

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

Clifton, Glen Beach & Bakoven

Newsletter 3  
December 2013



## December 2013 Newsletter

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### Collapsing embankments along seaboard

Torrential rains in November resulted in movement of embankments onto Victoria Road (especially above 2nd and 3rd beach) and sink holes like this one in Bakoven which severely damaged the bungalow below. Subterranean building results in the diversion of underground waterways which in turn affect our infrastructure and environment. You will also note a lot of water seepage onto the beaches from the mountain catchment area after a very wet winter.



### Problem Buildings

Now that Bungalow No 76 has officially been listed as a problem building we can expect some action in resolving this empty property. To date the association has been trying to curb illegal occupation and we have painted the exterior walls on the main pathway to the Blue Flag Beach. This was the home of the Golden Family for many decades, their two sons growing up there.



### myciti Bus Route

Clifton is on the proposed Hout Bay route for myciti and expected to start February 2014. Camps bay to the City via Kloof Nek and Seapont to the City is already in operation.



## Upcoming Events

16 Dec

Reconciliation day swim on 3rd Beach

5 Jan

Bay to Bay road running race – maidens Cove to Hout Bay and back

5 Mar

IMPORTANT: Please diarize Bungalow Association AGM, 6pm in the Seascout hall, 4th beach

## Beach Matters

The city was unsuccessful in stopping organized ball sports on 4th beach so these will continue this season and we trust that law enforcement will ask them to move if the beach is crowded. If you find the games cause excessive noise disturbance, please call the law enforcement officials.

Together with Council we are also working on a vendor management system. The association is concerned that too many roving vendors are a nuisance factor to beach goers and possibly contribute to crime on our beaches. Law enforcement will be scrutinizing vendors licences.

Beaches to be cleaned from 5am daily during high season.

### Beta Close name confusion

Our Bakoven Members, following a poll of Beta Close and Bakoven residents, request that Beta Close should be renamed Beta Close Upper and Beta Close Lower, and not Beta Close West and Beta Close East as mooted.

## Owners improving their properties

As part of the approval process for renovations to your bungalow, the Association must review and sign-off applications, taking into account the interests of all stakeholders, and rules and regulations pertaining to bungalows and in particular protecting the Heritage value of our communities.

This year the association has processed 23 applications. In Clifton we approved 13 plans, have issues with about 6 properties and have 2 in process. In Glen Beach we approved 2 applications including a demolition and have 0 in process. In Bakoven we have 4 applications with which we have issues in process. (discussions with planning) In greater Clifton we have helped with the processing of 2 departures on the scenic route.



## Doggie Rules

No dogs allowed at any time on Clifton Beaches 2, 3 and 4 and Bakoven beaches. Dogs allowed in demarcated free running area on Clifton 1 at any time. Dogs allowed on Camps Bay/Glen beaches before 9am and after 6pm only on a leash.



## BOA - Fees and Payment

Fees: R2,250 per annum. If you haven't paid your 2013/14 fees please pay NEDBANK ACCT: 1232099376  
Reference: NAME/BUNGALOW No.

## We love that some owners are improving their pathways

Take a walk up 2nd Beach steps to see the results of a stunning upgrade to the pathway. On 3rd beach Hadedra Stairs had a makeover and on 4th beach Seagull Stairs have been painted to remove graffiti. Thank you to these community members.

Does your pathway need a makeover? Why not get together with neighbours and upgrade your steps. Emma will assist with coordinating, contact details, contractors and processes.



## End of the year

As the year draws to a close, we wish to thank the committee members for their commitment and hard work, and to Councillor Beverley Schafer who attends our meetings and works hard to support our efforts.



We love the greening of this 2nd beach wall

## Milkwoods Planted 1st & 2nd Beaches

The City has claimed a guaranteed amount from an owner of a bungalow, after protected Manatoka trees were felled on site during construction. City decided to plant Milkwoods at selected sites on First and Second beach, specifically in spots where views would not be affected. The trees are intended to provide shade for beachgoers and add more greenery.



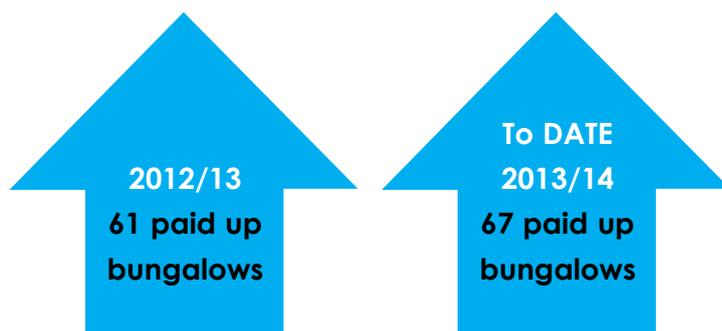
## Sentech and Cellular Masts

The Association is working with the city to find alternative solutions for the placement of unsightly masts. The association is against the placement of the masts on the Seascout hall in Clifton as it contravenes the scenic drive and heritage regulations. The current lease for the Scout hall expires in 2015 and we hope that we can find a solution which will provide the coverage we all need without impacting on our environment.

## The Bungalow Restaurant Site

The city has been renting out this space for building contractors to store their materials.. We do not want a “dumping” site at the entrance to our picturesque beaches, but do realize that builders do need space.

We are talking to the city in an effort to get this empty plot looking better and screened off.



**Cliftons Target is 104**



## Subscriptions

Subscription invoices for 2013/14 were sent out on an on-going basis during the year. If you have not received yours please contact Emma. Your subscriptions and support will ensure we can continue to improve our neighbourhood.