

# Clifton-on-Sea and District Bungalow Owners' Association

(Incorporating Clifton, Glen Beach and Bakoven)

## 2009 Chairman's Report

– presented by Steve Gordon to the AGM held at Scout Hall, 18 March 2010

---

THE Bungalow Owners Association has had another busy year.

One of my colleagues asked what we have achieved in the past year. It is true that with a few exceptions, when viewing the “big picture” it may seem that little is achieved, and little moves forward. We come into this meeting knowing, for example, that some residents will ask “what about the Garages?”, and muse as to whether they will see improvements in their lifetime. We'll take the questions, of course, and answer honestly.

Even if the road seems eternal, and (as I replied to my colleague) “what we are doing is keeping a finger in the dyke”, I'd like to start off by turning the table, and asking our community some rhetorical questions.

- Would you support a craft market outside the hall?  
*(That proposal came and went, our community none the wiser – ask Cllr Haywood.)*
- Would bungalow owners support a 16 hour rock concert on the field during December? *(after extensive interventions, and with assistance of Cllr Amira, the concert was called off).*
- Did you know that a knife fight after the Moonstruck Event was averted, due to the presence of post-show security which BOA had insisted on in our representations to the City?

Addressing – and pre-empting some of the above – are illustrative of the ‘low profile’ matters which the Association attends, week in, and week out.

Shortcomings acknowledged, we believe that the Bungalow Areas would be seriously compromised, and the standard of cleanliness, safety and environment in these beautiful bungalow areas of Cape Town would be in rapid decline, if not for the work of the Association.

Having co-chaired the committee during 2008, and chaired during 2009, I will be stepping down from the chair as of March, so this report serves as something of a review.

### **Our constituency and our Committee**

I would like to start off with those matters which relate to ALL bungalow areas – Clifton, Glen Beach and Bakoven. In the past, we have noted criticism that Bakoven and Glen Beach fall below our radar, and while we understand well that for matters such as security, the proximity to Camps Bay renders them in a different spatial area, they are Bungalow Heritage Areas, and we continue to encourage their participation in the affairs of this association. The line is open for Bakoven and Glen Beach, and we invite active participation from them.

During the past year, we structured our activities into clear ‘portfolios’. While we have not enjoyed the luxury of fully resourced sub committees, I believe that this approach has helped us to ensure some continuity of workflow, and allows members of our community to focus on core themes and issues.

Planning our annual programme, we have noted that the June-August period is disrupted, in that several of our members travel abroad. Our year planning will have to factor this for 2010.

## **BUILDING PLANNING, NEMA AND LUPA**

When pursuing our records, we have during the past year and currently dealt with 16 Bungalows at Clifton, two at Glen Beach, and two at Bakoven. The majority of these have entailed major constructions – often demolitions and complete rebuilds. Our sub committee for Building Planning has included Vanessa September, Mike Vietri, Alan Berelowitz and me.

We usually get first word of a building when we are notified by the NEMA (National Environmental Management Act) process, or by Heritage Western Cape seeking a demolition permit if it is an old bungalow. In the case of any departure, then there will be the City process in terms of the Land Use Planning Act (LUPA).

As new owners typically want to maximise the space of their structures, applications often include departures from the envelope, and which necessitates neighbours' approval.

We have to peruse the plans – and their revisions – and we also check for comment from neighbours.

There have been applications where all neighbours have been successfully canvassed beforehand, which run relatively smoothly. There are other instances where we as an Association have to try to broker a middle line of compromise.

Notable issues on this front have been an increasing frequency of plans which entail three levels. I say three levels, rather than stories. Planners may refer to a basement, ground and first floor, and would not talk in terms of “three stories”, but this interpretation has become one of frequent concern, and the Association may need to seek guidance from City and others, so that this aspect of planning and design may be more thoroughly addressed in the Building Guidelines for the Bungalow Heritage Areas.

Given the increasing technical nature of the applications, we often have to resort to specialist professional input. In this regard, I must make special mention to thank Dave Saunders, who has given us pro-bono input on several occasions. The sheer volume of work in this department warrants that BOA will need to levy a scrutiny charge from 2010.

## **BUNGALOW TITLE DEEDS**

Our committee resolved that we would like to explore revision of the paragraph which restricts ownership of Bungalows to a single natural person. This follows representation from several bungalow owners (in Clifton, Glen Beach and Bakoven).

Work is in progress – we will need support, especially financially.

For now, we will have a short input from Steven Levetan in approximately 30 minutes.

## **SECURITY**

I will ask my colleague and Vice Chair, Alan Berelowitz to address this important portfolio. During the course of the past year, we have dealt with CBCSI (Camps Bay Community Security Initiative) . This started off on the wrong foot, with CBCSI billing Clifton residents an add-on amount to their armed response bill, without prior consultation. Subsequently, we have extensive talks, and we are impressed with what has been attained in Camps Bay and Bakoven, and the Association supports further roll out in Clifton. Cameras have been initiated in the bungalow areas of Bakoven and Glen Beach. These have been initiated, and paid for by residents. A similar initiative is proposed for the Clifton Bungalow area. Soren Elvin Jensen, Damain Halford (who sends apologies) and Alan Berelowitz have been steering this working group. Alan will report.

The Association will continue its dealings with CBCSI, and retains a seat on the Camps Bay Community Policing Forum, the statutory body which allows for interface between the community and the local SA Police Station at Camps Bay.

## **EVENTS**

We receive a stream of requests, and have mostly managed to “filter” out those that fall short on planning, or which will have adverse impact on our community.

We have also tried and endeavoured to ensure that City and its Events Office understand that there must be some sort of threshold as to how many large events are viable. We are not supportive of events which result in additional influx into the already crowded beach areas during peak season. Cllr Amira has been an ally in advancing this policy.

Our committee remain consistent in our request that the event permits and noise exemption processes are thoroughly attended to. We expect – as is our right – to see event plans, have details about security and PA system and cleansing, and traffic control. We need to receive that information in comprehensive form, and in good time.

On a related note, we have had ongoing complaints and disturbances from activities at the “la Med” restaurant on the grounds of the Glen Country Club. Attempts to address this with La Med / Glen Country Club management have had little effect. The original “ladies bar” which holds a restaurant liquor license, is operating way beyond the ambit and hours envisaged, and from premises which lack the soundproofing and sewerage infrastructure normally required. Late night music and noise, disturbance and litter from patrons, and blockage of the sewerage system on the Ridge are some of the issues we are now addressing with the City.

As we sit here, we must deal again with a short notice enquiry for an event on Sunday. Already there is the Ski race (4<sup>th</sup> beach), but we have wind of a major function at la Med. CBHS has not granted use of the field.

## **MUNICIPAL SERVICES : MONITORING & FOLLOW UP**

Our Secretary and committee members liaise weekly with various Municipal Departments, from Solid Waste, through to Electricity. If you have a complaint or suggestion, please let us now. It is helpful if you can provide in writing, and if possible, with photographic support. Eg. Street light out of order, vegetation for trimming, or illegal signage.

Experience proves that a co-ordinated logging and follow up on these matters brings best results. The Association has built good rapport with most of the relevant Municipal Managers, and while any resident is free to follow up with the City, it helps if your Association can be kept in the loop.

We recently learned that the domestic garbage collections in some areas are being outsourced to private contractors. Please keep us apprised of how these contractors perform.

## **4<sup>th</sup> BEACH PRECINCT UPGRADE / GARAGES and RESTAURANT**

At the last AGM, we announced that the process was being initiated by the City.

During the period May – August, we prepared submissions, and lodged our official comments (which were circulated to our members) on 05 May 2009. Thereafter, we held a meeting of homeowners in this hall on 26 August 2009.

Our most recent advice – this week – from Andre Human of Dept Economic & Social Development CoCT, is that City will discuss this matter – specifically the requisite public participation process - again on 31 March. In the interim, City has noted our request that the Garages be stabilised. A site inspection was held on Monday, and we have written undertaking that the damaged garage doors will be replaced by 26 March. People wanting to lease garages can contact Manager: Property Services on 021 400 4701

Although our written submission is on record with the City, we expect that we will have to make further submissions and inputs concurrent with the public participation process, probably commencing mid April.

## **THANK YOUS**

Thank you to Cllr Taki Amira of the Good Hope Sub Council (who sent apologies on account of a bad bout of flu), and Ward Cllr Marga Haywood whose presence we appreciate this evening.

Inspector Godfrey Marinus, and Officer William Boonzaaier. (5 years in this area)

Gavin Williams – Acting Supervisor Solid Waste (15 years)

Berenice Marlow, John Mias, Fatima Fredericks and Thabo Matyobeni who look after the council amenities, toilets and changerooms and this hall.

We will be honouring and acknowledging some of these key council workers at a special lunch 30 April.

Thanks also to our neighbouring Associations ; CBCPF, CBCSI, CBRA / CSLSC / CBHS

Bernard Shaefer, Ian Merrington, Johan Louw, Linley Kruger at Bay Watch, Sup. Rudman and his team at CB SAPS. ADT & BAY Watch.

Special thanks to our Secretary Emma Fonzari, whose input and commitment always extends way beyond anything we expect.

## **IN CLOSING**

I said at the outset that most of our operations are “holding mode”, but there is one major innovation this year: We must thank especially Di Boynton, for her

work in implementing the Association's directive to name the paths at Clifton. Guests or emergency services can finally be given clear directions to bungalows. Note these are still 'informal', but we are confident that the multilingual (English, Afrikaans, isiXhosa) bird names, should meet favourable consideration. They even couple with the environmental prerogatives of the Blue Flag campaign.

Initiative such as naming the paths cost money, and as our Treasurer will report, we need further resources if we are to take forward our work. Our reserves are tight, and we will be approaching community members for special contributions towards the Title Deeds process, and the localised security camera initiatives.

Please encourage your neighbours to support and, where possible, provide hands-on assistance by working on one of our sub committees.

Thank you for attending.