

FISH HOEK VALLEY RATEPAYERS AND RESIDENTS ASSOCIATION
QUARTERLY GENERAL MEETING
19h30 ON THURSDAY 22 November 2018
AT CIVIC CENTRE HALL, FISH HOEK

1. Present and Apologies:

As per attendance register

2. Welcome

FHVRRA chairman, Brian Youngblood (BY), welcomed the participants and introduced the topics to be addressed, namely, Does Fish Hoek have a Plan?, Councillor's Report and Chairman's Report.

3. Topics

3.1 *Fish Hoek Main Road Rejuvenation*

Mike Schilperoort (MS) described his role as a member of the team of three architects/designers that comment for FHVRRA on departures in planning applications for Fish Hoek. He then discussed the rejuvenation of Main Road. Twenty years ago he had provided a design for the transformation of Main Road at the behest of the Fish Hoek business community, but it had led nowhere. Indeed, Main Road has deteriorated steadily over the years for three reasons:-

- The buildings in Main Road are owned by a diverse set of people, many of whom do not live in Fish Hoek and have no interest in it other than continuing to earn rental for their properties;
- So called "High Street" shopping around the world had declined with the development of shopping malls, secured against crime and weather with ease of vehicle access and parking; and
- Traffic flow through Fish Hoek had increased dramatically due to commuters from and to other destinations.

MS predicts that developers are becoming interested in Main Road, not for erection of shops, but to exploit existing rights to build to heights of 15m or 5 stories for residential purposes. Such development could become a nightmare unless there is some aesthetic plan that all need to comply with. MS then made one innovative suggestion to change the "ugly sister of the South" image of Fish Hoek - the replacement of the trains with trams running on the same rails but without the overhead electric lines and the security fencing. This would have the effect of opening access to the beachfront and sea. Such systems were common in Europe. The trams would be used by commuters in peak hours and tourists at other times. Trains would terminate at Lakeside and trams continue on to Simon's Town. The Masiphumelele and Ocean View commuters would be transported to Glencairn on the Glencairn Expressway rather than the Fish Hoek station.

3.2 *Fish Hoek - the next 100 years*

3.2.1 *Waterfront*

Matthew Gray (MG) showed a series of photographs of Fish Hoek valley:-

- Sand dunes before any development;
- A couple of farm houses with some vegetation circa 1903;
- The planned layout of Fish Hoek in 1918 similar in concept to the centres of Paris and Rome with three roads as spokes from a hub leading downhill to the sea;
- The advent of the railway line cutting the village off from the sea and the beach;
- Main Road in 1983, obscuring the view of the beach and sea to an extent, but with buildings reminiscent of Kalk Bay; and
- Fish Hoek since 1983 with the station shopping square with its ugly back completely cutting the town off from the sea.

He then presented a computer based walk through 3D design of a mixed use V&A Waterfront like complex running from Main Road, over the station and railway line to the beach with parking between the beach and the complex, which had the effect of opening up the whole of Fish Hoek's magnificent beach and bay to the town. A revelation!

3.2.2 Dolphin Park

Dolphin Park (DP) offers the most attractive view of Fish Hoek beachfront and bay from Simon's Town Road. However, the park which is surrounded by blank building walls and narrow alleys does not offer easy access from the road or the beach, is inhabited by "ne'er do wells", preventing the public from enjoying its attractions. MG has been commissioned by a group of DP neighbours to provide a design for the use of the park as a public amenity. He presented his conceptual design to the meeting depicting vehicular access from Simon's Town Road, with leisure, exercise and recreational facilities, a grassed area flowing down to the seafront with access to the beach through an open culvert under the railway line and a raised bridge on Jagers Walk, which could then see DP. What an asset such an amenity would be!

3.2.3 Neighbourhood Farm

Unfortunately, Justin Bonello, the third scheduled speaker had contracted Chicken Pox.

3.3 Councillors Report (Councillor Aimee Kuhl(AK))

Councillor Kuhl expressed support for the approach to and the concepts for Fish Hoek development embodied in the MS and MG presentations. She denied that Fish Hoek ranked low on the City's list of development priorities, but cautioned that development should not be allowed to occur in a manner that precluded a share in benefits by the Masiphumulele and Ocean View communities.

At her request Ossie Gonsalves (OG), Head of City Planning for the Southern District and a Fish Hoek resident commented on the MS and MG presentations as follows:-

- Most of the erven in Main Road were small and the benefit to potential developers of building to 15m height would be limited by regulations regarding density;
- Kalk Bay and even Clovelly had overlay legislation protecting heritage aspects, while Fish Hoek did not. Perhaps such overlay regulation should be sought;
- The City's Southern District Development Plan for the next five years was being compiled by Kier Hennessy. FHVRRA should interact with him.

OG also made some less ambitious and in his view, more achievable suggestions about access to the Fish Hoek beach and sea at the Clovelly end.

AK offered herself as the link between the community and the City to take the process of revamping Fish Hoek forward.

4. QGM Minutes

Proposal that the QGM minutes of 23 August be approved – proposed by Helen O'Regan & seconded by John Shaw.

FHVRRA's Constitution's Section 7.12 states that "the Chairperson shall apply customary rules of procedure". One such set is **Robert's Rules of Order**.

BY requested that the minutes be taken as read; asked whether there were any corrections? None were offered.

5. Chairman's Report (Brian Youngblood(BY))

5.1 Subscriptions 2019

Section 5.2 of the FHVRRA constitution reads:-

"The annual subscription shall be proposed by the Executive Committee and confirmed at a General Meeting of the Association prior to the commencement of the financial year. The annual subscription shall be due on or before the first Quarterly General Meeting of the financial year."

FHVRRA has held subscriptions at R70 / family for the past four years and has tried holding down expenses, but inflation has finally caught up. Confirmation of the meeting was obtained to raise subs to R80 / family as proposed by Exco. Members for whom the subscription rate is a burden can always make arrangements with BY in private.

5.2 General

Join Exco

BY extended an invitation to join the FHVRRA Exco – a critical post is becoming vacant / available

Rainfall Records

FHVRRA is looking for anyone who keeps daily Fish Hoek Valley rainfall figures. Nerina Gardens apparently does so. These statistics will be correlated with culvert bacteria data. FHVRRA has requested the City to erect a warning sign at the “lighthouse” re culvert water quality.

BY presented the rest of his report visually, as follows:

Main Road Crosswalk

Our three architects have asked to meet with the City’s designer to better plan this crosswalk

Roads

We have requested an Armco barrier on the NNE corner of four-ways (Ou Kaapse Weg / Kommetjie Road) and tree re-planting in a more natural setting to visually beautify, provide noise abatement and possibly decrease the exhaust emission effect in the area. Four-ways is expected to be completed by February 2020 (May is more likely). Kommetjie / Main Road rehabilitation between Quarry and Corsair Roads until 31 December 2019 will require single lane closures. Of the R194M budget, R100m has been spent to date.

The opening-up of Houmoed Road is expected to reduce Ou Kaapse Weg and Kommetjie Road traffic by 30%. The associated environmental Basic Assessment Report (BAR) has been submitted.

Noted: no development of the road to the Electricity Depot (Harrington / Corsair Roads)

Beach

The City says benches will cost R12,000 vs our obtained quotation of < R4,000.

Vehicle Licences

Don’t forget to renew your vehicle licence. The City has not been printing notices lately.

Crime

Robberies at ATMs in Fish Hoek have increased

100 officers of the Rail Enforcement Unit (PRASA, City & W Cape) were deployed on 29 October.

Recyclable Bags

Shoprite will give customers 50 cents off their groceries each time they use their R3 recyclable bag.

Fish Hoek Cash Office

With the closing of the Simon's Town Cash Office from 1 December, expect longer queues.

Electricity Supply

Expect more load shedding in the coming months. Steenbras Dam Pumped Storage Scheme will try to alleviate.

Christmas Boxes

Solid Waste staff and contractors are not allowed to ask for donations. However, you are welcome to voluntarily contribute.

Dust

A noticeable increase in dust at four-ways was reported to the authorities.

City's Law Enforcement Statistics

BY questioned the usefulness of Law Enforcement statistics – all are traffic related and nothing has been received since 26 September

	2018:	21-Aug	30-Aug	05-Sep	26-Sep
Disobeying Traffic Signal				1	16
Overtaking Lines			1		
Parking Offences				3	
Safety Belts	1				
Defective Brakes			2		
Defective Stop Lights	2		1		
Unlicensed Motor Vehicle			2	11	2
Failure to Display Valid Clearance Certificate	2		2	11	2
Alleged Unlicensed Driver	3		3		
Failed to produce Driver's License on Demand			3		
Alleged no Professional Driving Permit	3		3		
Failed to produce Professional Driving Permit	3		3		
No Operators Card			2		
Operating whilst under Suspension			2		
21 August: Main Road					
30 August: Kommetjie Road					
5 September: Recreation / Beach Rd					
26 September: Pre-Primary School					

Fish Hoek Improvement Project

Over the years, we have seen many well intended groups that have met to “fix” Fish Hoek. One such creative group, the Fish Hoek Improvement Project (FHIP), which unfortunately fell by the wayside, actually had some very good ideas, even if some were impractical.

FHIP sub-groups included:

- CBD
- Public Spaces
- Beach & Surrounds
- Law & Order
- Community Activities
- Road Signage

With special thanks to Clint September and Julie Venning from the CBD sub-group for the slides
Another group had the idea of painting large murals on many buildings in Fish Hoek and most appear to be quite fun. Cape Town has some building murals. Fish Hoek also has some murals, sort of...

Neighbourhood Farm

Tasty vegetables are on sale at the Neighbourhood Farm at False Bay Hospital

6. Questions & Comments

6.1 Mark Robinson (MR)

MR is a transport consultant with PRASA as one of his clients. He believes that trams will not be able to replace the trains due to the number of passengers that need to be transported at peak times. MS replied that he had campaigned for shark nets for ± 8 years with naysayers claiming they would not work. The nets are a fait accompli and do work.

MR believes that the Clovelly traffic light is a cause of the major traffic build up in Main Road. AK undertook to investigate the efficacy of the sensor system.

6.2 PnP Liquor License

Q - What is the status of the PnP liquor license application?

A - Pending a decision by the Liquor Board

6.3 Library

Q - When will the Library re-open?

A - Scheduled for 18 December 2018

6.4 - Fish Hoek Rejuvenation

John James stated that only 15-20% of the adult population of Cape Town pay rates and taxes. In Melbourne, 70% do. This implied that major rejuvenation projects for Fish Hoek were unlikely.

6.5 Municipal Services Delivery(?)

Q - Why are Law Enforcement (LE) officers and vehicles seldom seen other than at the beach office?

Why do LE vehicles “jump” the railway booms?

What is being done about the control of so called “parking attendants”?

What is being done about the replacement of the beach promenade benches?

What has been done about the people living under the Silvermine bridge?
There are electrical wires hanging over the entrance kiosk to the beach. Are they live?
Simple routine maintenance of amenities just does not seem to happen. Why?

A - AK replied as follows:-

Silvermine bridge is the responsibility of PRASA and SAPS. It was well documented that the Western Cape has one police officer per ±500 people while the rest of SA has 1 per ±300. This situation may be a deliberate political ploy.

Ocean View is a gang warfare zone. JP Smith is continually pushing for more police while Dan Plato, the new mayor, has good contacts with SAPS. Hopefully, this will help.

AK uses her City funds to sponsor a LE vehicle, two coastal LE officers and four young auxiliaries. Approved car guards have been issued with official vests.

AK undertook to investigate and reply in writing to the other questions/complaints about service delivery.

6.6 *Jeremy Hare (JH)*

JH appealed to the Fish Hoek residents to support the shop owners who had remained in Main Road for so many years. Without this support, the current trend of one family buying up property in Main Road and opening one “cellphone” shop after another would continue .

6.7 *Messy Pavements*

Q - A resident asked how her neighbours could be persuaded to keep their pavements clean and tidy.

A - MG suggested that she propose a street competition for the best pavement.

AK mentioned the broken window course offered by the City.

7. Closure

BY thanked the people who had contributed to the success of the meeting, particularly MG and MS, the Girl Guides for tea and all those attending