

BUNGALOW OWNERS' ASSOCIATION

Clifton, Glen Beach & Bakoven

OUR EVENT GUIDELINES IN CONTEXT

The Association receives an increasing number of requests to comment or 'sign off' on Events in the area, and equally, receives regular complaints and comments from its members as to the impact of specific events, and events generally.

These guidelines reflect the approach of our Association, and the top-level concerns which typically inform our approach. As the local community, we do have rights, but we do not have an absolute power to veto events. Our rights and concerns, and those of other stakeholders must be weighed against the rights and economic and social benefits to the broader community.

It is important to understand that all events in the City of Cape Town require permits in terms of the City of Cape Town's Event Policy and associated by laws. As at 2017, the relevant City By-laws require that an application for an Event be lodged for any event attracting an audience of over 50 persons, an event which includes sound amplification, or one which entails the rigging of temporary structures. The City may waive the need for an Event Permit for small scale events, or, in some instances – primarily where safety dictates the need – instruct that a permit application be lodged. The City has discretion.

As the registered Residents' civic body for the area, we are supposed and have the right to be canvassed for comment by the City of Cape Town, as part of the Event Permit process. The Ward Councilor is also required to comment, as is the neighboring civic body and relevant City Departments.

In instances where music / noise may be anticipated in close proximity to residences, Event Organizers must complete a Noise Exemption Application, and have this signed off by relevant homeowners.

Ultimately, we have a right and responsibility to comment, and endeavor to do so factoring not only the parameters of the Event Permit Process, but moreover, with particular attention to the unique character of our area, and the many considerations which contribute to make it a challenging space to host events of minimal impact.

We do so for our own good, and also, sharing our insight into the area, such that our local knowledge can contribute to the bigger public and civic good. Uppermost amongst our considerations (and typically, our comments) is the wish that the beaches and public open spaces – the Environment and Heritage spaces which we cherish - can be protected and enjoyed, and remain safe spaces in which both the local community and the broader community – citizens and visitors alike – can enjoy the unique natural environment.

ADDENDUM A : STANDING POLICY OF OUR ASSOCIATION

The BOA is a Residents' Association, and also a conservation body registered with Heritage Western Cape. Our members are privileged to live in an area of natural beauty, and also one characterized by a unique built environment of small scale bungalows. The existence of private space and homes adjacent to public open space presents unique challenges, and we seek to find reasonable balance and mitigate undue intrusion of one realm into the other.

We believe that the core value of the Clifton, Glen Beach and Bakoven Bungalow Areas is environmental, an asset which we cherish, and which is a beautiful resource and destination for all. As the areas experience increased usage, the approach of the Association is to take whatever steps necessary, and to work with the City and other authorities to protect the character and beauty, so that it may continue to be enjoyed as a pristine, safe and accessible resource.

Whilst certain well managed and low key events can indeed be accommodated, our experience is that the area is not suited to larger commercial events, which have major impact for coastal users and residents alike.

The following is our **“Standing Policy”** with respect events on the beaches, and also at the Edgar Lipset Oval (sportsfield currently leased to CB High School), Camps Bay High School grounds, and the public space including the Clifton Scenic Reserve. It further relates to events which may be proposed at private or City of Cape Town owned buildings in the Bungalow Areas and surrounds, which may warrant intervention or comment from the Association.

1. SEASONALITY

The BOA is opposed to the hosting of events during peak season.

The BOA is opposed to the hosting of events at weekends or on public holidays (or the eve thereof) during the summer season.

Rationale: Beaches, roads and adjoining areas are crowded and congested in these peak seasons, Law Enforcement and similar are typically over extended. We (and other stakeholders) do not support events which overlay with and aggravate existing crowds and traffic.

2. CONCURRENT EVENTS

The BOA is opposed to permits being issued for the concurrent staging of events in the area, or in the Clifton / Camps Bay / Bakoven Areas.

Rationale: Congestion and Law Enforcement considerations as per above, moreover, potential diffusion of responsibility between different Event Organizers and their audiences.

3. DURATION OF EVENTS & CLOSING TIMES

The duration of an event, and the timeframe provisioned for setup, soundchecks, and breakdown have major bearing on impact (Noise, Safety & Security, Traffic). They are set out in the Event Application, and ultimately the permissible hours are specified in any Event Permit which is issued by the City.

The standing policy of the Association is that we are opposed to events which:

- are “day long event” or a “late night” event.
- run for consecutive days or nights
- close later than 21h30 on weekdays
- close later than 22h30 on a Friday or Saturday night
- close later than 23h00 on the eve of a public holiday

For purposes of clarification, “closing” is specified above with particular reference to the content programme and any audio amplification. Related considerations include the actual operation of the designated event space, and the exit of audience/patrons, which have consequences beyond the core event area (see point 5 below).

Rationale: Music events and events with amplification in immediate proximity to homes (whether on 4th Beach, or at the Edgar Lipset Oval and Glen Country Club grounds) have proven the major source of complaints received by our Association. Where it may be fair to ask residents and their families to concede to a five or six hour impact, we do not believe the area is suited to late night events as a routine. The post-event impact (beyond the event perimeter) is often as substantial as that of the event itself.

4. SIMULTANEOUS SOUND SOURCES AT ANY EVENT

Without prejudice to City Process, or the rights of any party, the BOA is opposed to events (and especially music events) which deploy multiple PA systems at multiple stages such as to amplify different programming content simultaneously.

Rationale: Even where a Noise Exemption has been secured by an Event Organizer, the overlay of multiple content, beats and rhythms compounds impact exponentially.

5. ATTENTION TO IMPACT BEYOND THE CORE EVENT AREA

The BOA will as part of its Standing Policies, always call on Event Organizers and the City to give thorough appraisal and commit requisite resources to mitigate impact beyond the core event area/ times.

Rationale: Experience has shown that even with the best management of the designated Event Site, consideration and planning is required to attend beyond the Event Area, and beyond the hours of the Event itself. It is understandable, for example, that patrons of an event may choose to relax on the beaches after the event, but this triggers the need for marshaling or security on the primary paths and thoroughfares in the area for several hours post-event. Traffic, Parking

and similar are obviously high impact items. There are related considerations – and mitigating steps - which the BOA will flag as may be appropriate.

6. ENVIRONMENT & RELATED CONSIDERATIONS

The BOA is guided by the Events Policy and process of the City of Cape Town, and in evaluating proposals or Permit Applications, motivates a rigorous appraisal of environmental impact. It is the policy of the BOA to ensure that the uniqueness of the area – and the multitude of protections and legislations applicable in the area – are acknowledged and factored with fitting sensitivity. There are indeed categories or aspects of events which we believe inappropriate, in that they conflict with hard-won protection of the Environment.

Inter alia, we will always assert that it be factored that Events in the area do not compromise the Scenic Drive, the Scenic Reserve, the Marine Protected Area, or in some instances, the Blue Flag provisions.

Rationale: The area is a unique Environmental asset, and prospective Event Organizers are often driven to maximise visual impact and marketing prerogatives in a manner or to a scale which detracts from the natural beauty. Related considerations relate to scale of structures, spillage of lighting, fireworks and pyrotechnics, the extent of branding, pamphleteering, cleansing, and 'event greening' planning.

7. NOISE EXEMPTION APPLICATION

Notwithstanding any position of the BOA – (support, conditional support or opposition) – to an Event Application, the Association's standing policy is that both pages of the Noise Exemption Form (which is currently FORM 03 and part of the CoCT Event Permit Application Pack) must be completed and circulated to affected residents for their comment. The associated site plan, indicating proposed placement and direction of "noise sources" relative to surrounding residences must be included.

Rationale: Whilst the Association may, in its best endeavors, attempt to co-operate with prospective Event Organizers, it will never prejudice the legal right of any resident to comment as is provisioned by the City's by laws. Completion of the Noise Exemption Form is an essential.

8. PRECEDENT

The Association will at all times request a detailed Event Plan (guided by City process) be made available for our perusal and comment on a per-event basis. Our considerations and or submissions in response to a particular event may not be interpreted as a recurring approval.

Rationale: Events, the associated hardware, and audience change and evolve. Experience has taught us that even in instances where we have previously approved an event, corners may be cut in future editions of that event, and the scale and impact often change. Moreover, any event and its impact have to be seen in context of other events on the calendar, a scenario which changes from year to year.

9. CAPPING THE NUMBER OF EVENTS PER SEASON

The BOA seeks to explore with the City a ‘capping’ of the number of events whether by season, or annually. There is precedent for this in other areas where private homes abutt spaces used for events. Our preference is to accommodate a smaller number of events which follow best practice, and which contribute real value to our City’s cultural and eventing aspirations and policy. Together with the City, we hope to find a reasonable working model, and we record here that our endeavor to do so falls within our ‘Standing Policy’.

10. GENERAL CONSIDERATIONS & PROCESS

For some smaller private (non-ticketed) events, the designated Events Portfolio Head of the BOA committee may sign-off on comments or Event Permit Applications.

Where proposed events (new or recurrent) trigger concerns as documented per our ‘Standing Policy’, this will be flagged to other stakeholders and to the full Events Portfolio team and Chair of the BOA for comment or consideration.

The BOA will share information with our neighbouring civic organizations, Ward Councilor and others interested and affected parties.

The ‘Standing Policies’ set out in this memorandum do not attend every element of the Event Permit Application, neither do they address every impact and consideration. Further working guidelines and suggested ‘best practices’ informed by our local knowledge, will be formulated moving forward as of March 2017.

ADDENDUM B : DEFINITIONS

BOA-	Bungalow Owners’ Association (Clifton, Glen Beach & Bakoven)
Area of interest-	The Bungalow Heritage Areas of Clifton, Glen Beach and Bakoven, as well as the abutting public open space, including beaches, Scenic Reserve, scenic drives, the Table Mountain National Park (including especially its Marine Protected Areas).
CoCT-	City of Cape Town
CoCT Events Policy	refer to the City of Cape Town website - Events. http://www.capetown.gov.za/Departments/Events%20Department <i>Policy includes special events (SPEVCO) strategic priorities, as well as comprehensive Event Application Guidelines in the document “Events_guidelines_Staging_Events.pdf”</i>

Event Application	The completed “APPLICATION TO HOST AN EVENT IN CAPE TOWN” (“CCT EVENTS APPLICATION PACK.PDF”) which is downloadable at the City of Cape Town’s website.
Event Organiser-	Person or Legal Entity responsible for organising and promoting an event, and for submitting and procuring the requisite Event Permit.
Season-	The period of 1 October to 31 March inclusive
Off-Season-	The Period of 1 April to 30 September inclusive
Peak-Season-	The period of 1 December to 31 January inclusive
CoCT Event Size definitions:	
Very Large Events-	Events with an attendee size of 10 001 or greater persons
Large Events-	Events with an attendee size of 5 001 to 10 000 persons, or as defined by the City of Cape Town.
Medium Events-	Events with an attendee size of 2 001 to 5 000 persons, or as defined by the City of Cape Town.
Small Events-	Events with an attendee size of 50 to 2 000 persons, or as defined by the City of Cape Town.
Very small Events-	Events with an attendee size of 2 to 49 persons.
Key intersections-	Roads and/or pedestrian crossings which will be used for or impacted by the thoroughfare of event attendees and suppliers, concurrent with any event
Ticketed events	When Event Organizer / Promoter advertises an event, and access is controlled by tickets which are available by sale or otherwise to the public.
Private Events	An event which is by invitation only, and not open to the general public.
CBHS	Camps Bay High School