

# Bettys Bay Ratepayers Association Annual Report - 2017

## 1. INTRODUCTION

Betty's Bay remains an attractive destination because of its low density, nature orientation and peaceful environment. The active property market bears witness to this.

Betty's Bay Ratepayers' Association is becoming one of the largest Associations in the Overberg Region, with a membership of 412 members.

I wish to thank all members and non-members who voluntarily made financial contributions that made it possible to render a service within the community.

During the past year we continued to

### TEAMWORK

**None of us is as smart as all of us**

build positive relationships with officials of the Overstrand Municipality. The Sand Dune Plan was implemented and the security of the neighbourhood addressed. The Community Policing Forum and the Neighbourhood Watch remained on a firm footing.

## 2. COMMITTEE

I would like to record thanks to all our committee members who remained

unchanged over the last year. Thank you for your dedication and unselfish giving of personal time voluntarily.

The Vice-Chair, Heine Foot, particularly for his role in the Whale Coast Forum and the management of the Crassula Hall, Adrian de Kock in handling our Finances, and Tim Mc Gavin responsible for the Secretarial and Building Control duties. The participation of the other committee members is also acknowledged. Your active involvement within the different portfolios resulted in effective teamwork. They are Wilna Rademeyer (roads and storm water), Bill Steyn (Safety and Security), Jorika Rabie (Volunteer fire fighting), Richard Stark (Water and sanitation) and Hilda van der Merwe (Beaches and amenities).

## 3. FINANCIAL STANDING

The financial standing of the association is sound.

The main expenditure items for the last year are:

- Voluntary Fire Fighters:  
Fire Fighting Equipment:  
R7052-04
- Crassula Hall  
Insurance, Municipal Charges,  
Equipment, R & M etc. R24765-37
- Neighbourhood Watch

Night Vision Equipment		
R21660-00		
Magnetic Decals		R3246-04
Radios, Batteries etc.		
R6127-60		
Insurance		R1525-10
Cell Call Cost		
R3,700-00		
Openday community braai		
R1058-40		

•Sundries

Chain Saw Hack Group		
R7184-07		
Betty's Bay Map		R5000-00

This was possible with the generous contribution of members of the BBRA and fund raising projects, initiated by committee members. I wish to use this opportunity to thank you all.

The membership fee for 2018 will remain R60 per person per annum.

The Treasurer provided a detailed report on the financial status of the association.

**4. SPECIAL RATES AREA**

Mention was made in the 2017 Annual Report of a Special Rates Area. This had not been pursued further during the past year, due to the present economy, taking also into account the number of retired residents, vacant land in Betty's Bay and the requirement for a sixty present plus one vote for the implementation as such. In the past our members donated generously for a specific project and I salute you all. I am confident that Betty's Bay residents will continue to sponsor specific projects for the best interest of our community once called for.

**5. PORTFOLIO REPORTS**

**5.1 Ward 10**

As chairperson I was re-elected as a member of the 2018 Municipal Ward Committee. The term of office co-insides with the term of office of the Ward Councilor , Councilor Fanie Krige ward 10.

The Ward Committee is the official channel of communication between the community and Municipality regarding municipal matters. A quarterly public feedback sessions by the Ward Councilor provides a platform for public participation. During 2017 these meetings were poorly attended. You are encouraged to make use of this opportunity, where you also have the opportunity to raise issues of concern.

I submitted the top 10 needs for our ward as part of the municipal integrated development planning and budget (IDP), for the period 01 July 2017 to 30 June 2022. The needs reflected mainly the maintenance of infrastructure such as roads and storm water as well as Sand Dune Management at the Main Beach Area.

An estimate of Rm25 was requested on the operational budget for appropriate road infra-structure in Betty's Bay, Pringle Bay and Rooi Els.

The budget estimate for the Dune Management Projects in Betty's Bay and Pringle Bay is Rm2.

The estimate capital budget for the tarring/paving of strategic roads within our region is Rm15.

Funds still need to be made available for the projects.

## 5.2 Safety and Security

**The Hangklip Safety and Security Forum** is responsible to co-ordinate municipal resources with all other resources with the mandate to render a service in the field of Safety and Security. The Joint Operational Plan will be implemented over the prime holiday period between 15 December 2017 and 5 January 2018. The plan, in conjunction with the SAPS, Neighbourhood Watches, Municipal Law Enforcement, including Local and Provincial Traffic Police and the Fire Brigade, provides for a force multiplier. Bill Steyn and Jorika Rabie have built good relationships with the SAPS, resulting in good co-operation and speedy re-action from them. We endeavour to involve some of the security companies from time to time, to strengthen our numbers when needed.

The main challenge still, is to change the mind set of owners who fail to secure their homes properly and or upgrade their alarm systems. It is therefore necessary to be always one step ahead of an intrusion. Vigilance is important as criminals are also active, especially during the holiday periods and Festive Season.

We owe a debt of gratitude to Bill Steyn for all the hours that he has devoted as co-ordinator of the Neighbourhood Watch,

Jorika Rabie, our operational leader and all the devoted volunteer members of the Neighbourhood Watch for their unselfish service, giving their own private time to make a difference in Betty's Bay.

The Bettys Bay Neighbourhood Watch (BBNW) was established by the initiative of the Bettys Bay Ratepayers Association and the two organisations work closely together. The BBNW has been accredited by the Western Cape Government's Department of Community Safety (DOCS) and operates under the Hangklip-Kleinmond Community Police Forum (CPF).

The BBNW is part of the weekly Jocom meeting at which operational issues are discussed with the police, municipal law enforcement and other neighbourhood watches from Kleinmond, Pringle Bay and Rooi Els.

Throughout the year the BBNW has actively assisted with crime prevention, fires, medical and other emergencies in Bettys Bay. The crime prevention operations have primarily taken the form of operations during the night, at various hours, by a relatively small group of volunteers. These operations are

**The only limit to your impact is your imagination and commitment.**

governed by a code of conduct that was drawn up using the guidelines supplied by DOCS. These types of operations are a good deterrent due to the high visibility factor. It has become evident that we

must use technology to further enhance our effectiveness and thereby protect our town. A camera project has been planned with SAPS and neighbouring towns to identify suspect vehicles coming into the area so that we can assist with their apprehension.

Donations were requested from the residents and home owners of Bettys Bay and the majority of the funds have been retained for this camera project. During the year night vision equipment and magnetic boards were purchased.

There are approximately 3000 stands in Bettys Bay and we have 587 residents/homeowners on our database. We are actively working to increase this number.

The first year of operations of the re-established NW, is judged to have been a success, as we have had many compliments and very few critics.

### **5.3 Beaches, Amenities and Dune Management**

The condition of public amenities is inspected regularly and shortcomings brought to the attention of the Municipality.

In August 2016 the Maintenance Management Plan (MMP) for the Betty's Bay Beach Front was approved the Dept of Environmental Affairs and Planning (DEADP). This plan was generated by a specialist consultant Laurie Barwell and funded by voluntary contributions made by members of the Betty's Bay Dune Interest group (DIG) and the Betty's Bay

RPA. The MMP was amended by the Environmental Management Section of the Overstrand Municipality, as required by DEADP, before final submission by the Municipality. The MMP allows the removal of sand from the close to the roads, from road reserves and the Main beach parking area to the beachfront and the stabilization of the dune area by brush packing. It also requires formalized and limited access to the beachfront via demarcated pathways to protect the stabilized dune field.

The main challenge for the implementation of the MMP was always going to be funding - especially for moving large volumes of sand which requires specialized and expensive machinery. Good progress was made at the parking area, to stabilize the dunes and to provide formalized access to the beach. However in the Morea Road and Nerine Crescent areas the road was only barely kept open by using Municipal equipment. Work for Coast was used to 'freeze' the dune field in this area by brush packing. Unfortunately this work is being hampered by some owners of vacant land/ plots refusing to allow brush packing on their land. The piecemeal removal of limited amounts of sand from the roads took a toll on the road surfaces and the situation became untenable with electricity and water services buried beneath the road surface, being damaged on a routine basis in Nerine Crescent.

In June 2017 the DIG and the RPA had a meeting with the Municipal Manager and the other officials where the untenable

situation in Nerine Crescent was explained and the Municipality was requested to clear the roads and road reserves completely and rehabilitate the road surfaces.

Then the good news - in October this year the Municipality appointed a contractor with proper equipment to remove the sand. Nerine Crescent was cleared completely and received a new gravel layer. The sand was deposited, in accordance with the MMP near the beach front using a huge six wheeled tipper truck. This must have been a very costly operation and we would like to thank the Municipality for this great job. Dune stabilisation through brush packing has commenced using the government funded job creation programme Work for Coast. Although good progress is being made, it is disappointing to see how sand encroachment from properties in Nerine crescent, where brush is being refused by the owners, is already invading the newly widened road.

#### **5.4 Property, Planning and Development**

##### **The derelict house, untidy erven and slow building of houses**

Working with the Municipal Building Inspector, Sherwin Roussouw, we highlight those houses which were affecting the attractiveness of the town, and apply pressure on the owners to improve the condition of their respective properties.

Although progress has been slow, there has been some successes, either through:

- change of owners due to the selling of properties and subsequent renovations commencing
- pressure applied on owners from Orders of the Court or Court appearances
- cash being made available / renewed interest by holiday owners

##### **Applications by owners to change Title Deeds, get relief from building errors made in the past and rezoning requests**

This process has, in the main, been handled promptly by the BBRA with common sense prevailing in all instances. However, where changes are seen to threaten the unique environment or history of Bettys Bay, strong objections are submitted to the Municipality. Our comments / complaints have all been respected to date. There will always be pressure on Bettys Bay to become more commercialised with housing estates, retail outlets etc. being requested as Bettys Bay is one of the only few remaining Overstrand areas which have land which can be developed. Our focus is to maintain the character of Bettys Bay as long as we can.

##### **Application of the bylaws and Title Deed compliance from the Municipality**

We are continually applying pressure on the Municipality to consistently apply the local bylaws and Title Deed restrictions. There have been too many instances where "rules apply for some and not for

others " Interpretation of Title Deed restrictions are also a cause for concern eg the title deeds of Sunny Seas requires the permission of all the property owners and not only adjacent owners when an owner applies for departure.

Members are encouraged to make sure of the contents of the Title Deed conditions imposed on their properties. These conditions are instrumental to ensure that the character of our village is maintained - for instance allowing only for a single dwelling on a specific property, prohibiting wood and iron structures and/or guest houses on a property zoned for single residential use only.

### **5.5 Roads and Storm Water**

The portfolio manager is constantly in close contact with the municipality to advise them of roads needing attention. This is showing some success.

During a public meeting held Council was confronted with the poor conditions of our roads. In November 2017 the Mayor conducted a visit to the area, accompanied by 12 officials. He indicated that the problems that were pointed out to him, could be addressed from funds allocated within the maintenance budget. This include the painting of street names with reflective paint, the cutting back of bushes along the roads to reveal storm water drains needing attention and the cutting open of fire hydrants.

### **5.6 Water, Waste and Sanitation**

It has been a year since the water purification has been outsourced to a

private company by the name of Viola. Since the outsourcing, no complaints were received regarding service delivery.

There are still many incidences of burst pipes, as the old reticulation system are still widely used in many areas of Betty's Bay. The upgrading of this system will only materialize once funds is made available for this project within the capital budget.

The water test results are received on a regular basis. During 2017 no contamination of water was detected. In the event of discrepancies, the portfolio manager addresses the problem with the local authority in person.

### **5.7 Fire fighting**

Presently there are only three volunteer fire fighters in Betty's Bay. With the decreasing number in volunteer fire fighters, we had discussions with the Pringle Bay Volunteers and the Fire Chief of Overstrand Municipality regarding the possible amalgamation of the two volunteer groups. The principle was accepted and final written approval in the form of a memorandum of understanding is awaited.

The facility allocated to the volunteers behind the library in Betty's Bay will remain and some of the funds collected will be utilized for the renovation and upgrading of the facility. As Bettys Bay form part of the Overberg HIGH FIRE RISK area, we contemplate the erection of notices (bokkie boards), once we obtain permission from Overstrand Municipality. The Bettys Bay All Hazards Evacuation

Plan is in the final draft form and will be finalised shortly. On the Incident Command System/Staff are a number of positions that can be filled by voluntary resident community members nominated by the BBRA.

Four of these positions can be filled from the ranks of the committee: BBRA representative (chair), BBRA Unit (vice-chair), Community Watch (BBNW co-ordinator), Community Fire (co-ordinator). The vacant positions are: community traffic, medical, food, facilities and ground support. We invite volunteers to make themselves available to serve on this committee. Please contact the chairperson or Jorika Rabie.

With the recent fires that occurred in our region during the past year, the Betty's Bay Community once again demonstrated their goodwill through donations of food and other refreshments to our fire fighters. I salute the community.

All residents and visitors are sensitized to the fact that we are privileged to reside within a Fynbos environment. Therefore the call to be very careful when having an outdoor braai. We recommend that you have a connected garden hose readily available and that all fires/coals are put out completely. If you have an indoor fire, ensure that the coals are cold before discarding it outdoors.

Out voluntary fire fighters will be on patrol during the holiday season and will be visible in Bakkie 6.

## **6. COMMUNICATION**

Communication with our members is primarily through the BBRA Web Page, our electronic messenger. We are fortunate to have Donn Ingle as our webmaster. Thank you for doing an excellent job and the many hours spent in front of the computer. Donn is willing to manage our web page during 2018.

You are encouraged to read the our web page regularly as we would like to keep our members up to date with community affairs, matters discussed and action taken by the committee. We urge our members to take an active interest in the web page, by supplying articles of interest to the community.

We endeavour to make the webpage interactive and currently do not get enough articles.

From time to time emails directed to members are returned. We urge all our members to ensure that changes in any of your contact details are communicated to us.

The publication of 'The Buzz', is still canned, as we do not have an editor for the newsletter. To date no volunteer offered his or her expertise to take up the challenge. We still see a need for such a publication in printed form.

## **CONCLUSION**

Enjoy your stay in Betty's Bay over the holiday/festive period.

Seasonal Greetings to all and thank you for your continued support of the BBRA.

**Kind Regards**

**Rudi Perold**  
**Chairperson**  
**December 2017**

**There is a difference  
between interest and  
commitment.**

**COMMITTMENT**  
**is an Act not a word.**

**It is not about having time**  
**It is about making time.**



