

CLIFTON-ON –SEA DISTRICT BUNGALOW OWNER’S ASSOCIATION

2010 CHAIRPERSON’S REPORT

Presented by Vanessa September to the

AGM at the Scout Hall on 31 March 2011

The CBOA Chair report is a synopsis of the work undertaken by the committee in the past twelve months. None of our work is possible without the dedication and commitment of the individuals who give of their time and expertise on a voluntary basis to deal with the issues that continue to affect our residents and the area. Your efforts and commitment to the community is greatly appreciated. It’s a pleasure and an honour for me to represent you.

Even more than the committee, our work is completely supported, facilitated and aided by our secretary - Emma Fonzari - who works tirelessly and beyond the hours for which she is officially appointed to respond to phone calls, text messages, correspondence and attending meetings to keep our services fluid, our environment noise controlled, the events on the beaches well managed, and the NEMA and LUPO applications scrutinised so that we can continue to live in harmony here in paradise. Thank you, Emma.

The elected committee members meet once per month to discuss the various issues that crop up. Often the chair or co-chair or past –chair and Emma would meet when something needed more immediate follow up or attention.

There are several categories of issues that arise and there is a sub -committee for each category. Having the sub committees, each with its own chair, help a lot towards sharing the responsibilities and stream lining the inputs in areas where people feel they have particular expertise and interest. All the members of the committee offer their time and expertise voluntarily.

So what have transpired in the last year? What follows, is a brief synopsis of the respective activities:

SERVICES

The year has seen some changes in the way some services are being delivered. Solid waste collection has been outsourced, so you will have noticed, for example, new people on the steps collecting the garbage bags. For the first few weeks we noticed terrible spillage from the new truck. After several weeks of taking photographs and engaging the staff on the truck, we noticed this week that the leaking gap has been fixed.

The management of the public toilets has been outsourced. The building and facilities have been upgraded, tiled and painted internally and externally.

Council continues to manage the beaches and pathways clean up. This is supervised by Gavin Williams who has been in the area for 16 years.

The CBOA employed John Mlonyeni to sweep the pathways and assist with general clean up here and there. Since the Council was doing such a good job managing the beach and pathways, we felt that engaging a supplementary cleaner was superfluous and John was released from his duties at the end of January.

BUILDING AND PLANNING

There has been an increase in building and planning applications this past year - approximately 16 alterations and additions and 5 new bungalow or extensive renovations.

Several bungalows have acquired new owners. We welcome the owners to our community and encourage them to join the association and to feel free to be in touch with the committee to find out how we can be of assistance to you.

The Association met with the City on the issue of multiple story bungalows. There are still no clear guidelines in place and we continue to assess these applications on their individual merit, context and impact on the immediate neighbours.

Dave Saunders continues to be a resource which we draw on when specialist professional input is needed, and we continue to appreciate his efforts and time, which is made available to us free of charge.

Di Boynton who initiated the pathway naming, is taking that project further to having Council officially accept the names, so that our addresses can formally include the pathnames.

We've noticed that the cell-phone antennae on the Scout Hall roof have grown in number and that a new metal stair has been installed behind the Scout Hall without any due process being followed. The scenic view line is affected. The Association has raised its concern about the lack of procedure and requested input from the Councillor for the Goodhope Sub Council and comment from the City.

GARAGES

During 2009 the City had engaged Urban Econ to complete a feasibility study. The CBOA submitted a report raising certain concerns pertaining to existing rights to users of the garages, restricting the future use of the area in keeping with permissible developments for the Bungalow area; amongst other things. During 2010 the City placed an advert in the Cape Times, seeking public participation for a proposed development. On enquiry, we discovered that there was no proposal in place to present to the community for discussion and that the process was incomplete. We non-the-less encouraged residents to respond to the advert, and we also submitted the report, which was integrated in the Urban Econ report, as a direct comment from the community to the City. The City and we are keen to see the garages site upgraded, but we'd like to be sure our concerns and needs as a community are addressed in any future redevelopment. So far, we are not confident that this is the case and we have to continue to be vigilant as the process continues.

The Committee received information of a stacked parking solution for review and comment. Since the Committee consists of elected representatives, and not developers, and the land is public owned land, we can only recommend that proposal like these be submitted in response to proposal calls from the City. We can't act on them ourselves. We would formally comment on them at the appropriate time in the public participation process.

SECURITY

Alan Berelowitz, who heads this subcommittee, is not here to give a detailed report on the latest developments. In summary, crime statistics seem to fluctuate with the holiday season coming and going. Most of the house burglaries were opportunistic - as a result of doors being left open with people present in their homes etc. There was only one major incident on second beach, which the CBSI believes to have been part of a syndicate operation. A lot of effort has gone into researching the cost and management of surveillance cameras. The conclusion on this is that the cameras may be easy to install, but the ongoing management and cost of surveillance and response to incidents were more costly and requires more ongoing input in order to achieve any degree of success. The enquiries into and SRA may also shed some light on this aspect. In the meantime, no proposal has been formulated for presentation here. Finding a sustainable security solution remains a work in progress.

NEIGHBOURHOOD SOCIAL ISSUES

During the last twelve months, the informal community seems to have grown and shrunk depending on the comfort of the season. A core group remains in the area. The Camps Bay Security Initiative has employed social workers to assist them with engaging and relocating the informal community in Camps Bay area. The issue seems to fall between two stools, SAPS and the City's Social Development Department. This issue is ongoing in the neighbourhood and remains a priority. We've asked the assistance of Councillor Taki Amira with this issue. If anyone has particular advice or an opinion on how to move forward, please be in touch with Emma.

EVENTS

We are at all times aware that we live in a unique environment with our homes immediately adjacent to a very popular public amenity. When we respond to enquiries relating to organized events and some adhoc activities that take place on the beaches, we are governed by structured guidelines from the City. There are some annual events which have taken a few years, with a lot of input from especially Steve (who chairs that sub-committee) and others, to get the tone and processes streamlined. Some events we look forward to, like Moonstruck. It was again well attended and the extra security post the event, which was asked for after last year's post event incident on the steps below no 88, ensured no repeats of unbecoming behavior. We continue to work closely with the City Events Management Unit.

With the encouragement and support of Councilor Taki Amira, we have met several times with the President of the Glen Country Club regarding the activities at La Med. After discussion and inputs from immediately affected residents, we have agreed on some guidelines with respect to hours and noise levels and the permissible activities at La Med. The management team has adhered to these guidelines and we seem to have less concerns raised by Clifton residents. Perhaps we have finally, or perhaps just for the moment, hit a right note here!

OTHER ITEMS

Title Deed amendments - This item is one that affects members of all the three bungalow communities, Clifton, Glen Beach and Bakoven. We especially encourage active participation from all residents. Steven Gordon will report on the progress made in the last year and the input required from the community.

Special Rated Area (SRA) - Last year, after a request was made to the AGM, it was agreed that initial enquiries would be made into an SRA, how it may be constituted and what costs and benefits it may bring to the community. Mike Vietri will report on the findings and recommendations.

FINANCES

With the subscriptions we collect from approximately 50% of our community members, we are able to secure the position of Emma Fonzari, without whom most of the work we undertake will be much more onerous and time consuming. We were able to follow through on the pathway renaming project, keep the area graffiti free etc. If, however, we would like to have a meaningful intervention with a lawyer to deal with the title deeds amendments, or find a common and sustainable security solution, then we'd all have to dig a little deeper. And those who are not contributing at all will be asked to review their positions. For the moment, we remain solvent.

CONCLUSIONS

We have asked ourselves recently whether there is still a need for this forum. The short answer is YES. The longer answer - Until we can be certain that there won't be any threats that are not better suited by a collective community response to ensure our continued joy in living here – the answer is still YES.