

Clifton-on-Sea and District Bungalow Owners' Association

Clifton, Glen Beach & Bakoven



Newsletter 13
May 2015
4 Pages

Clifton Development Update

At our AGM we agreed not to come out in total opposition to the proposed development but to work with the City to find the 'sweet spot' where we have a win-win outcome. Submissions to the City must be technically sound and we accepted that it would be a lengthy process. In all probability we will need to appoint professional advisors and, when necessary, take legal opinion. Consultations cost money so a 'war chest' was approved. It was agreed that the BOA should seek alliances with our neighbours in Camps Bay, the Glen Country Club and Clifton Tennis Club.

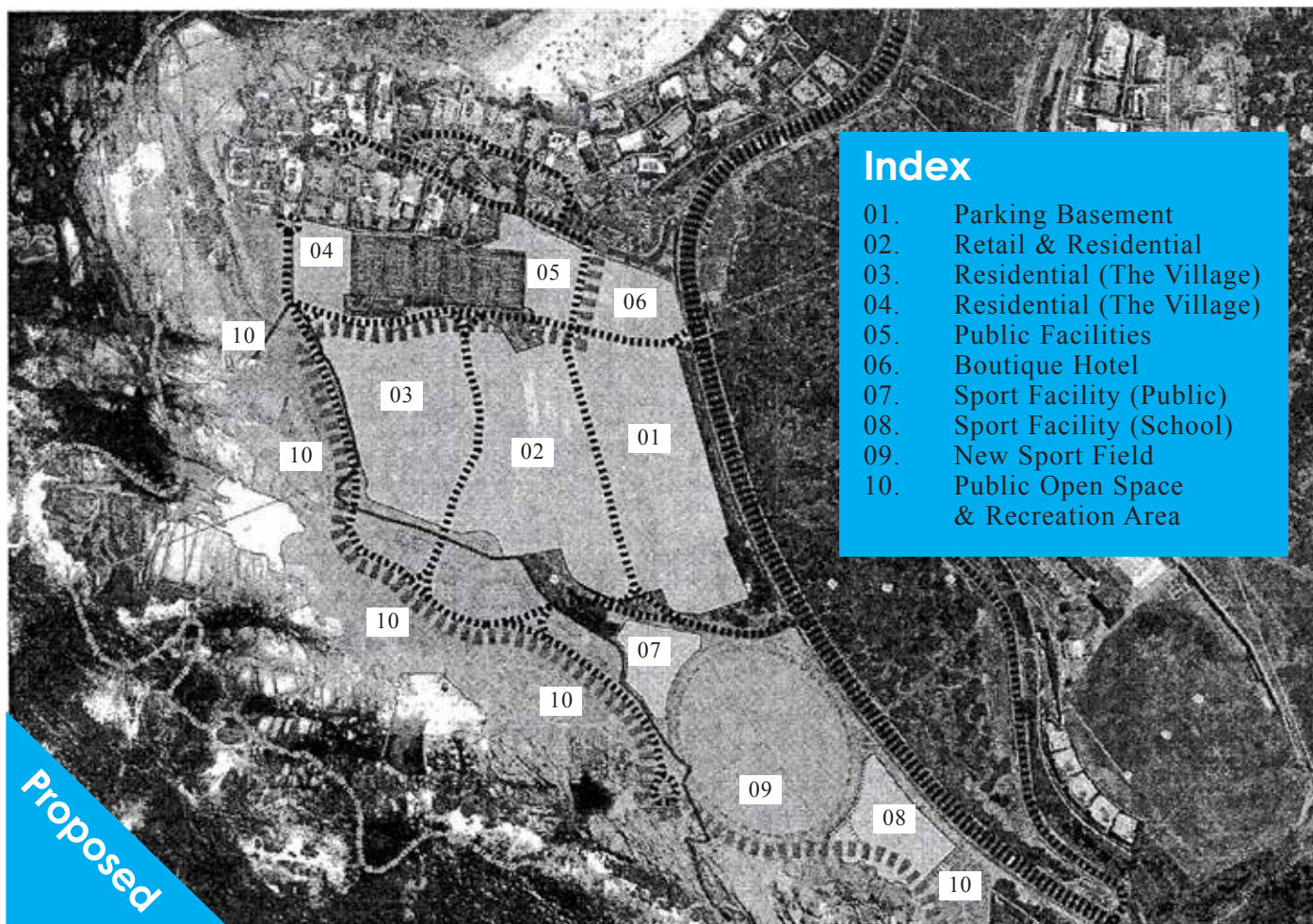
"Last Friday a large contingent of residents turned out at Glen Country Club, dressed in red, to protest against the development as the mayor was taken on a tour of the site."



We will keep our members informed of developments and will always act in your best interest in accordance with our mandate. We will strive to find the 'sweet spot'!

- There were a raft of objection to the loss of open green space to a shopping mall and parking garage development, sparse documentation and paucity information, no feasibility study and other comments - all negative were received by the City. Our close neighbours in Camps Bay were strongly opposed
- Janey Ball was appointed as Project Manager. Janey and team successfully put a stop to the development of the Sea Point Pavilion development so has the right credentials
- We have joined forces with our neighbours in an alliance under the name "Clifton Organised". Whilst holding different positions we work together
- The City presented a quantitatively different development guideline to Patricia de Lille and Mayco. The revised proposal now included inter alia a 60 room hotel, an 880 bay garage, 'Clifton Village' consisting of 40 bungalows (on the cricket oval site), a section for apartments, a retail shopping mall plus a commercial development for boutiques and office space. This is vastly different to the original plan presented for public participation and, if a developer is given full rights, the area from The Ridge to Maiden's Cove will be wall to wall with buildings. Despite our request for independent impact assessments the City has failed to provide this important information.
- The Clifton Development Proposal was given the nod by Sub Council so Dave Marias, the City's development consultant, will now present to the full council. This is in accordance with due process - if not at a speed never seen before.
- The BOA understands that Mr Marais intends presenting the new development proposal for Public comment within the next three week.
- The BOA and 'Clifton Organised' is well prepared for a strategic engagement with the City and we expect a drawn out process.
- Public interest is high and the City's develop plan has received extensive media coverage.

Clifton Precinct Upgrade Map - Presented to Sub-Council



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09. New Sport Field
10. Public Open Space & Recreation Area



Rita Sawtell

Rita has now taken over the secretarial function of the BOA from Emma, who had to leave in order to spend more time on her other job.

Rita also has another job, a property manager for long term and holiday rentals. Her 'beat' extends from Camps Bay to Oranjezicht and she does everything for her clients from credit checks to overseeing renovations. She comes highly recommended.

She lives in Seapoint and loves to interact with people, something she will need to be doing a lot in her portfolio as secretary to the BOA. We wish her a warm welcome to our organization.

BOA Fees

Thank you to all who have paid up 2015/16 subs. For those who haven't made payment as yet, please do so soonest. We rely your contribution to continue with our work."

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



Creating Clifton

The BOA has embarked on a project to beautify the Clifton paths, steps and public areas.

We are busy with a proposal and in talks with council, but for success of this project we will require you to get involved in your paths. We will be updating you with plans in the near future.

As a taste of the difference we can make at virtually no cost, take a walk past the Life Savers Clubhouse where the BOA has placed pots and planted where possible.”



Crane Explained

The Glen Beach bungalow where well known author, Mary Renoud ,used to live is under construction and the architect explains the huge crane as follows:

“The building work currently underway at 8 Glen Beach is to construct a single dwelling for a family of 4. Craft is a 250sqm double storey dwelling with a 150sqm basement beneath.

The large crane is a requirement due to the traditional ‘fetch and carry’ system being rejected by council due to the impact it would have on the pavements along Victoria Rd. A smaller crane was proposed to be placed in the green belt between the site and Victoria Rd but this was rejected by council in favour of a crane in the parking area. The size of the crane is due to the distance from the parking area to site (over 50 meters) and has nothing to do with the size of the house being constructed.”

Crossed Lanes in Bakoven

Some 18 months back it was agreed at a site meeting in Bakoven that such signage would be attended to forthwith. However this has yet to be done.

Lavatory Lane, now renamed Kreef Lane is in dire need of repair. The Council have been requested to attend to this on a number of occasions but hopefully this task will see action as the Council have set aside a small budget for improvement to the Atlantic seaboard.

To add to the confusion, Google Africa has expunged Beta Road from it’s mapping and now calls this Kreef Lane with Kreef Lane itself disappearing as a named access. This presents a problem for visitors relying on their GPS’s, plus for emergency services but has been brought to the attention of the authorities.

And our beaches remain nameless, but we hope to rectify this as well.

Big Beach

Little Beach

Horn Bay

Booth’s Beach



COMMUNITY MEDICS

PBO Reg. No. 930 029 619

Dear CBOA

You were kind enough to make a contribution some time ago to Community Medics. It has been put to good use as we attended to 1010 incidents over the past six months alone and we were hoping that you might again be able to provide some further (tax deductible) funds. We realise that the current economic climate makes this an especially difficult request for us to make. Any further assistance you are able to provide will assist us in covering our ever increasing costs and allow us to continue to rapidly respond to medical emergency calls.

It has also become increasingly difficult relying solely on volunteers to cover shifts due to changes in their work and study commitments as well as changes to legislation such as the Western Cape Ambulance Act.

Last year we were able to put a hybrid system in place and hire a salaried medic on a six month contract with the funds we had available (thanks to people like yourself). This system worked very well for the community as we were able to continue assisting those in their time of need.

We are therefore still trying to raise funds and get sponsorship to cover the cost of another salaried medic to fill in the gaps when volunteers are not available.

If you have any Camps Bay, City Bowl or Atlantic Seaboard friends, neighbours or colleagues who may be able to support or assist us we would be most grateful.

Community Medics

Should you wish to support us EFT's can be made to:

Account Name: Community Medics Trust

Account No. 070095191

Bank Name Standard Bank

Branch Code 020009

Reference Your Name

