Members of the public are invited to submit their comments to: Anton Visser on Fax 021 400 5937 or Email [anton.visser@capetown.gov.za](mailto:anton.visser@capetown.gov.za) before **20 August 2009**.

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**SUBSCRIPTIONS:** Contact for Subs-paid advice to FHVRRRA:

**Membership:** Allen Rose-Innes: Tel/Fax: 021 782 4279 Email: [aroseinn@mweb.co.za](mailto:aroseinn@mweb.co.za)

**Postal Address:** P.O. Box 22125 Fish Hoek, 7974.

#### RETURN SLIP FOR SUBSCRIPTIONS

Tick Block(s) >>> | 2008--R40 | 2009--R50

**FROM:**

**Full Name & Initials:**.....

**Street Address:** .....

.....

**Postal Address:**.....

**(If different to Street)**

.....

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### ***Yet another shock increase on electricity cost.***

Another electricity increase has been publically announced...ESKOM have now been given approval to apply another staggering 31.3% increase on electricity prices to municipalities from 1<sup>st</sup> July 2009. This is for an effective period of only nine months rather than the 12 months requested. It is 4 times the current inflation rate, but that is only a part of the very complex story.

The National Energy Regulator of South Africa (NERSA) turned down the original application for a 34% increase, but some municipalities might possibly add an additional markup in any case which will push the increase even further.

*So what happens after the first nine months?* Eskom have yet to finalise their "funding model" which will determine price levels until 2012. This has to be approved by NERSA and is likely to be submitted by September 2009.

Informed opinion appears to believe that there will undoubtedly be more interim increases, hopefully not as high as the previous ones but certainly higher than the inflation rate.

These developments throw the spotlight on the continuing need for consumers to manage/monitor their electricity consumption as effectively as possible. Among the options which might be considered are:

- Change or reduce the use of appliances which consume too much electricity (especially very old units).
- An old geyser consumes much more electricity in heating up water than a new one. Adding an on/off timer to the geyser could possibly reduce the electricity usage.
- Invest in devices which are more efficient than electrical ones e.g. gas heaters.
- Consider investing in a pre-paid metering system which permits very tight monitoring and control of electricity consumed, especially for tenants and landlords.

ESKOM recently signed a loan agreement to the tune of *Six Billion Rands* for its capital expansion programme. Since 2007, opinion appears to be that electricity costs may henceforth increase by as much as 60%, a very conservative estimate in the light of developments, it would appear.

*Quoted from SAPA on June 9<sup>th</sup> 2009:* "South Africans have to accept that the days of cheap electricity are over as denying ESKOM higher tariffs could put the power supply to the whole nation at risk, Public Enterprises Minister Barbara Hogan told MP's".

### ***Fish Hoek Beach Action.***

For some years it has been a dream of local residents that our glorious beach be awarded the coveted **Blue Flag** status which would mean so much to both residents and our visitors.

The main problem is very poor water quality, caused principally by the unsavoury stormwater outlet and our antiquated rising main/pumped sewerage system, designed to fall directly into the storm drains, thence to the beach and causing the unacceptably high e-coli levels.

Efforts to revive the action are now underway, with Alderman Felicity Purchase advising that efforts are being made at Mayoral level to get monies allocated towards the tourism budget for the Far South, which would permit the stormwater issue to be addressed and resolved.

The **Beach Entrance Kiosk** has now been unmanned for some weeks, the reason for which, we are advised by Council, is the result of lack of manpower to do the job.

Amenities Maintenance is currently running at a level of 45% staffing, represented by 2 managers, 2 Administrators and 23 Workers, who have to cover a huge area in the Far South which is clearly quite out of reach for so few people to handle.

The result of this is that there continues to be no revenue collected at the beach entrance. Not that this money gets to be used directly for the benefit of beach users, it goes directly into the central city coffers. Efforts are being made to correct this situation, but with zero success at this stage.

Consideration is also being given to moving the **Beach Kiosk** across the line away from its present location, the main rationale for which is given as a need for more security.

Opinions vary as to the wisdom of this move, particularly as it would present a prime opportunity for traffic to back up across the railway line, thus creating a perfect scenario for a fatal accident.

### ***Quarry Road Traffic Lights: Arthur or Martha ??***

**Statement:** The new-ish traffic lights at the intersection of Quarry Road and 17<sup>th</sup>. Avenue are a god-send and solve all the problems we used to have in that area.....

**Right?** *W e // . . .* not quite, it now transpires.

Whilst absolutely everybody will welcome the extra safety now provided after so many years of waiting and countless nasty accidents, there are still a few outstanding matters still to be taken into consideration and acted upon by Council..... FHVRRA have been trying to get this message across to The Traffic Engineer for some time now, without success.

We need some input from Members.....please consider the following:

If you use this junction in your daily travels, have you ever.....

- been mowed down or nearly so, by speeding taxis or other uncaring speedsters jumping the **red** lights on Kommetjie Road, when you have right of way out of Quarry or 17<sup>th</sup> Avenue after the lights have changed to **green** in your favour?
- been on the inside lane on either side of the road and wanting to go straight on, as the road markings say you can, only to be confronted in front by a bus or taxi stopped in the bays provided immediately after the left turn, then had a narrow escape when you tried to bear right into the traffic stream in the middle lane?
- been in the middle lane, wanting to go straight on and then found someone racing straight through on the inside lane, having not turned left, and now wanting to force a way in front of you?
- been waiting on Kommetjie Rd. at a **red** light, with the second set of lights at the next junction on **green**; someone will not see the first set of lights on **red**, only the far set on **green**, then they zoom through against the first **red** light?
- been waiting to exit from Quarry or 17<sup>th</sup> into Kommetjie for far too long because the timing of the lights is too much in favour of Kommetjie?

Your Committee is very aware of all these problems, but so far Council does not seem to want to hear about them. They consider that all is in order and any changes which were made from the arrangements before the second set of lights were installed are all for the good. The previous arrangement of a **mandatory left turn** from each of the left lanes worked well and its reintroduction would help create a much safer environment for all the users of this junction.

**We invite** all readers of this item to **contact us** if they have a story to tell on this subject. The easiest means would be by Email to [jenpete@netpoint.co.za](mailto:jenpete@netpoint.co.za), or a note to our P.O. Box No. 22125 Fish Hoek 7974 would be welcome.

We shall submit all responses to Council as support for our continued lobby on this important matter.

### ***Monitoring of Developments***

Your Exco continues to investigate the many requests received to allow departures from building and zoning regulations. Considerable care is taken to try to be fair to both the property owner and the neighbours and at the same time uphold the zoning and planning legislation.

At present we are concerned with the proposed consolidation of Erf 11825 off Carlton Road with a strip of City land abutting the property, but also adjacent to the **Silvermine River Wetlands**. This consolidation and its subsequent sub-division will enable the owner of Erf 11825 to develop a considerably bigger group housing scheme. In May 2005 we objected to the sale of this City land and various other aspects of the development. An earlier letter from Council contained a proviso that any agreement would be subject to the consent of the FHVRRA and the ward Councillor. However, in May 2008 the full Council resolved to approve the sale of this City land and not to uphold our objection and that of the Friends of Silvermine Nature area (FOSNA). There was no consultation with the FHVRRA or the ward Councillor and we wrote to Council most strenuously objecting to such disregard of its own conditions and requesting on-site meetings with all parties concerned. All to no avail. We feel this development is inappropriate so close to the wetlands. FOSNA has supported us and TMNP has also written to the Council, particularly as the sale of this City land will compromise the wetland buffer zone and the proposed Silvermine Coast to Crest Hiking Trail. Accordingly we have now handed this matter to attorneys C&A Friedlander Inc. to act on our behalf.

Another contentious matter is the proposed development of **Dassenberg**. It is an involved matter with differences of opinion as to whether this area is in or out of the urban edge line, whether the existing infrastructure can support such a large development and not least the aesthetic impact of so many houses on the mountainside on a tourist route. We and other civic and environmental organisations objected to this development. However, MEC Pierre Uys, before leaving office, approved both an environmental authorization and a rezoning to sub-divisional area for residential development. We all appealed to new MEC Anton Bredell, but without success, and subsequently appealed to the Mayor of the City of Cape Town to have this decision set aside, as we are aware that the City does not support this development. The upshot is that the civic and environmental organisations will need to fight their own battle. A first action is a scheduled meeting in early August with MEC Anton Bredell.

**Bayside Bazaar** has been an on-going nightmare. Currently it is looking a little better than before but is far from finished. The building adjacent to it has considerable problems in respect of litter being dumped in its backyard and we ask why there seem to be no facilities provided for the Council tenants at Bayside. Toilets and bin rooms are required of private developers.

EnviroAfrica has submitted the documentation relating to the proposed new **Vodacom base station and mast at Fish Hoek SAPS** to the Department of Environmental Affairs & Development Planning (DEA&DP) for its decision. We believe that EnviroAfrica has not adequately addressed the visual impact at the entrance to Fish Hoek, the proximity of residential housing and the assessment of alternative sites. We are therefore making direct representation to DEA&DP.

We have also been concerned with the **quality of water** both in the Silvermine River and on the beach.

The Council is undertaking investigations and we wait to see what action is to be taken.