

**Minutes of the Annual General Meeting  
of the Kalk Bay – St James Ratepayers and Residents Association  
Held at 20h00, Tuesday 18 July 2023, at the Olympia Bakery, St Johns Road, Kalk Bay**

The Chair, Tony Trimmel, welcomed all present, numbering about 50 members and guests including Councillor Aimee Kuhl, and CoCT Guest Speakers Philip Smith and Crispin Barrett; and he welcomed new members and residents. Apologies were received from Sue Flanagan and Everel Joseph.

**1. Councillor Kuhl's Report**

Cllr Kuhl emphasized the importance of the RRAs and their interaction with CoCT. Monthly sub-council meetings at Fish Hoek Civic Centre are open to the public. The W Cape is unique in having sub-Councils that have delegated authority. The next meeting is on 14 August. Minutes of meetings are available on line. Both the RRA and SRA are very important community organizations. She welcomed all contacts and questions. Her door was always open. Email: [aimee.kuhl@capetown.gov.za](mailto:aimee.kuhl@capetown.gov.za).

**Q.** The rates increases are exorbitant. What can the city do about that?

**A.** Cllr Kuhl explained that urban inequalities meant that wealthier areas were subsidizing service provision in the poorer ones. Only a small proportion of the rates paid from our area actually returns here. Regarding the electricity increases she recommended we should invite the Mayor to come and explain the situation at a quarterly meeting.

**2. Local Issue Topics:**

**2.1 Jim Russell: Roles and responsibilities of the Kalk Bay – St James Ratepayers and Residents Association (RRA) and the Kalk Bay – St James Special Rating Area Company (SRA)**

Jim Russell addressed the topic with a slide presentation. (Full presentation attached on the RRA website: [kalkbaystjamesratepayers@wordpress.com](mailto:kalkbaystjamesratepayers@wordpress.com))

He explained the background to the formation of the RRA: Vincent Cloete, Wilf McRobert and others had been among the prime movers in the early 1970s and the Association was now 50 years old. It had been a break-away from the Ward 17 RRA which had tended to give Muizenberg most of its attention to the detriment of Kalk Bay, St James and Clovelly.

The SRA idea was born in Canada to allow municipalities to pass legislation making it possible for local communities to pay top up rates that would then be spent specifically in their areas and on matters that they deemed to be priorities. The SRA was founded in 2013 and is 10 years old, well-run and effective. 60% of locals supported its founding.

He then contrasted their mandates, funding bases, and operations. Common to both is that they are run by unpaid volunteer committees but their budgets differ hugely in size. It was clear that with the establishment of the SRA numerous functions formerly in the ambit of the RRA had passed to the SRA – most notably Public Safety, Social Development, Cleansing, and Environmental Upgrading, leaving the RRA to handle Heritage and Development, Beaches, Green Spaces, and Infrastructure.

Each now runs a streamlined complementary operation without duplication of effort; some committee members sit on both bodies. The first half hour of the bi-monthly SRA meetings at 18h00 in the Community Centre are open for any member of the public to attend to raise matters of concern. The RRA also meets bi-monthly on the same day an hour before the SRA meeting. Residents are welcome to bring matter of concern for committee attention.

## **2.2 Philip Smith (CoCT) Muizenberg – St James – Kalk Bay Heritage Protection Overlay Zone (HPOZ): Roles and Responsibilities**

Philip Smith addressed the topic with a slide presentation. (Full presentation attached on the RRA website.)

**Q.** How can we preserve the heritage? We need blanket coverage of KB to protect it and limit development to 2 storeys.

**A.** The 2 storey limit applies to properties zoned Single Residential; garages in this zone are not counted as a storey and 2 floors can be built on top of them; 3 storeys are allowed in the Business Zone and Kalk Bay has such a zone about half a block deep along Main Road between Rosmead and St Johns' Roads. The CoCT is committed to upholding the regulations.

**Q.** Are the Heritage Guideline pamphlets available?

**A.** Yes, and they are on-line.

**Q.** How can residents be more involved?

**A.** Be in contact with the RRA Heritage sub-committee. Be sure to submit a comment or objection when affected by intended development, or when a development issue is of broader community concern. If the authorities receive no comments or objections to a development they then have no grounds to question or prevent it and are virtually obliged to approve it.

**Q.** How can the lessee of the Outspan restaurant just annex public space? What is Council doing about it?

**A.** The matter was placed before the court but was thrown out because of uncertainty about the ownership of the land (PWD). But it is now back in court. The outcome is awaited. But State land in Kalk Bay, like PRASA, DAFF and PWD, normally falls outside Council's control.

**Q.** What is happening about the proposed Quagga development?

**A.** It is not clear. Mr White should be asked.

## **2.3 Crispin Barrett (CoCT) : Managing Biodiversity and Fire on the Urban Fringe Kalk Bay to Muizenberg**

Crispin Barrett addressed the topic with a slide presentation. (Full presentation attached on the RRA website).

His Environment Section assists and advises other city departments on fire and biodiversity management and doesn't actually carry out actions on the ground. That work is the responsibility of the Recreation and Parks Branch of which Eugene Rayners is the Superintendent. (Leon Swarts retired recently.)

It's well-known that fynbos is a fire-prone and fire-dependent vegetation with a particular fire cycle. Fire-breaks along the urban edge are cleared annually and Boyes Drive is regarded as part of the fire-break and mainly to give fire-fighters access to the fire and protect neighbouring properties. That is actually the purpose of the breaks: they can't stop a fire because they are not wide enough: a break would have to be many hundreds of metres wide to do that.

For the public spaces there are Annual Plans of Operation (APOs). The vegetation is often a mix of exotics and indigenous species. Not all exotics are invasive and therefore pests. The Act lists species that are invasive and not to be planted. Fire control is done by P & R and the objective is to remove the 'fire-ladder' or undergrowth which if ignited can spread a fire both upslope and also into the tree canopies from where it can then jump from canopy to canopy and spread very rapidly.

Biodiversity management is not done on the Council green spaces because they are too small as habitats; it really only takes place in the TMP.

CoCT Recreation and Parks has budget limitations so the local community could get involved by being party to a MOA (Memorandum of Agreement) with P & R around an agreed management plan. CB could assist with drawing up such a plan and also advising on arborists and other specialists to be drawn in.

**Q.** What can be done about self-seeding Norfolk Pines at the Outspan. There are far too many and they're out of scale with the small space and are blocking sea views.

**A.** Norfolk Pines have become part of the CT public space and verge scene. Also, they are very resistant to wind. P & R would have to be involved in their control.

**Q.** Along Boyes Drive there are flammable aliens like pines and gums and it had been hoped that they would be pruned before the next fire inflames them. But this has not happened yet. Why?

**A.** P & R should be dealing with vegetation along road reserves. They have a limited budget and private contractors are expensive. The RRA should insist that P & R provides an APO.

### **3. Adoption of the Minutes of the 2019 AGM and the 2021 Chair's Report**

The Minutes and Report had been mailed to members and were taken as read.

Proposed: Steve Herbert. Seconded: Jim Russell

### **4. Financial Report**

Rod Bothman presented the Financial Statement of 2019, representing the RRA's financial situation as at 31 December 2018 (the end of the RRA financial year.) The RRA committee had decided on 4 July 2023 to change the modus operandi and exclude the Tennis Account from the RRA finances. As a result of this the 2018 financials were restated and these figure were presented to the AGM.

The zero balance at the end the 2018 financial year reflected the fact that the RRA had spent all of its accumulated monies during 2018 on a variety of worthy community projects (as on slide attached on the RRA website.)

**Q.** Are subs to be reintroduced and how many members are there?

**A.** There were about 67 members at last count. The intention is to raise subs to R100.00

**Q.** Will the meeting approve the R100.00 subs?

**A.** Approved by show of hands.

### **5. Chair's Report**

Chairman Tony Trimmel summarized the main activities engaged in during the year by the various portfolios and sub-committees. (Full presentation attached on the RRA website).

**Q.** Can we have a report back meeting on the Heritage sub-committee's work?

**A.** This can be done.

### **6. General**

No general matters were raised.

### **7. Election of 2023 – 24 Executive Committee**

Steve Herbert took the Chair. Current committee members willing to stand again: Tony Trimmel, Kenneth McClarty, Bert Stafford, Gerald Seftel, Peter Barron. (5).

Nominations for the new committee had been received: Keri Muller, Theresa Lewis, Anke Gowans and Eve Sandler. (4). As the 5 standing members and the 4 new nominees make up the required 9 members for the committee they were all elected unanimously.

Proposed: Jim Russell. Seconded: Heather Jacklin

The 2023-24 committee therefore comprises: Tony Trimmel, Kenneth McClarty, Bert Stafford, Gerald Seftel, Peter Barron, Keri Muller, Theresa Lewis, Anke Gowans and Eve Sandler.

Steve Herbert proposed a vote thanks to the old committee for all their services over the years. There being no further matters Tony Trimmel drew the meeting to a close by stating that the RRA Executive works for the community and promotes no personal agendas. He wished the in-coming committee well for 2023-24.

**The meeting ended at 21h50 after which snacks provided by Kenneth McClarty and Olympia Deli were enjoyed by all.**