

FISH HOEK VALLEY RATEPAYERS & RESIDENTS ASSOCIATION

(Incorporating Fish Hoek, Clovelly and Sun Valley)

Central Circle, Fish Hoek 7975

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Heritage Western Cape: Conservation Body

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SUBJECT: DISTRICT SDF COMMENT: FOR THE SOUTHERN PLANNING DISTRICT

DUE DATE: 30 AUGUST 2022

The Fish Hoek Ratepayers and Residents Association (FHVRRA) supports the integrated district spatial development frameworks (DSDFs) and environmental management frameworks (EMFs); and the draft municipal spatial development framework (MSDF) where they state that growth must be managed in a manner that is equitable, that protects our natural assets and heritage; and uses scarce resources optimally.

In the Southern District Spatial Development Framework ¹ our focus is on Section 3 e. Spatial planning categories and environmental management zones' Urban development's Residential development. Note that Fish Hoek includes green infrastructure such as rivers and floodplains, coastal areas, areas that assist in flood (risk area one) and stormwater management and groundwater infiltration as mentioned under Section 3.1.1 Biodiversity, Agriculture and Heritage Management Spatial Planning Categories.

Note that we are already “compromised by hard fencing or other structural barriers” by our adjacent walled, gated communities within the 1:50 year flood line as mentioned on items 3 and 4. We are currently objecting to another development within this floodplain at 24 Carlton Road, erf 17336, Fish Hoek, which will have a major impact on water infiltration (item 6). See also item 15 under Coastal Zone in Coastal Rivers and Waterbodies and items 4 and 6 under Conservation and Biodiversity Priority Zone and item 13 under Areas of Coincidence under Biodiversity, GIN and other open spaces. Please stop permitting developments of contiguous gated communities as they are not conducive to being a “walkable city” in Section 3.2 Guidelines for transport infrastructure and route designations, due to safety reasons (not being able to be seen or heard when walking between these high walls and with no escape).

Item 15, 21 and 22's stormwater quality is already negatively impacted by the design of the stormwater system leading from the Vallyland Sewage Pumping Station into one of the culverts in the Lower Silvermine Wetland Conservation Area which has had 26 sewage spills since 2004 including four this year.

Fish Hoek residents cannot access our beach's coast in contravention of item 5 under Coastal Zone in Coastal Rivers and Waterbodies. Our residents and visitors must pay the entrance fee (no invoice slip or correct change provided) and informal car guards.

¹ https://resource.capetown.gov.za/documentcentre/Documents/City%20research%20reports%20and%20review/Southern_DSDF_EMF_Vol_2_2022.pdf

Under Sub-district 4: The 'Far South', we support n. Fish Hoek Clovelly specific items two to four. We wish to be part of the planning for the closure of the railway line from Fish Hoek station southwards and how this will create opportunities for connecting between our beach front and CBD and transport connection to Simon's Town. We agree that our commercial node needs to be redeveloped to improve the general character of central Fish Hoek. We also wish to be part of the planning for the item 7. Fish Hoek town site.

Our members living near our sportsfield will probably object to the development of flats anywhere near this field as suggested in item 6. Fish Hoek Sportsfield site.

We also take note of the MSDF Volume 1 ² and Volume II ³.

Proposed Fish Hoek Valley Zoning Overlay

As our overlay is compliant with the Southern District Spatial Development Framework, we would like for our proposed overlay to be incorporated into the Municipal Planning By-Law. We (our members and invited architects, developers, realtors and other interested parties) wish to meet with the relevant City's Planners to discuss our draft proposal:

Section 192 Specific Provisions: Fish Hoek Valley Local Area (LAO/?)

1. The area depicted on Plan LAO/? is subject to the provisions in this item. (See our submitted map of the area our association covers.)

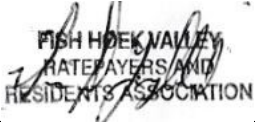
Do we need any definitions here?

2. All building plans shall, prior to their submission to the City, be submitted to the Fish Hoek Valley Ratepayers and Residents Association or its successor, for comment, which association shall furnish its comments to the City in writing within 30 days, failing which the City shall accept the plans for consideration.
3. Before deciding the application, the City shall consider any comments of the Fish Hoek Valley Ratepayers and Residents Association or its successor relating to such building plan, which comments must be made in writing and be submitted to the City with such building plan application.
4. There must be usable windows facing the street boundary ("eyes on the street").
5. The height of a 25% visually impermeable street boundary wall or fence, including a solid masonry wall, shall not exceed ? m with the height of such street boundary wall or fence being measured from the level of the footway immediately adjacent to such wall or fence.
6. No point on any building shall be erected nearer than 1 m to any street boundary
7. No point on any building shall be erected nearer than 1 m to any neighbour and windows on that building may not be placed facing a neighbour's building.
8. No person shall fell, uproot or cause to destroy a mature tree or hedge without the prior approval of the City.

2 https://resource.capetown.gov.za/documentcentre/Documents/City%20strategies%2c%20plans%20and%20frameworks/MSDF_Vol_I_Ch1-6_Tech_Suppl_A.pdf

3 https://resource.capetown.gov.za/documentcentre/Documents/City%20strategies%2c%20plans%20and%20frameworks/MSDF_Vol_II_Tech_Supple_B-F.pdf

9. No subdivision of land that is zoned Single Residential SR1 shall be permitted with an erf size of less than the minimum erf size specified in Plan LAO/?.
10. Off-street parking?
11. Building height? as measured from...
12. Multi-storey buildings?
13. Water tanks?
14. Electrical generators (noise and exhaust pollution)
15. No rotating optical bird deterrents

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DATE	18 July 2022