

KRRR AGM 2024

Chairperson's Report | Patrick Dowling

This has been another exhaustingly, but also exhilaratingly busy year characterized by permanently full inboxes and diaries plus months' worth of detailed planning and operational work – no – not just meetings. Fortunately, we still have an exceptionally talented, efficient, altruistic, reliable and committed group of local citizens to take on most of the issues and projects that help make Kommetjie the special vibrant place it is despite its 121-years. Some of these good people are on the executive of the KRRR or on one or more of its several sub-committees who approach their work with the common good in mind but operating with autonomous and voluntary zeal.

You will shortly be hearing from the spokespeople of these sub-groups who will report in a little more granular detail on issues such as crime concerns vs public access, disaster risk management, community resilience, citizen science, baboons (in brief), our anti-alien efforts, botanical restoration work, World Environment Day – the local version of which is coming up on Sunday the ninth June.

Then there are buildings new and old – approved, disapproved of, commercialization, densification and all the official obfuscation that “development” goes with. And in self-preserving defence you'll hear about and, hopefully, soon be part of a vision building exercise for our, dare I still call it a village? This may involve a constitutional review, but we won't chuck it out as some of our political masters might suggest.

We have worked on good relations with OV and all other Far South civic structures, on roads and safety, traffic flows and traffic tables, heritage built and natural, coastal infrastructure rehabilitation projects, City departmental processes relating to the caravan Park, open spaces, walkways, play parks and neighbourhood disputes. On the communications front the look, feel and content of the Kommetjie website, newsletters and social media posts seemed to have met consumer expectations.

We have to keep a watchful eye on misinformation however, some of it mischievous fun, but some more destructive and misleading.

We have a new treasurer, Dr Mike Smit, who has hit the ground running despite the Standard Bank's best bureaucratic efforts to slow down the process. He's been asking all the right questions and promoting fund-raising as well as regular contributions from membership, which is free, as you know, and it's easy to sign on at Kommetjie.org. We do, from the bottom of our nearly broke hearts, thank all the thirty or so residents who keep on topping up our busy account. No doubt you will all be coming to our fundraiser at the Green Room this coming Saturday evening. Won't you? Fab prizes aplenty so get your raffle tickets. Also consider making contributions to the KRRR so work for the common good can continue.

One of the prizes is one of the last copies of the Kommetjie Book – an amazingly successful, historically important, beautifully assembled, record of major moments in our local history. Many thanks for the years of work that went into this opus to Duke, Roger, Duncan and Marilyn. See the book stand and reach for the snap scan.

What we have not succeeded on yet, though not without progress of any sort, are the topics: Special Ratings Area SRA; human/ baboon conflict and a safe walkway between Ocean View and Kommetjie.

This work is still in progress. We asked the more significant larger scale developers (Spar, Swan Lodge, Kommetjie Estates / Redcliff for updates on their plans and comments. You can request their full responses from us, but here are a few short extracts:

Spar Development

'The developer, Western Group Properties, is awaiting final plan approvals from CTCC, after an incredibly long and tedious approvals process from the planning department of City Council. Our expectations for final approvals were way short of the reality of the arduous and inefficient City Councils approvals process. Swan Lodge owners - Our Legal Representatives are currently engaged in the final stages of negotiations with the Insurance Provider. This process has been protracted, extending over approximately two and a half years since the incident of the fire. We anticipate a resolution in the near future.'

Kommetjie Estates / Redcliff (on the topic of land to be ceded to SANParks as part of the North South bio-corridor linkage on a portion of Imhoff's farm (itself a site of major development thrusts):

'This process is underway and well progressed directly with SANParks.'

Development outliers include:

1. The building near the circle occupied by the Green Room, several estate and other small businesses. The owner wants to go higher but is willing to talk to us.
2. The Espresso/Deli/bottle store building which we knew was on auction once but are unsure whether ownership has changed. Actual or prospective owners are keen to talk with us about Kommetjie needs we hear from reliable sources.
3. Kommetjie Mountain Estate opposite Bluewater and Imhoff's – apparently now subdivided for 900 dwelling units, but the Chinese owner was last seen heading out of town if not for the hills, as discreetly as possible. Quiet too are the authorities who love development and seem not to want to ask difficult questions of the proponents or disagree with their motives.
4. Sea Breeze above Ocean View about which concerns to do with geohydrology have been raised.
- 5 We thank all the residents who have helped in some little or big way to contribute to a healthy ethos and atmosphere for Kommetjie and thereby strengthen our community, especially if they have checked on information before sharing it widely!

This evening there will be several opportunities to ask questions between presentations. Please try to keep them short. We also try to respond to public queries by email at Info@kommetjie.org.

Thank you for coming out in the cold and damp – as usual at this time of year. Please stay on for a snack and cup of something. Consider signing up for one of our working groups. And remember to register yourself as KRRRA member on the website. Many thanks to Kommetjie Christian church for providing the space and amenities for this evening's meeting and to all my KRRRA colleagues, friends and supporters who have helped organise the gathering.