



**K**OMMETJIE  
**R**ESIDENTS &  
**R**ATEPAYERS  
**A**SSOCIATION



**Kommetjie Residents and  
Ratepayers Association (KRRA)**

# **ANNUAL GENERAL MEETING 2024**

[www.kommetjie.org](http://www.kommetjie.org)

## TABLE OF CONTENTS

<b>1.0 INTRODUCTION</b> .....	<b>3</b>
1.1 Introduction   Steve Pike & Gerard Tanesse .....	3
1.2 Chairperson's Report   Patrick Dowling.....	3
1.3 Financial Report   Mike Smit .....	5
<b>2.0 WORKING GROUP PRESENTATIONS</b> .....	<b>6</b>
2.1 Social Fabric Group .....	6
2.2 Environment Group   John Cuthill.....	7
2.3 Traffic & Road Safety   Caro Smit.....	8
2.4 Media & Communications   Steve Pike .....	10
2.5 Coastal Infrastructure   Michele Koch.....	10
2.6 Baboon Bin Proofing   Michele Koch & Emily Hurley.....	11
2.7 Resilience Group   Emily Hurley .....	11
2.8 Planning & Development   Ian Macduff.....	13
2.9 Questions and Closing Remarks .....	13

## FIGURES

Figure 1: Income and Expenses for KRRR 2023-2024, and Snapscan for donations .....	5
Figure 2: Social fabric members Mary-Anne, Jenny and Gerald presenting Patrick Dowling with an award for his community spirit and service .....	6
Figure 3: KRRR Environment Group activity areas.....	7
Figure 4: Bokramspruit restoration area, before and after planting work .....	7
Figure 5: Diagram showing proposed measures.....	9
Figure 6: Demo in support of road safety on Wireless Road.....	9
Figure 7: Caro with speed camera, May 2024.....	9
Figure 8: Family on Wireless Rd shortly before a car travelling at 91 km/hr.....	9
Figure 9: Jemma Wheatley, CoCT, leading the workshop.....	12
Figure 10: Group photo from the Kommunity-Based Risk Assessment.....	12

## 1.0 INTRODUCTION

### 1.1 Introduction | Steve Pike & Gerald Tanesse

Media and Communications Coordinator Steve Pike welcomed everyone to the 2024 KRRRA AGM, noting what a busy year it had been with many activities, challenges and achievements. Steve outlined the purpose of the evening, which is to report back on the activities of the KRRRA in the previous year and point to upcoming activities. This year the decision was taken not to include guest speakers so as to allow more time for this and for attendees to gather for refreshments at the end of the evening.

Steve gave a special thank you to Kommetjie Christian Church (KCC) for hosting the AGM. He also thanked all the local businesses who had donated goods and services to the KRRRA fundraising raffle, for which tickets could be purchased at the entrance to the hall. As the KRRRA relies on the donations and volunteers, Steve encouraged all to buy a ticket or to make a donation to support our work.

Steve then introduced Gerald Tanesse from the Social Fabric group, who led attendees in an icebreaker. This icebreaker invited us all to greet each other enthusiastically as old friends and then to take some deep breaths and stretch.

### 1.2 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 KRRRA 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 KRRRA 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.

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](mailto: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.

### 1.3 Financial Report | Mike Smit

The KRRRA has recently appointed Mike Smit as Treasurer for the association’s finances. Mike introduced himself as a long-time Kommetjie resident who worked as a medical doctor in the area. He is now mostly retired but has been very busy over the past year with a range of KRRRA related activities. In recent months the process for transferring control of the KRRRA bank account to him has been particularly time-consuming, but he finally succeeded in concluding this process in May 2024. As such, he will be presenting a report of the finances, but was not the Treasurer during the year being presented.

As in previous years, income was raised via donations, largely from a small consistent group of residents. Since February, Mike and the KRRRA has doubled the number of regular donors from 8 to 16. Funds for this year were also supplemented by the amount remaining in the Kommetjie Environment Action Group (KEAG) account, which merged with the KRRRA last year.

KRRRA YE 2024		Income and expense							
		DEBIT		CREDIT					
KRRRA	Projects	KEAG	Bank fees	KRRRA D	Projects	KEAG	Interest	Balance	Discrepancy
-29,143.43	-15,618.89	-14,953.00	-393.10	31,964.32	4,814.81	26,709.20	66.67	32,910.13	33812.86
KRRRA - Bokram restoran., Internet and Web., Alien removal, Plants, Rootsnail Green Belt, SOB. Projects - Baboon meet, Bokram maint., Alien removal, AGM costs, Plant restoran., Resident Donan., Heritage Consult. KEAG - Bokram restoran, Casual labour, Plants and restoran., Book Heritage consult Milkwood Meander.									



**Figure 1: Income and Expenses for KRRRA 2023-2024, and Snapscan for donations**

Outgoings related to payments for service providers such as webmaster and ISP, printing, indigenous plants for ecosystem restoration, tool maintenance, subscriptions (eg. Far South Civic Forum), and on casual labour which was mostly used for alien removal. The KRRRA has also made donations in support of charitable causes in the valley such as children’s events in Ocean View.

In the coming year Mike aims to get every resident who can afford it, to make a regular donation of at least R50.00 per month. He would also like to be able to provide regular financial feedback on projects so as to enhance accountability. Mike encouraged attendees to check the website and get involved. While spreadsheets usefully summarise financial figures, they do not capture the many hours of work that volunteers have contributed over the past the year.

## 2.0 WORKING GROUP PRESENTATIONS

### 2.1 Social Fabric Group

The Social Fabric Group members Mary-Anne Potts, Gerald Tanesse and Jenny Tanesse jointly presented a poem about what the social fabric group is all about.

*Why Social Fabric?*

*Aren't we the sum of all of us*

*Social by nature and social as a survival mechanism*

*Alone wouldn't we feel naked, without any fabric protecting our being from the elements?*

*So yes, we are made for Social Fabric, lets embrace it.*

*Meeting neighbours at street parties, moonlight walks and book gatherings, movie nights and talks.*

*Let's step out and discover the warmth of togetherness.*

*Smile, giggle, laugh*

*Let go and join our laughter circle.*

*Weaving together to create an inclusive space...where we can all gather....and create a cloth of many colours and a cloth of different threads.*

*And, as we connect and develop community, let's imagine connections growing with our further neighbours, beyond Wireless road, and with time, our whole valley becoming an interconnected, thriving, creative and safe community.*

*Let's imagine the possibilities!*

*And let's help make it happen.*



The group then presented an award for an outstanding positive contribution to the social fabric of Kommetjie to Patrick Dowling, Chair of the KRRRA, for all his work as an activist and representative of the community in many social fora.

**Figure 2: Social fabric members Mary-Anne, Jenny and Gerald presenting Patrick Dowling with an award for his community spirit and service**

## 2.2 Environment Group | John Cuthill

John Cuthill summarised work of the Environment Group over the past year, which included: Bokramspruit restoration, milkwood and indigenous planting, invasive alien clearing, toad monitoring, and foot path management.

The areas in which work has taken place are indicated in Figure 3 below.

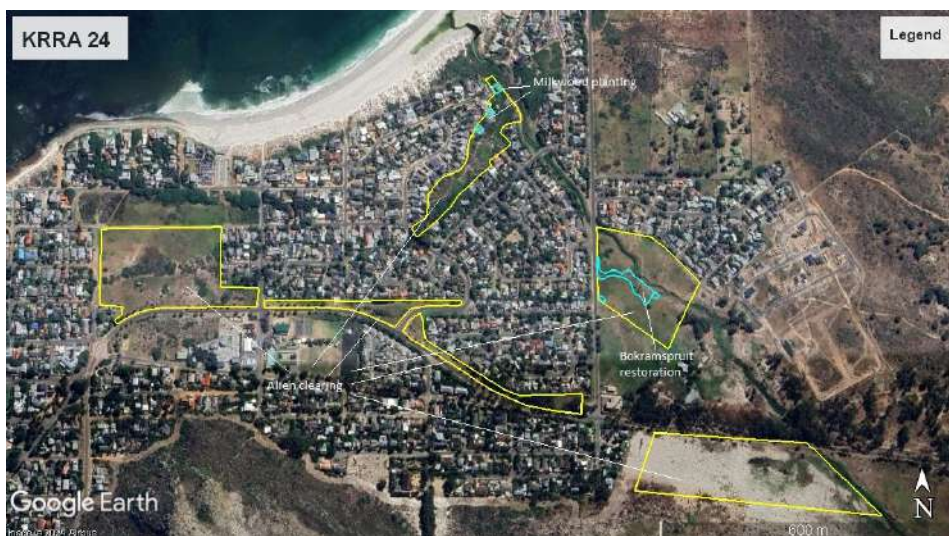


Figure 3: KRRRA Environment Group activity areas

Bokramspruit restoration work started in 2022 and has continued in the past year. The size of the cleared and planted area has now doubled, using 200 indigenous plants - some purchased, and some propagated by the KRRRA’s Eugenie Skelton. There has been a 90% survival rate of those planted. Figure 4 illustrates the difference in the past 2 years.



Figure 4: Bokramspruit restoration area, before and after planting work

Milkwood planting in August 2023 followed the clearing of the greenbelt in 2022. The CoCT donated 48 trees, however with the dry hot weather over the summer, 10 of those were lost.

Alien clearing along Kommetjie Road, Skilpadsvlei and road verges has continued apace. Aliens such as Glebionis are highly prolific at reproducing, and John provided comparative photos of cleared versus uncleared areas, noting that the whole of Kommetjie would be overrun with invasives were it not for continuous work to control them.

Toad monitoring was conducted in winter months again last year, and again the highly concerning population drop of the Western Leopard Toad was recorded, as per the year before. Also as per last year, two garden ponds provided the best breeding sites.

Residents who utilize the path over Slangkop will notice that Table Mountain National Park (TMNP) signage has been put up to request that they do not use the route over the sand dunes behind the church. The KRRRA has tried to mark out more clearly the alternative route, which follows an old jeep track (just to the left of the previous one, if coming from the church). While this detour adds a little to the route, it is necessary due to the increased traffic over the area, which is quite vulnerable to erosion. KRRRA is liaising with TMNP and the running group Komrades about longer term path improvements. Other areas of work related to footpaths has included the installation of steps on the rocks leading onto Slangkop Road, and looking into funding options for improvements to and maintenance of the wooden boardwalk.

John ended the presentation by encouraging attendees to join the Environment group for one of their regular events for volunteers to practically engage in caring for our local environment. One such upcoming event is World Environment Day, which will involve various planting and nature engagement activities.

### 2.3 Traffic & Road Safety | Caro Smit

Caro Smit introduced herself as a road safety expert and activist who runs the NPO [www.sadd.org.za](http://www.sadd.org.za), and is the coordinator of the road safety working group for the KRRRA. Caro opened by reminding residents of some key facts about road safety. Road crashes are the leading cause of death globally for people aged 5 to 29 yrs. One of the key ways of reducing road fatalities is reducing speed. Nine out of ten pedestrians hit by a car travelling at 60km per hour will die. By comparison, only one out of ten pedestrians will die if hit at 30km per hour. Caro was reminded of this only recently when a child ran out in front of her car – thankfully, her speed of 30km/hr ensured no dire consequences. A 30km/hr speed reflects the indisputable fact that mistakes by all road users can happen.

Caro and SADD has been advocating for a reduced speed limit in Kommetjie for some time, and residents may have seen the #Love30km and #StreetsForLife surfboards and signs created by children and others to encourage people to 'slow down to save lives'. Reduced speed limits have long been a concern for some Kommetjie residents. Caro shared a quote from the March 1974 KRRRA AGM, under General Comment 8, which requested: *"...a 40 k.p.h. throughout the local area of Kommetjie primarily due to surfers looking for waves, i.e. at Long Beach or Slangkop Lighthouse"*.

At the 2023 KRRRA AGM, to a positive response from the audience, Caro celebrated that Cllr. Simon Liell-Cock had verbally given support to a reduced speed limit of 40km/hr. However this has not been forthcoming, and CoCT engineers rejected the proposal speed reduction at the Sub-Council 19 meeting which followed. However the road safety working group continues to campaign for this and for a safe walk / cycle way between Kommetjie and Ocean View. This has included meetings with the City Engineers and the Mayor to request their support.



Another key area of work over the past year has been liaising with housing developers and CoCT regarding the road safety of Wireless Road and its intersections, in view of the additional 250 houses to be built over the coming years. Of particular concern is the Wireless crossing between Riverside and the river, which is a key pedestrian pathway to reach the beach. A raised intersection here and in two other places along Wireless would function to reduce speed and protect pedestrians. A small demonstration to raise awareness and show support for such a measure was held, with residents bringing their bikes, surfboards and dogs to gather at the intersection. Unfortunately, the developers will not fund this measure, and nor can the CoCT. As such, a public meeting was held with residents keep residents informed and to raise awareness of fund raising efforts. There has been a positive response, with some donations received, however because these platforms cost hundreds of thousands of rand, there is still a long way to go before the fundraising target is reached.

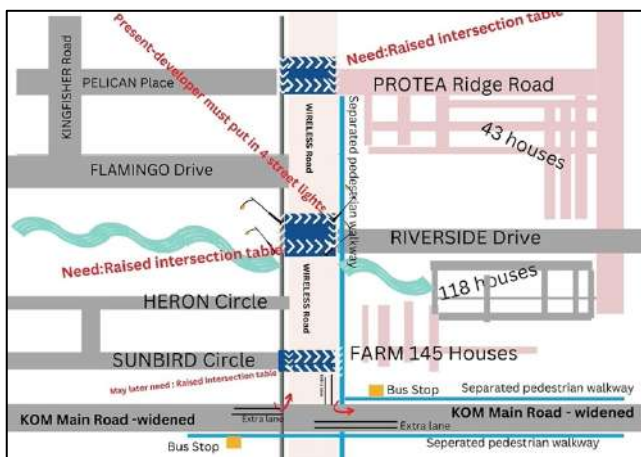


Figure 5: Diagram showing proposed measures



Figure 6: Demo in support of road safety on Wireless Road

Between 20<sup>th</sup> and 25<sup>th</sup> of May, SADD hired a speed gun to capture data on the need for speed reduction measures on Wireless Road. The results were shocking. Of the 1002 cars speeds captured, 41% were over the speed limit, with the highest speeds being 96km/hr. Caro shared a photo of a young family using the road and noted that soon after the photo was taken, a car travelling at 91km/hr passed by.



Figure 7: Caro with speed camera, May 2024



Figure 8: Family on Wireless Rd shortly before a car travelling at 91km/hr

The good news is that the housing developers Redcliff Properties will soon begin work on a pathway along the side of Wireless Road. Under the terms of the development, they are only obliged to do this work once all the sites had been sold off for development, however they have agreed to undertake this work much earlier. This will be a major improvement to the many who use this road on a daily

basis. At the top of Wireless Road, new turning lanes and bus stops will also be installed. The hard-won plans for these developments were shared with residents at the aforementioned public meeting.

Elsewhere in Kommetjie, Caro has been pleased to see residents such as Tala Stalling and Michele Koch being proactive on road safety. Tala noticed that many school children walk along Kirsten Road, and she approached CoCT to request two speed humps, and to clear vegetation that was obstructing pavement access. Michele Koch initiated removal of vegetation on the pavement of Beach Road. Caro encouraged all residents who are making improvements to their kerbs, or who have plants, stones or grass on their kerbs, to allow room for pedestrians to walk safely off the roads.

## 2.4 Media & Communications | Steve Pike

Steve Pike, is a media and NPO sector professional who developed and maintains the KRRRA website and social media presence. There are a growing number of projects, stories and issues to be communicated via those channels. While previously the KRRRA compiled a newsletter, this year comms has come more in the form of 'newsflashes' over email. This has the benefit of reaching more people more quickly. However this is quite time intensive, so Steve has called for media savvy volunteers who might assist in writing and posting blogs on website, compiling social media posts, and answering queries on the website. This may be an ideal opportunity for a young person starting out as a media professional, or any resident who has an interest in supporting with comms.

## 2.5 Coastal Infrastructure | Michele Koch

In the past year, Michele has been liaising with CoCT and other officials on maintenance and improvement of the infrastructure around the Kommetjie coastline. Michele has been engaging with staff at Slangkop Lighthouse, which closed to visitors over covid and has not reopened. Management of the lighthouse is expected to change hands shortly. The expected appointment of Russel has been well received and the KRRRA is hopeful that improvements will follow. Russel arranged for the lighthouse to open to the public during the 2023 Kommetjie Festival, and plans to reopen by appointment only on weekdays from 10am to 3pm. He is hoping that locals will support him and become part of the 'Lighthouse Family', eg. Creating an entrance garden, sending guests to visit and to help him create a museum / information area.

Michele has also been liaising with CoCT regarding improvements to the Longbeach Lookout steps, which are badly designed. Rebuilding of the steps would be too costly. CoCT will instead install two rails at the end of June. CoCT also recently carried out repairs to the steps leading down into the Kom to make them safer for bathers, and cleared plants from footpaths near the boat launch, following requests from Michele. The KRRRA has also been pushing for repairs to sea walls and pathways surrounding other areas of Kom, and the current feedback is that it will take place within this year - however it will be very costly, so perhaps don't hold your breath.

That said, vocal and coordinated engagement with local representatives and officials can result in positive outcomes. Michele asked residents to speak out if they think CoCT is moving ahead with projects without speaking to the KRRRA / residents, particularly if they see the project as being unnecessary. A recent example was the unwarranted tarring of some roads without providing any

notice. This project was postponed following pushback from residents. Another example was the installation of ballards placed at both ends of the Skilpadsvlei to stop “quad bikes”. This was a costly project and those funds could have been put to better use.

Michele concluded by asking members of the community about what inspired them to move to Kommetjie and to consider how their passions and skills could positively contribute to improving Kommetjie for themselves, their families and others. Be APART OR BE A PART!

### 2.6 Baboon Bin Proofing | Michele Koch & Emily Hurley

While the KRRRA engages with various fora in the deep south on managing the baboons, issues related to baboon management will be covered in upcoming public meetings. However the KRRRA wanted to highlight that residents can support making the village less attractive to baboons by using a rope mechanism or a bin lock to secure their bins from baboons. An example of a simple rope tie mechanism was on show at the AGM and the KRRRA would be willing to install one on your bin for a small fee. Additionally, local business Kleen Bin has offered a reduced rate on supply and installation of bin locks, should there be a bulk order. To sign up for either, please sign up at the back of the hall or email [info@kommetjie.org](mailto:info@kommetjie.org).

### 2.7 Resilience Group | Emily Hurley

Emily Hurley introduced herself as a consultant working in the fields of sustainability and agricultural economics, who has been providing admin support to the KRRRA for the past year. At the last AGM, Emily met with a number of residents with an interest for improving the resilience of the community and they formed a Resilience working group.

Resilience is the ability of our community to thrive, particularly in the face of climate change. This requires effective local systems, resources, policies and strategies to protect us from the worst impacts of potential disasters, which may impact our livelihoods, health, cultural heritage, socioeconomic assets and ecosystems, as well as our personal safety. Together, these risk reduction approaches are called Disaster Risk Management, or DRM. The aim is to reduce the probability of something going wrong, and the negative consequences if it does. DRM has been the main focus of the Resilience group over the past year – firstly, as it is most urgent, and secondly, because it is something that local residents have some expertise and interest in. Emily has worked very closely with Kommetjie resident Claudia Regnart, who has related professional experience.

The initial group began by meeting with different stakeholders to assess the existing local resources that could be employed to support our communities in different emergency scenarios. This included management at Kommetjie Fire Station, Komwatch, Ocean View Civic Association (OVCA), NSRI, and the Kommetjie Environment Group and the KRRRA’s social fabric group. Komwatch have a lot of resources, particularly in terms of emergency communication and patrollers on the ground. The social fabric and connectedness of the community is a also key aspect of DRM - as we saw during the covid-19 pandemic, it is so important to have systems and networks in place to support one another and look out for the most vulnerable in our communities. It is also very important to work closely with neighbouring communities because Kommetjie is not an island, and many of the issues affecting

Kommetjie also affect Ocean View, and vice versa. For example, fires are a big risk for Kommetjie, and fires often start near Ocean View and are carried towards Kommetjie due to the prevailing south easterly winds during fire season.

The Kom-DRM Coalition began to coalesce towards the end of 2023, with the NSRI providing us with a meeting room for planning our activities. Fire season gave a sense of urgency to our planning. A concern was raised about the timely maintenance of firebreaks around the peninsula, and the group carried out an inspection of all the firebreaks and fed back our concerns to the CoCT. Thankfully the firebreak in Simons Town had recently been maintained, given the severe fire that affected the area in the 2023/24 fire season. Although the group was still very new, some members organised for supplies to be brought to the firefighters during the big fire around Simons Town and Scarborough. Fishermans, Kommetjie Express Deli and Imhoff Farm all contributed hot meals and drinks.

In February, the Kom-DRM Coalition conducted a Community-Based Risk Assessment facilitated by the CoCT's DRM official Jemma Wheatley. The group invited a variety of community members with different areas of expertise, for example medical practitioners, environmental experts, urban planners and local people who had formed part of the volunteer emergency crews that serviced Kommetjie prior to the Kommetjie Fire Station and Cape Medical Response (CMR) becoming established in the area. NGOs Guardians of the Deep and Living Hope, and Ocean View Community Policing Forum also attended, along with NSRI and local counterparts at Ocean View Civic Association (OVCA).

The methodology employed by the CoCT facilitator assessed and scored potential risks in terms of (1) the level of hazard, (2) how vulnerable we are to the hazard (3) the extent to which the community might be impacted if it occurred and (4) the current capacity of the community to respond. The top risks identified included fire, water supply, power outages and civil unrest. However it's also important to note that hazards might interact or might result in other hazards.



**Figure 9: Jemma Wheatley, CoCT, leading the workshop**



**Figure 10: Group photo from the Community-Based Risk Assessment**

In the past few months we have focused our efforts at looking in more detail at the different risks and at different methodologies for DRM planning. We also submitted two funding applications, for which we were unfortunately ultimately unsuccessful. The next phase will involve developing a DRM plan for the community, using a table-top emergency scenario planning session. This proposed method was trialled by one of the co-chairs Claudia Regnart at the recent workshop conducted by the CoCT with the fire service representatives at Soetwater camp site, and it seems a simple useful approach.

If you would like to get involved in the work of the Kom-DRM Coalition, please approach Emily after the AGM, or contact her on [emilyLhenehan@gmail.com](mailto:emilyLhenehan@gmail.com). Coalition members Yusrah Davis and Terence Daniels are also in attendance if you wanted to discuss anything with them.

## 2.8 Planning & Development | Ian Macduff

Ian Macduff introduced himself as an architect living in Kommetjie is part of the KRRRA executive committee and has been working to support a good built environment in the village and provide guidance on building permit variations (known as “departures”), in response to queries from and conflicts between residents regarding what is allowed.

There have been significant objections to some bigger new houses and a general unease that Kommetjie will become like Camps Bay and lose much of its character. The breadth of what is allowed surprises many residents. Ian provided a summary with diagrams that illustrated some of the permissions regarding zoning, building heights, setbacks, floor factors, parking, 2nd dwellings, granny flats, development charges, etc.

Ian suggested that much of the outrage stems from lack of information on processes involved in building, and he has drafted some building guidelines to assist residents with information on what they can and cannot do without permission from authorities, and the procedures for obtaining planning approval. This should assist residents with such queries.

Ian emphasized the importance of informed engagement rather than complaining or spreading misinformation on social media complaints. He invited attendees to a workshop on July 4th where development processes will be explained in more detail, and how residents can be more effective in preventing eyesores and shaping their future

In response to fears about over-development in Kommetjie, the group has also consulted with other ratepayers associations regarding options for guiding development within the village. With the sale of many of the commercial buildings it is possible that developments up to 15m high may be planned, and the plans for Swan Lodge and the Spar are still in the balance.

The above factors suggest a need to develop and agree on a ‘Vision for Kommetjie, to look forward and plan for inevitable change, growth and development, based on a set of agreed principles and priorities. We need community input, to build a strong consensus, which gives it necessary weight for success. Ian has proposed a community survey where people will be asked - What makes Kommetjie special for you, what are your concerns, and what would you like to see in its future? Ian encourages all residents to get involved in visioning Kommetjie’s future and working with the KRRRA to find solutions to these complex development concerns.

## 2.9 Questions and Closing Remarks

One resident asked for clarification on how the expenditure what allocated. Mike and Patrick responded that there has been discussion within the committee about allocating budgets for different work areas. For now, there is a general ‘kitty’ which is allocated as needed. However if you would like to donate to a particular area or project, it is possible to earmark this within Snapscan and via EFT. The AGM closed by again thanking all involved and inviting attendees to join for refreshments in the annex of the building.