

Clifton-on-Sea and District Bungalow Owners' Association

Clifton, Glen Beach & Bakoven

Newsletter 5
June 2014



June 2014 Newsletter

Precinct Development

City Council Property Division recently presented a proposal for a precinct development incorporating parts of The Ridge and Glen Country Club and Clifton Tennis Club. The proposal was in its very early stages. We requested that they come back with a more definite proposal that can be presented to all Bungalow owners for comment and discussion.

Below is a letter from our Chair to City Council referring to this issue. We will keep you updated in this matter as we get more information from the City Council.



Thank you for coming to our committee meeting on 04/03/2012 to give us an informal overview of what you propose for the Precinct Development.

We noted that the development is a progression from the original 'precinct upgrade' presented to the Bungalow Owners Association during 2008 and 2009. Indications from our face to face presentation are that the footprint and scale have changed significantly. Previous discussion focused on replacing the garages and upgrading the restaurant site. Our comments on that proposal are, in many ways, still pertinent – refer to previous correspondence.

The contemplated development you described now envisages a three tier, 750 parking bay garage, a Woolworths Retail Store and other trading facilities plus a bungalow site development. You indicated that access roads and public walkways to the beach will be re-routed to accommodate this development. Understandably, it is difficult to canvas our community without any written proposal with site plan which sets out the proposal alluded to in your presentation. The proposed development will generate interest and a wide range of comments from the Clifton Bungalow Community and all users of the area so it is in everyone's best interest if we present them with a comprehensive proposal so that we can apply our minds to hard information and respond with helpful and informed comments.

Kind regards - Paddy Walker - Chair

**BOA
Fees & Payment**

Nedbank 1232099376
REF: Your beach + your bungalow number
Clifton residents: R2,250 - Bakoven residents: R300



Website Development!

The BOA is working on a new look website which aims to be informative and useful. All guidelines relating to building in the bungalow areas will be available on this site. Owners, architects and builders will have easy access to information regarding what is and is not allowed in a Heritage area.

In the interim please remember that the Bungalows are subjected to stringent building regulations and that trees and hedges or vegetation cannot be chopped down, paths dug up or any wall built that has not had prior approval from City.

We now have yet another building site in Clifton which has been adversely affected because the builder did not adhere to these guidelines. Careful planning will save you and your builder money and time.

Excerpt of letter from City Council regarding this project:

.... All that soil will have to be reinstated to the root zone of the trees and shrubs on the Public Open Space and the path reinstated at the previously existing level.

A cease works order from BDM will be issued tomorrow morning."



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Glen Beach is now represented on BOA

We welcome the Glen Beach representatives Paul Hancock and Kevin/Nele Vermaak to the Bungalow Owners Committee. With the support of bungalow owners from all three heritage areas, the Bungalow Owners Association will be best able to preserve our heritage status.

The Haven Night Shelter Winter Drive



Please see page 3 for the Winter Drive details

2014/15
53 Clifton
Bungalows
have paid
already.
Target 75

2014/15
6 Bakoven
Bungalows
have paid.
Target 15

Subscription Targets

Subscriptions

All committee members serve pro bono and we thank them for their time. However, the association does inevitably incur some expense including secretarial support and other professional support at times. We encourage all residents to consider contributing through the modest subscription.





WINTER DRIVE 2014

THE HAVEN NIGHT SHELTER DISTRICT SIX HEREBY REQUEST ASSISTANCE WITH EXTRA CLOTHING, BLANKETS, TOILETRIES, FOOD, COFFEE, SUGAR, MILK, TEA BAGS OR ANY OTHER DONATION YOU MIGHT BE ABLE TO ASSIST THE SHELTER WITH DURING THIS EXTREME COLD WINTER WE ARE HAVING.

THE SHELTER PROVIDES:

- **Advocacy** – inviting people off the street and maintain contact with role players to reduce the sleeping on the street.
- **Family reunification services**- contact family and assist and work with relatives to accept client back into the family.
- **Repatriation services** – once contact is established in the community of origin we arrange for transport and ensure client goes back home.
- **Referral services** – as and when necessary we arrange for short term shelter in Haven or partner shelters who takes over the family reunification and repatriation process.
- **Basic services** – are one or more of the following services, a shower, meal, clothing and intervention if medical assistance is needed

PLEASE CALL THE DEDICATED FIELDWORKER RICARDO BEUKES ON 082 0498 209 TO COLLECT OR DROP OFF DONATIONS AT LAW ENFORCEMENT OFFICE (OPP. TIDAL POOL) PLEASE CALL 021 438 8212 BEFORE DROP OFF DURING OFFICE HOURS

THANKS FOR YOUR ONGOING SUPPORT AND PARTNERING WITH THE HAVEN NIGHT SHELTER MAKING UPLIFTMENT REAL!!!