



*Clifton - On - Sea And District
Bungalow Owners' Association*

(Clifton, Glen Beach & Bakoven)

**MINUTES OF THE ANNUAL GENERAL MEETING OF CLIFTON-ON-SEA & DISTRICT
BUNGALOW OWNERS' ASSOCIATION HELD ON TUESDAY 26 APRIL 2016
IN THE CLIFTON SCOUT HALL AT 18H00**

Attendance:

42 bungalow owners and four guests attended as per the attendance register.

1. Welcome:

Paddy Walker welcomed all residents from Clifton, Bakoven and Glen Beach, and our guest speakers – Justice Albie Sachs (resident), Stephen Townsend, Jaap du Toit (resident), Jason Kempel (resident) and Michael Rubin (resident) as well as invited guests – Chris Willemse (CBRRA) and Cllr Weber.

Paddy Walker expressed condolences on behalf of the BOA to Caro Wiese on the death of her mother, Mrs Clarence Basson, and to Dr Christo Wiese and families.

2. Apologies:

Invited Guests: Alderman D Qually, Jenna Lavin (Heritage WC), Stephen Levetan.

Clifton

Larry Behrmann & Rachel Buck, Damian Halford, Penny Dalais, Jackie Meltz, Tony & Penny Raphaely, Simon & Ingrid Sterling, Rainier Kappler, Cyril & Monique Harrisberg, Pat Josephson, William Piggott-Brown, Mike & Gail Strong, Vanessa September.

Bakoven

Martin & Angela Parker, Shelley Trope-Friedman, Caro Macdonald.

3. Notice and Quorum:

Written notice of 30 days was given to bungalow owners and the previous Minutes circulated. As required by the Constitution more than fifteen members were in attendance and the meeting was duly constituted.

4. Adoption of the minutes of the previous AGM:

Minutes of the previous AGM held on 26 March 2015 had been distributed by e-mail and copies were available on the website.

The minutes were accepted as a true record.

- Proposed – Dusty Holloway
- Seconded – Eleanore Biggs.



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5. **Matters arising:**

None

6. **Guest speaker: Justice Albie Sachs was introduced by Steve Gordon**

Justice Sachs spoke most eloquently on the social aspects of Clifton's History and Public Heritage, recounting his stories as a young boy growing up in an 'unusual' family. The residents of Clifton in those days were 'alternative', filled with dreamers and characterised by openness, with a history of racial mixing at parties.

During World War 2 people met at Bachelor's and Maiden's Coves and Clifton had a specific character, "something about the sea and the waves resisting change".

Our prime concern should be to create an urban park to diminish the divide, giving access to the coast and the waves.

Justice Sachs was thanked by Paddy Walker.

7. **Chairperson's Report:**

Paddy Walker welcomed our Cape Town City Ward Councillor, Jacques Weber, thanked him for attending this meeting, and then presented her annual report.

The report was adopted.

- Proposed - Jaap du Toit
- Seconded - Michael Rubin.

This report is attached to these minutes and will also be posted on the website.

Cllr Weber replied to comments about the lack of City Service delivery and explained that 25% of the City's rates are allocated to wealthy areas and the balance goes to the other areas.

Opposition parties object to spending in the wealthy areas.

In this ward Camps Bay and Bakoven sewerage systems will be upgraded – repairs are done regularly and the City does as much as it can. There are areas that need to be cleaned and vagrancy is a huge issue. SAPS and Law Enforcement need more funding in this area. At present in the build-up to the August elections, SAPS and Law Enforcement are relocated to the areas where protests occur almost on a daily basis (the City supplies 3% and SAPS the rest). Cllr Weber agreed that Property Management is unacceptable and this is being addressed at the highest level.

Cllr Weber agreed to answer further questions after the close of the meeting.

Steve Gordon presented Paddy Walker with flowers and a gift as thanks for all the work she has done for the BOA over the past few years.



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8. **Treasurer's Report:**

This was presented by **Warren Chapman** and is attached to these minutes. The report will also be posted on the website.

In summary we ended the year with net resources of R159,500, made up of assets of R366,000 (all in cash) and liabilities of R206,500 including a liability of R165,000 to the City for the collection of garage rentals. We have increased the subscriptions fees and targets for memberships and we may call on members to make voluntary contributions in ensuring due and proper process in the Clifton 'Precinct' Development.

Warren thanked Paddy Walker, Emma Fonzari and Di Boynton for all the work they put in for the BOA.

The report was approved:

- Proposed – Allers Altman
- Seconded – Isaac Menashe.

9. **Nominations and Election of Committee Members: Steve Gordon**

All current members except Vanessa September agreed to stand on the committee.

They are Alan Berelowitz, Di Boynton, Mitch Brown, Warren Chapman, Steve Gordon, Damian Halford, Paul Hancock, Caro MacDonald, Tony Mostert, Nina van Zyl, Nele Vermaak, and Paddy Walker.

Jason Kampel was nominated from the floor.

- Proposed – Jaap du Toit
- Seconded – Eleanore Biggs.

10. **Pilot Security Project: Jaap du Toit and Jason Kampel**

Jaap du Toit raised concern of security problems in areas such as parking and the holding of large parties. A suggestion was made to utilise the use of a camera system which would require a mast located in the parking area, the intention being to roll out a number of units throughout Clifton, starting with The Ridge and 4th Beach. There are technical challenges and a minimum of five residents is needed to underwrite the system. The residents cannot rely on law enforcement and thus need to undertake their own initiative without closing in the area. Vagrants and night-time loiterers pose a big problem.

A camera system would help to reduce criminal activity and preserve Clifton as being a safe area without the risk of crime, together with pro-active interception with Camps Bay Watch to provide armed response. Camps Bay Watch and Camps Bay Trust own the control centre



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situated at Camps Bay High School and their dedicated armed response teams service Camps Bay and Clifton.

Each area in Clifton will be responsible for raising the funds for the cameras in their specific area. The cost of each camera is R180 000 and four would be needed to cover The Ridge and 4th Beach. Initially the upfront investment is high, but the monthly cost would be R370 – R270 for Camps Bay Trust and R120 for repairs and servicing, the 'life' of a camera being nine years.

There were comments from the floor regarding security walking around the bungalows and noting that vagrants would be aware of the location of the cameras. The efficacy of the service must be proven first by The Ridge and 4th Beach residents.

Jaap du Toit and Jason Kampel were thanked for a most interesting and informative talk.

11. **Clifton 'Precinct' Development:**

Steve Gordon gave a short background then introduced Stephen Townsend and Michael Rubin. BOA has endeavoured to engage with the City regarding the process but questions tabled have not been answered nor replied to in any manner.

Stephen Townsend expressed concern as that the sequence of events –specifically that any revision or clarification of the planning frameworks for the land parcels would follow - rather than precede - the decision to dispose of the land.

ST shared his view that the process for developers was a complex one, especially as the tender anticipated and suggested development which would necessitate changes to the land use, zoning and other protections currently in place. Amongst other things, the Developer will have to seek (a) changes or amendment of the Table Bay District urban edge, (b) changes or removal of the Provincial Heritage Site (per Heritage Western Cape), and (c) land use applications / rezonings.

Each application will trigger the need for a host of specialist studies, plus processes which include public advertising and comment. Motivations, discussion and objections will hinge on aspects ranging from traffic management, the scenic drive, services, and environmental considerations. He anticipates a complex, protracted process.

Michael Rubin observed that for any prospective Developer (or Financier) value is influenced by certainty, length of time taken for the project, the necessity for retail, residential, leasehold, freehold and parking elements, variable market forces, pre-sales commitment and an intrusion between retail and residential areas. To add to these complexities, civic-minded people will intervene, object and appeal!



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The tender document is complex and the purchase price would need to be a bargain, as the developer will be faced with many uncertainties. The City has given itself the lowest possible scheme for success!

Comments from the floor:

The BOA and the community resolve to fight any appropriate action that may be required. BOA funds will be spent for the interest of all and additional funds may need to be raised depending on any further legal or other expenses that may arise. The Camps Bay Residents and Ratepayers Association is also working closely with our Association.

Warren Chapman proposed a vote of thanks to the speakers, and to Steve Gordon, Michael Rubin and Paddy Walker for their ongoing work on this matter.

- Proposed – Warren Chapman
- Seconded – Dixie Strong
- Adopted unanimously.

There being no further discussion Paddy Walker thanked all who attended and the meeting ended at 20h00.

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Chairperson

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Secretary