

KALK BAY/ST JAMES RESIDENTS & RATEPAYERS ASSOCIATION

CHAIRMAN'S AGM REPORT FOR 2022/2023

Introduction:

As this is the Association's first physical and public post Covid 19 Annual General Meeting, all precautions were followed to make it safe for mass meetings of this nature to take effect. We trust that good health practices are adhered to going forward for everyone's safety and wellbeing.

The Association had to introduce some adjustments to its scheduled monthly meetings since the lifting of Covid 19 restrictions.

Instead of our normal monthly meetings, we are now meeting bi-monthly an hour preceding the SRA's meeting held on the same evening. The Agenda and Portfolios for the Association's meetings has been streamlined due to the dual role played by members serving on the Association as well as the SRA.

During the past year we welcomed Peter Barron and Gerald Seftel both property owners in Kalk Bay, as new committee members to the Association. May I also take the opportunity to thank Revel Donald and Shaun McDermott who stepped down after their time spent on the Committee.

Portfolios:

The portfolios of the committee which includes Heritage and Development, Beaches and Pools, Green Spaces, Infrastructure and General Concerns affecting the community are the main matters dealt with by elected committee members.

The Heritage and Development sub-committee of Barry Gasson, Derek Stuart-Findly and Tony Kylie have been running this portfolio for the last 10 years. Their focus is to promote traditional forms of architecture in keeping with established local character. To this end their deliberations are guided by Council's Heritage Guideline Pamphlet No. 12, as well as previous heritage studies done by Revel Fox and Partners in 1993, and Hans Fransen's heritage survey of 2016. They work closely with Council's Heritage section and heritage officer Philip Smith.

This part of the coastline is under a lot of development pressure and most applications are for alterations and additions that include house extensions, rooms in roof, new window and door openings, decks patios and pools, and new garages. A number of new houses are currently being built and two more are imminent. It is gratifying to see revival of the use of stone for boundary and other walls, and house plinths as it is so much part of the area's character.

Regrettably there have been instances of unauthorized work which incur financial penalties and sometimes require demolition. All homeowners are advised to first consult Council before embarking on alterations and additions.

And, as always, we ask owners and their architects, when contemplating alterations and additions, to be mindful of neighbours' established views.

We thank residents who are reporting illegal and unauthorized building work to Council and to the Association. Your vigilance in your area is much appreciated.

So, my question to you is, who will be taking over the reigns in the various portfolios and especially Heritage and Development as we head into the future. Some of the committee members have been of service to the community from 1 to over 35 years. And please don't refer to your committee as an old boy's club.

The other question that often arises is, why is there no female representatives on the committee. The Association would welcome our local ladies onto the committee. But outside of this committee the ladies are unofficially latched onto the various committee portfolios caring for our GreenSpaces, which includes the Subway gardens at St James pool, the Danger Beach Park, the Dalebrooke entrance gardens, Lever Street Park, Manila Steps Burial Grounds, including Diugnarn, Anderson, Gatesville Road Triangle, the Harbour entrance and so on. A huge thanks to these ladies as well as the many male volunteers.

Subscriptions:

In 2020/21 we suspended membership annual subscription. As soon as we have reorganized our banking affairs, we will be sending out membership and subscription details to Residents and Ratepayers on our updated membership list. The Association's website will also be updated.

Pools:

At the 2009 AGM – the theme of the meeting was "Taking back our Public Spaces" which included the Station Pools. Back then Council allocated funds for the maintenance and upgrade of our local pools. In the case of the Station Pools, Council withdrew the funds not once but twice and allocated the funds for upgrading other coastal tidal pools.

What has happened over the years is the complete colonization of the recreational space adjoining the Station pools despite public protest over the years. I think besides the general public almost losing the entire facility, the biggest losers are the three primary schools in our area, who were highly supportive of the proposal and anticipating the upgrade of the Station Pools.

Other Matters:

The new rates for properties including water, electricity, levies and other services kicked in on 1 July. The rebate rate for properties valued over R 5,000,000.00 have been dropped from R450,000.00 to a measly R15000.00. As often repeated here, residents who are retired and living on fixed incomes are slowly being forced to give up their homes due to the ever-increasing property valuations and the general cost of living.

The notorious Peppermint Palace was finally demolished.

St James Bathing huts were upgraded but the security issues are still a problem.

Fibre instillations was introduced into the area from November 2022. At the time it was said that the instillation of Fibre in St James would be challenging.

I will be putting a more comprehensive report onto the Association website once it is updated and running again.

Finally:

Thanks, you to the Kalk Bay/St James Residents and Ratepayers for entrusting us to take care of your concerns and day to day issues in the area.

Also, thanks to Sub Council 19 management and various heads of service departments within the City as well our Councilor Aimee Kuhl who has now taken on a dual role as mother and Councilor in Ward 64.

To the management team and staff of the SRA thanks for alleviating some of the duties the Ratepayers Association would normally be taking care of.

To the Association's Committee members past and present a huge thanks for continuing your selfless dedication and sacrifices to make living in this unique area a pleasant and delightful experience.

In Closing:

Once again to Kenneth, sponsors and staff a huge thanks for hosting us for the evening.

Presented by:

Tony Trimmel

Chairperson: Kalk Bay/Sy James Residents & Ratepayers Association

18th July 2023