



FHVRA

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MINUTES OF THE GENERAL MEETING OF THE FISH HOEK VALLEY RATEPAYERS AND RESIDENTS ASSOCIATION HELD ON 27th NOVEMBER 2025 AS A HYBRID MEETING

1. Attendance & Apologies

Approximately 150 members, ratepayers, residents, and visitors attended the meeting as per the attendance register. There were approximately 30 virtual attendees.
Four apologies were received.

2. Approval of Minutes

The minutes of the GM of 24th July were approved, proposed by Ursolino Gonsalves, and seconded by James Ricketts.

3. Future of Fish Hoek Presentation

James Ricketts (JR - portfolio leader) presented a brief summary (attached) of the work done by the "Future of Fish Hoek" (FHF) group of architects, town planners, businessmen, event managers and project engineers to develop a framework for an urban design plan for predominantly the Main Road and beach precinct of Fish Hoek.

This is the latest in a series of proposals dating from the early 2000's and shares many similar concepts such as: -

- A tram to Simonstown from Fish Hoek station, opening up and connecting the beachfront to the town centre
- Colonnades along the Main Rd shopfronts to restore the original look and feel of high street architecture from Muizenberg and Simonstown
- A variety of amenities on F H Beach
- A PPP medical complex surrounding F H Hospital

However, after consultation with City officials and potential developers, the FHF believe that the path to implementation of these plans is an urban design plan incorporated in the LSDF/P for the area.



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To this end FHVRRA has solicited quotes from a few selected urban planners for such a plan. The best quotation in terms of quality and price is currently for ±R 335 000 and FHVRRA is seeking sponsorship from the community for this amount. Anyone wishing to sponsor the project should pay the money to the FHVRRA Standard Bank a/c 374203091 with the description FHF Urban Design. Concerns were expressed about the prevailing SE wind and the obstruction caused by the railway line.

In response suggestions from the floor were that the money should come from the beach parking fee (broadly supported)

Allowing other vendors on the beach was proposed. Concern was also expressed about Main Rd buildings no longer belonging to FH residents but rather remote corporates.

Peter Scott stated that FHVRRA supported other vendors being allowed on the beach, recent examples being mobile vendors. In answer to a question about the "Galley," consent use, zoning and planning applications apparently were in process for the extremely patient new lessee.

JR acknowledged the challenge of corporate ownership of Main Rd properties suggesting that investor support for a new urban design would lead to the sale or repurposing of the properties as potential income increased. He cited the example of estate agencies in Kalk Bay moving from the Main Rd to side streets.

One suggestion met with much applause was that the City rather than community sponsors or investors should pay for the urban design. After all, especially with the steep increases in rates and tariffs, the ratepayers were "investors" in Fish Hoek and the City.

Marc Yates (FHF member and ex BID Chair) argued that it was very important that the FH community create its own vision for FH otherwise we may find development that does not suit us occurring as had happened in Mossel Bay. Waiting for the City to produce an urban design would take too long and increase the risk of our design concepts being usurped. In particular a plan and a FH "culture/character" for the Main Rd was essential. Apparently, several property owners and investors were biding their time until such an urban design plan emerged.

One participant warned that any urban design should incorporate traffic and infrastructure development commensurate with other projects in order to ensure safety and quality of life for FH people. He cited the example of Durbanville which seemed to have far better maintained infrastructure than FH. He attributed this to the role played by their Council claiming that the GCT metro model was a failure and that a FH council should play a far greater role. This too received strong support.



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Yet another person expressed concern that any plan presented to the City may simply be ignored or rejected. JR explained the proposal FHVRRRA had received involved consultation with all role players - the City, PRASA, private property owners and national coastal/sea authorities before any plan was developed.

A lady urged support for the Main Rd businesses in FH and offered to start a project similar to the "On the Verge" initiative in Noordhoek. FHVRRRA will follow up on her generous offer. FHF team are James Ricketts, Ossie Goncalves, Marc Yates and Margie Nicol

4. Masiphumelele LSDF

Most of the people attending the meeting seemed to be more interested in the draft LSDF proposed by the City for Masiphumelele and surrounds, in particular the estimated 10 000 extra housing units proposed in the area by 2035.

Simon Liell-Cock (SLC) informed the meeting that all the sub council 19 councillors were opposed to the draft LSDF for public participation which still contained proposals that had been rejected in 2014 and 2018. It is also out of date because it does not include developments that have taken place. While the sub council 19 support the upliftment of existing residents of Masiphumelele, it does not believe that the Far South and in particular the area identified is suitable for the growth in population indicated. Furthermore, 40% of the people living in Masiphumelele were not SA citizens and did not qualify for subsidised housing. He claimed City officials unfamiliar with the area had compiled the draft which was not DA policy and was opposed by all the DA councillors.

Unfortunately, one of the attendees became quite aggressive alleging that the councillors would wilt when called by the DA "Whip" to support the policy which was in line with the densification mantra of the Mayor. Although SLC was able to silence the objector, there was general concern that our councillors would be overruled.

Another participant asked how best the opposition of the community and the councillors could be conveyed to ensure that the draft did not become a plan. SLC replied public participation via civic organisations such as FHVRRRA and at PP meetings. At this point the person responded that the PP meeting held had been very poorly advertised with the impression created that the Council wished to avoid too much participation. SLC and the sub council wished to avoid communication on social media because of the misinformation that could result, so communication was via formal channels to civic organisations and in City media releases.



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Yet another question was why Masiphumelele had grown so rapidly given the constrained infrastructure, job opportunities and transport access to the area. SLC's answer was that CT was a victim of its own success - better services, facilities opportunities etc but also that Masiphumelele was relatively safe compared to alternatives.

SLC referred to the upgrade of the Wildevoelplei sewage works, the Kommetjie Rd, the solid waste site in Strandfontein, Law Enforcement in particular the training college.

Comment from the floor was that it was the City paid for by the ratepayers who were faced with excessive increases in monthly municipal payments not the DA that making all these investments, so 10 000 extra units would place extreme strain on the services and infrastructure. Such expansion should also not take place unless there was provision for schools and other facilities. He felt the councillors were failing their constituents. SLC countered that he spoke as a councillor representing the ratepayers and residents not as a DA member.

Several people complained about the impact of rates and tariff increases and the deterioration of services in the area.

Felicity Purchase (FP) joined SLC at that stage and encouraged people present (many of whom were not members of FHVRRA) to join the ratepayers association in order to understand the efforts being made on their behalf.

In response to a question as to the criteria for housing provision in Masiphumelele she explained that although qualification was fairly complicated, those qualifying tended to rent out their property for shack erection as a source of income. This led to Masiphumelele growing like "topsy". She continued to explain that the councillors were committed to upgrading housing and facilities for Masiphumelele residents, but strongly opposed to allowing the spread of backyard shacks. To this end 470 houses were being built on erf 5131 with a possible further 500 to follow.

FP also identified several areas that the sub council had "banked" for schools and other facilities like a police station. Many of the ratepayer organisations in the Far South, including FHVRRA had submitted objections to the draft LSDF and proposed revisions largely in support of the detailed studies and suggestions made by Sunnydale Ratepayers Association over many years.

FP firmly believes that this combined input will win the day and become the LSDP for the area.

A representative of Lochiel Small Holdings expressed concern about the possibility of expropriation.



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FP replied that this was a red herring because the policy adopted for the area was a willing buyer willing seller approach and referred to the successful efforts made to protect the continued existence and good work of Masicorp, Living Hope and the Desmond Tutu Center as well as two churches, a training centre and ecologically sensitive areas. Other parts of the area were private land and there were plans for GAP housing in some of those. One person requested that all ratepayers automatically be made a member of the ratepayers organisation!

There was a challenge to SLC to declare whether he and the sub council would support another 10 000 housing units in the area

Somebody stated there were approximately 15 000 housing units in the Fish Hoek area, so another 10 000 units would never fit.

SLC gave a qualified answer - apart from the various housing projects already committed in Dido Valley (600), Masiphumelele (± 1000) he did not believe the Far South could or would support 10 000 housing units because there were insufficient employment opportunities in the area and a real danger that the character and economy of the area as a tourist attraction due to its natural beauty, recreational facilities and pleasant lifestyle would be seriously impaired. The developments of Capella site, Elgin Circle, Sun Valley Common and Silvermine Reserve proposed in the draft LSDF were answered by FP. Capella site was a private medium density development in the planning stage. Elgin Circle will be a green space because there is a servitude underneath as will Sun Valley Common. A small strip on the Sun Valley Common is earmarked for residential GAP housing costing between 900K and 1,2mil for teachers and policemen. FP said the erven between the sports field and Sun Valley is "banked" for a school "WAY" into the future. No money now. The wetland is a nature area and won't be touched. Nobody will be relocated as per the draft to Sun Valley greenbelts and common. Silvermine is a frog breeding area, but there are some property owners who may develop the area according to planning regulations.

The Capri area is private land subject to ecological and planning regulations. The upgrade of the electricity depot and the tarring of the road was explained as a means of better response to service requests. Vehicles would no longer use Poplar Rd. All these matters are discussed at sub council meetings. The land near St Peters church and the sports fields was "banked" A FHVRRRA member requested and obtained a commitment that our sub council 19 councillors would oppose the draft LSDF (come what may?)



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5. Meeting closure

The chair thanked Councillor Simon Liell-Cock, and Alderman Felicity Purchase for their input to the meeting, Jared Barker for looking after the IT for the evening, and James Ricketts for the presentation on the Fish Hoek Future, as well as other committee members and volunteers who assisted with setting up, and assisted during the meeting.
The meeting closed at 21:00.