

FISH HOEK VALLEY RATEPAYERS & RESIDENTS ASSOCIATION

(Incorporating Fish Hoek, Clovelly and Sun Valley)

~~Central Circle, Fish Hoek 7975~~

Web: <https://www.fhvrta.org.za/> Facebook: www.facebook.com/FHVRRA/

Heritage Western Cape: Conservation Body

TO: southern.districtsdf@capetown.gov.za
SCHALK DE JAGER Schalk.DeJager@capetown.gov.za
OSSIE GONSALVES Ursolino.Gonsalves@capetown.gov.za

SUBJECT: DISTRICT SDF COMMENT: FOR THE SOUTHERN PLANNING DISTRICT - ANNEXURE

DUE DATE: 30 AUGUST 2022

The Fish Hoek Ratepayers and Residents Association (FHVRRA) asked our members and community for their comments on the proposed development of flats anywhere near this field as suggested in item 6. Fish Hoek Sportsfield site. Please see their comments as an Annexure to our original submission.

We do request more information about the proposed development and wish for a proper public participation process to be followed when deciding the fate of all or a portion of the Sportsfield in Fish Hoek..

The following are some of the responses received:

1	<p>To whom it may concern</p> <p>I while heartily object to any development on the above sports fields. Not only does we NOT have any free open spaces, but the current infrastructure cannot even handle the existing developments and the new ones currently been built.!</p> <p>Step up your game and use the funds to improve the existing infrastructures before considering building new developments.</p> <p>There is very few places that residents and tax payers can honestly I spend time in the open. As one knows and is proven been outdoors is good for one. You have a hospital near by and schools. There is a need for more FREE open spaces not more buildings.</p> <p>So a resounding NO from me</p> <p>Taxpayer and resident</p>
2	<p>To whom it may concern,</p> <p>I am opposed to the planned development of the Fish Hoek sports field.</p> <p>The road infrastructure is already plagued with traffic, the local s are already at capacity.</p> <p>The sport fields are an asset to the community being a green zone, allowing space for community activities. It is unacceptable to development the very few green zones we have left.</p>

	Regards
3	<p>Dear Sirs</p> <p>Putting buildings in this area which gives the residents of Fish Hoek and its surrounds the wonderful privilege of being in the open when they are not inclined to take to the mountains or the beach for activity must be carefully considered . The occupants of the amazing amount of unsightly housing which has been crammed on to the area of the old kaolin mine above Kommetjie Road will need leisure space for their youth so I suggest skate board area would be of far more benefit for the community and very popular throughout the valley. The clacking noise of the skate boards would not aggravate residents nor is it in close proximity to any liquor stores. I do not think it suitable for offices housing or shops.</p> <p>Regards</p>
4	<p>To whom it may concern.</p> <p>regarding potential development of Fish Hoek sports field.</p> <p>Please stop this over development of the Fish Hoek/Noordhoek valley. Apart from the environmental impact of such actions there are clearly issues regarding infrastructure that are not being addressed as quickly as development is being undertaken. Every thing is creaking at the seams down here. And for what? A developer makes a few million rand? Schools are over subscribed, sanitation is under immense pressure but fresh water isn't, roads are a nightmare (answer appears to be more development, more roads)- both packed and falling apart, and public transport is now a joke. With big developments in the works for Kommetjie, and Masiphumelele growing at a seemingly exponential rate, plus other developments filling up, like the monstrosity that was allowed on Dassenburg, the issues are only going to get worse. There needs to be a moratorium on new developments in the Southern areas and a more sensitive approach developed before future projects are allowed. And that is without even touching the seemingly negligent approach to nature- this is a wildlife sensitive area... unless there is some money to be made from development. Important natural habitats for increasingly endangered species are being put under threat. There is absolutely no reason for it. There must be a thousand places in Cape Town where former industrial land can be made into housing, or even turned back into viable business zones- and in most cases they will be more conveniently placed in central areas. I have very little faith in the process of raising objections to such developments, if there is money involved it will be built regardless, but maybe, just maybe those in authority will for once listen to the people they supposedly represent and not bow down to developers.</p> <p>Kind regards</p>
5	<p>Dear Sirs,</p> <p>I read with great concern of the proposed development in the vicinity of the Fish Hoek sports fields due to perceived "under utilisation".</p> <p>I would appreciate it if you could share the scope of this "development" -</p> <p style="padding-left: 40px;">how many units are proposed, what are the height restrictions, roads - access & egress, upgrades of sewerage and drainage, size of properties, would this development also include the building of more schools?</p>

	<p>impact on the environment - has an EIA been done, or is in progress?</p> <p>I look forward to getting this information.</p> <p>Yours,</p>
6	<p>To Whom It May Concern</p> <p>I have seen posts about the City's Planners kicking around an idea to develop on the current Fish Hoek Sports Fields site.</p> <p>I would like to object to this happening. The last thing we need in Fish Hoek is LESS green spaces and sports facilities. The sports fields need to be left alone and entire idea needs to be scrapped. The area cannot handle more and more people moving in from outside. This will put strain on an already loaded road system, electrical system, sewerage system, and much more.</p> <p>The sports fields need to be preserved as they are, FOR SPORTS. The more outdoor areas we have in the Deep South, the better for our environment and wellbeing.</p> <p>I trust that common sense will prevail in this matter, and that the sports fields will be left alone without any sort of housing development being added.</p> <p>Regards</p>
7	<p>To whom this may concern,</p> <p>I am a new, first time home owner in Silverglades. The proposal to develop parts of the sports field is of great concern for me. This would have terrible ramifications for the homes and environment.</p> <p>Please consider my objections.</p> <p>Kind regards</p>
8	<p>To Whom it May concern</p> <p>Rather than build flats or houses on a portion of the Fish Hoek sports field - develop the land to facilitate sports eg - build an athletic track or small stadium or even an outdoor gym like the one in Sea Point this would encourage children to partake in sports rather than do drugs or crime</p> <p>Regards</p>
9	<p>I object to the potential development to residential (flat development) office of recreation related to the Fish Hoek sportsfields.</p> <p>We need the open green spaces for our children to enjoy playing sports, we do not need more densification and concrete buildings on our open spaces.</p> <p>Please leave the sportsfields as they currently are and enjoyed by many residents of Fish Hoek.</p> <p>Regards</p>
10	<p>I would like to object to the development of Fish Hoek Sportsfield.</p>
11	<p>To Whom It May Concern</p>

	<p>With so few green spaces available for use in Fish Hoek, its extremely concerning that developing the sports fields, even if just the southern section is even being considered.</p> <p>As a daily visitor to walk my dogs, it is a haven where they can run free, socialise (humans alike), and enjoy being close to the mountain, the Jackal Buzzards that roost nearby, and the river and its lovely birdlife.</p> <p>To even suggest that the field is underutilised is preposterous, and on any given day, day walkers, runners, exercise groups, informal touch rugby and soccer matches are happening. Kids are learning to ride bikes, fly a kite or even just kick a ball around with friends or parents.</p> <p>It is also a haven for youngsters from Masi to get together to enjoy a friendly game of football.</p> <p>It must also be said that the existing soccer club makes very good use of the space outside of the club grounds, on the cricket club side, for additional coaching and training.</p> <p>Besides what that space does for the wellbeing of humans and dogs, I would be incredibly concerned about the impact more development would have on an already fragile ecosystem.. endangered Western Leopard Toads breed here, and it is your responsibility to protect their unique habitats. – they are so few and far between now.</p> <p>Concerns about the infrastructure supporting more development here is real. Have you even tried getting out in rush hour traffic, or after a weekend football match, or church service?</p> <p>The sewerage system in Nelson Rd has always been problematic with constant leaks etc.</p> <p>I very strongly object to any form of development.</p> <p>It's a shared space, and appreciated by all who use it, for a multitude of activities. Let it be just that. Leave it alone.</p> <p>Regards</p>
12	<p>Good Afternoon</p> <p>I own a house in Briar Close, Silverglades and strongly object to any development of Fish Hoek sports grounds. Not only will it devalue our property, but it would ruin one of the best attractions to living in the area.</p> <p>The fields are certainly not under utilised. Living on one of the through ways that lead to the fields I can confirm that people are constantly walking to use the fields to either walk their dogs, to get some exercise in a safer open area as well by our multiple sports teams!</p> <p>The roads leading to the sports fields would be unable to cope with the extra traffic as well, never mind the ecological effect building so close to wetlands and nature areas would have.</p> <p>If this development goes through, we will probably put our house on the market and try and get out before property prices drop too low as living so close to the beautiful green space of the fields was such an attraction. What a pity!</p>
13	<p>I strongly object the development of the Fish Hoek sports fields. Public open spaces are essential in any community.</p>
14	<p>I hereby object to the proposal of building residential properties on the existing sports fields. I use these fields daily and certainly have never found them to be underutilized.</p>

	<p>These are grounds that are always being used by the community at large, eg parkruns, soccer matches, cricket matches, squash games, all sorts of functions at the sports facilities, families out playing games with their children and people of all ages walking their dogs. This is one of the few remaining areas that older people feel safe to go walking on their own as there are usually people around to whom they can call out for help.</p> <p>Kind regards</p>
15	<p>I 100% wish to place my objection to this proposal. To put up 'flats' will be the death knell of Fish Hoek. If the town is full, the town is full! We need sports fields/green lungs – as it is there is nothing for kids to do in this town. Rather propose putting up a decent, well maintained and monitored skate-board park, or something that will be a safe place for kids/teens to do something healthy outdoors. Our roads /water/sewerage infrastructure cannot cope with anymore people accommodation! This will also contribute to the devaluing of properties in Fish Hoek!</p> <p>It's a HUGE NO from me!</p>
16	<p>I object the proposal to develop the Fish Hoek Sportsfield</p> <p>There should rather be plans to increase the usage of the sportsfield, such as providing more facilities for other sport codes and recreational facilities for families of Fish Hoek and surrounds</p> <p>Regards</p>
17	<p>Good day</p> <p>As a homeowner at 174 Kommetjie Road, Fish Hoek, I wish to object to the above. In order to access my home if I'm driving northbound on Kommetjie Road, I have to make an (often unsafe) u-turn at the intersection of Kommetjie Rd and 20th Avenue, the one that goes down to the sports fields. That intersection is already over-subscribed, what with all the dog walkers, and one is literally 'sitting duck' in the right lane of Kommetjie road, waiting for a big enough gap to make the u-turn. There is no safe place to wait whilst crossing Kommetjie Road if there is already a car in the intersection. Keeping this in mind, there is NO way 20th avenue can handle any extra traffic, that intersection is already a nightmare and I wish to propose that the end of Nelson Road (near the Sun Valley robots) be opened to accommodate traffic as that would already ease the burden on that intersection.</p> <p>I would also like more information regarding the proposed buildings.</p> <p>Thank you.</p> <p>Kind regards</p>
18	<p>Good day</p> <p>I would love to support the idea of building a church or school at the sports fields, I think there is a great need for another quality high school in Fish Hoek, something like a Curro will add value to the town as a whole,</p> <p>Regards</p>
19	<p>To whom it may concern,</p> <p>As a concerned home owner and rate payer who resides in the area above these fields, I strongly object to the development of Fish Hoek Sportsfields which includes potential residential (flat development) or offices.</p>

	<p>This is an area utilized for sport and recreation, we do not have that many areas local to use recreationally.</p> <p>Kind Regards</p>
20	<p>Good evening.</p> <p>To whom it may concern.</p> <p>Regarding the possibility of a development in the Southern parts of the sports fields in Fishhoek.</p> <p>I as home owner of The below address object to having any development taking place on the Fishhoek sports fields and it's surrounds.</p> <p>Developing this area is cause for Natural high traffic concerns, safety for our children and their freedom to use this area as an environment to enjoy themselves with peace of mind and property prices being affected negatively.</p> <p>Let's also consider the pollution of the natural water capture area and the pollution disturbances thereof.</p> <p>Please take these points into close consideration as a matter of urgency.</p> <p>Sincerely, A Very disturbed home owner.</p>
21	<p>I fully object to this!</p> <p>Agree with Robyn Gwilt 100%! We need to keep this as a recreational space. Fish Hoek is already overbuild and the infrastructure can not cope with any further development!</p> <p>Please do not hesitate to contact me with any queries.</p> <p>Kind regards</p>
22	<p>Good Day,</p> <p>I'd like to raise my objection at the planned 'small' development proposed.</p> <p>This valley is busting out its seams. I've lived here over 35 of my 40 odd years. We have NEVER had an increase in schools, yet, the development increases on every available open spot of land.</p> <p>Our road and water infrastructure can't cope with the people we have. The new residents will have children who will need to go to school. Where pray tell should these children go to school when the current residents children are being turned away?</p> <p>I would like to propose that a new government high school gets built instead. If something does indeed NEED to be built at all!</p> <p>Kind Regards,</p>
23	<p>Good Day,</p> <p>Why does it have to be residential? Where are our open spaces for a recreational space for a</p>

	<p>beautiful park and walkways for our children and old people to walk and play. Where are the open spaces for people to walk through dogs and for new moms to push prams in this area?</p> <p>This area is overbuilt already - have they not noticed how much the increased traffic and the lack of schools in this area has impacted on this neighbourhood - what was the old 4 way stop is now a major intersection with speeding taxis. Or more importantly does the council already have some buddy that it already has made a deal with? - This is a more plausible question hence the want (not the need) to develop this land!!!!!!</p> <p>This area needs more open green recreational space that is not private but public that is properly developed for recreational use and healthy living not a block of flats!!</p> <p>Clearly none of the people on this subcouncil have travelled outside of their neighbourhoods let alone the country to see the importance of neighbourhood green belts</p> <p>Regards,</p>
24	<p>Hi,</p> <p>I strongly object to the development of Fish Hoek Sports Field.</p> <p>The field is a safe space for me to take my toddler to play as we often find the wrong characters in the parks; and walking up a mountain is a no go.</p> <p>The area is already struggling to handle the current traffic, and schools can't accept the current students as is.</p> <p>Adding a development will make this even worse.</p> <p>I strongly object to the development of Fish Hoek Sports Field.</p> <p>Kind regards</p>
25	<p>I object to this,</p> <p>It will increase crime in the area, and affect the natural environment for leopard toads, and other wild animals that live here.</p> <p>Kindest regards,</p>
26	<p>Dear Sir/Madam</p> <p>I am totally opposed to the development of Fish Hoek sportsfield for the following reasons:</p> <ul style="list-style-type: none"> • Development would leave the groundsmen unemployed. • There are no other facilities in Fish Hoek for sports such as cricket, soccer, running, baseball, rugby etc. • The club is a much needed community service. • It is a sanctuary for dog walkers and wildlife. <p>Regards</p>
27	<p>Good day,</p> <p>I wish to register my objection to building on any part of the Fish Hoek Sports Fields for the following reasons:</p>

1. The sports fields are one of the few places in Fish Hoek that are safe, free, flat and accessible to anyone.

On any given day, you will find soccer players, dog walkers, birders, children learning to ride bikes or fly kites, runners, cricketers, softballers and more enjoying this wonderful space. Soccer teams come from Masiphumelele to train and play, runners meet for the Saturday Park Run and all sorts of people gather to enjoy the views and fresh air. It is one of the few truly integrated places in Fish Hoek where everyone feels welcome.

By reducing the space available for community members, you will remove a communal asset and hand it over to those who wish to monetize and profit from this land. That is unfair to all its current users. People cannot afford gyms and many people can't access other spaces to exercise or just enjoy the outdoors. As a single woman, the sports fields are literally a safe space for me to walk alone. Please don't change that. For many older people who can't afford coffee shops or restaurants, it is a social space to connect with others. Connection is a vital part of combating devastating loneliness in old age. Many older people routinely use this area.

2. It is proven that removing free, accessible and safe green spaces is a public health crisis.

Cape Town is sleepwalking towards a diabetes and obesity timebomb that will be very expensive for the public health service to cope with. Taking away a portion of the fields (which sets a precedent for other parts of them to be built on and put into private hands), removes space for the one thing that can help mitigate this coming crisis: free places to exercise that are level and safe. It is beyond reckless to begin selling off land that we need for physical health.

The UK government has sold off sports fields and is now facing a similar crisis. It is so short-sighted.

3. It is proven that access to green spaces helps with mental health.

It is no secret that Cape Town is a violent place with high levels of crime and trauma. People live in appalling conditions and face unbelievable stress. Access to nature and open space helps people to cope. Are you really going to tell a bunch of young, enthusiastic footballers from Masi that some of their soccer fields are being taken away so an already rich person can become an office landlord? So those kids now don't have a healthy, character-building outlet and turn to drugs and drink instead with tragic consequences?

4. We don't need more offices.

There is an oversupply of office space in Cape Town because work from home is now an accepted part of everyday working life for office workers. At my company, we are giving up 50% of our current office space in Tokai as the petrol price makes it harder for people to drive to an office when they can do the same work from home (and cut down on traffic and emissions at the same time). It is puzzling that after all that has happened since 2020, more office space is even being considered.

5. What is 'under-utilized'?

How is a piece of land that is used every single day by multiple types of community members (young, old, rich, poorer, black, white) considered 'under-utilized'? This smacks of capitalism at its worst, where a simple chunk of nature has to prove its worth rather than just being allowed 'to be'. The area is a transit zone for many workers on foot as well as a

	<p>popular place for residents to exercise themselves and their pets.</p> <p>That is not 'under-utilized'.</p> <p>Most Capetonians already live in deeply densely populated areas like Masi. Let's not take away places where you can find a little breathing space from others.</p> <p>What you can do instead:</p> <ol style="list-style-type: none"> 1. Build more outdoor gyms 2. Remove the alien gumtrees and put in indigenous trees to support birdlife 3. Enforce the speed limit on the dirt road that runs parallel to the river. Currently trucks and cars roar up and down with no consideration for runners or dog walkers. A fatal accident is more than likely. 4. Encourage more people to exercise here by erecting drinking fountains 5. Support the current clubs 6. Ensure litter is collected <p>What not to do:</p> <ol style="list-style-type: none"> 1. Build unneeded and unnecessary offices 2. Remove the little public space that is needed for mental and physical wellbeing 3. Hand over land to those who only want to make money from it. Its value now to all who use it far exceeds that. 4. Make everything commercial 5. Demolish even more of nature - don't 'pave paradise and put up a parking lot'. <p>Fish Hoek is widely considered a great place to live. Don't allow the entire valley to be recklessly built up and lose what makes it special in the first place.</p> <p>Humans need more open space, not less.</p> <p>Very best regards,</p>
28	<p>Good day,</p> <p>I am very concerned as:</p> <p>The Fish Hoek area already has a problem with sanitation and water supply. Pipes are breaking and local pumps battle to cope with the existing homes. Now you want to put a bigger burden on this poor infrastructure. Rather upgrade these problems first.</p> <p>The roads are already congested with traffic in the rush hours. Never mind huge trucks coming in and exiting to all shopping centers delivering produce. There have been far too many accidents on Oukaapse Weg and Main Road of late. Drivers take chances on the roads. Heaven forbid if there was a major say "Act of God" and the all the residents had to evacuate, there are only 3 roads out of our beautiful valley. Now you want to increase the population. Sheer Madness.</p> <p>We are in desperate need of places of Education for the children. Parents are now battling to place their children into High Schools in our area as there is a shortage of them. Very few parents are able to pay for private education. A High School and even a Primary School would be more beneficial to all residents on that space. Trying to even book a child into Primary School now a days is a nightmare. Waiting lists for Grade 1. Really wake up.</p> <p>Now you want to put an even a bigger burden onto the area, by putting flats there. Sit down</p>

	<p>and see the bigger picture.</p> <p>Seriously re-think this and get priorities in order. Residential last on the list this time around.</p> <p>Regards</p>
29	<p>Dear Sir/Madam,</p> <p>I'm a resident of Fish Hoek, and have an elderly mother living in Silverglades right on the sports fields that you are wanting to develop.</p> <p>You say that the sports fields are underutilised. I would like to know how you have arrived at this conclusion? Has there been a study done? Does someone assess the level of activity and what are you using as comparison to base this outcome on?</p> <p>I would like to know this.</p> <p>As I live here, I can tell you that it is not underutilised. People come from all over to practice soccer and cricket among other sports. Where will the men practice who come from Masiphumele if you build flats?</p> <p>There are many frail elderly people who cannot walk in the mountains or the sandy beaches. They use the sports fields to exercise. What about the hundreds of dog walkers?</p> <p>We need our green spaces.</p> <p>It is also a breeding area for the endangered Leopard Toad. What would you do to safeguard them?</p> <p>Instead of knocking up more flats, why don't you repair the parking area, and get the fields back to a better state, fix the cricket batting cages, fix the cricket pitch get the waterworks people to stop speeding in their trucks through the neighborhood and making a noise all day and all night.</p> <p>Then more people will "utilise" the fields for sports. Which is the purpose it is meant for. Not neglecting it for decades, and then selling it off for development. That's not good town planning. That's just deplorable management.</p> <p>Yours sincerely,</p>
30	<p>Good day,</p> <p>Previous Mayor Patricia deLille, back in her day, identified the Fish Hoek Sports field to be an area for low cost housing. About 4 years ago, it was posted near the field one wet blustery winter, a sign (which blew away) with the intention to expand the depot land, and this area was named along with a developer. The developer was some organisation the develops low cost housing. There were a number of objections made, a meeting had and it was ruled that this plan to annex this land for depot use was given permission. Even the residents adjacent to the sports field were blissfully unaware of this. One thing you must know people there is corruption abound within the City Council and anything objected to, is squashed, unless there is a major public outcry. My personal feeling is all open land should be kept open, for future generations, for sports and recreation. Currently there is soccer played on the field closer to Kommetjie Road and I can tell you the shouting that goes on between players is so loud and a disturbance of note, especially on a Sunday afternoon. There is another whole lot of vacant land opposite the robots at the junction of Corsair and</p>

	<p>Kommetjie roads. Why not build something there? This field sited is opposite The Glade Green Belt, and residents of the Glade, in Silverglade. The field/area they say is underutilised. Absolutely bare minimum maintenance has been over the years, the grass in summer seldom cut, promoting the weed Pattersons Curse. The previous groundfill rubbish dump that it once was is breaking down now and creating swales.</p> <p>If council want to do something to utilise the land for all, turn this section into a maintenance free Fynbos park. It can have big rocks, trees, paths, benches, fake grass and planted with indigenous plants and fynbos.</p> <p>I have lived here since 1995 and am shocked how little maintenance and upkeep is being done in this area. Also since the approval to annex this land to the Depot, the Council' new plan of action to outsource a once busy Depot/place, does not warrant expansion of the Depot.</p> <p>This is a ruse to allow a few council members to receive an enormous kickback, and there will be a public outcry.</p> <p>We will land up having a gangsta ridden low cost housing nightmare right on our doorstep, if we don't STOP this process.</p> <p>NO TO LOW COST FLAT DEVELOPMENT, PERIOD!</p> <p>WE WANT OPEN LAND FOR ALL FUTURE GENERATIONS!</p> <p>Regards</p>
31	<p>Dear Brian Youngblood</p> <p>'Echo' newspaper 29-7-2022 = Apropos the proposed urbanisation of the Fish Hoek Sports Field, i.e. creeping-destruction-of-the Peninsula's-shrinking-green-spaces, please make the important point that the City deprived Fish Hoek Sports Field of funding "about fifteen years ago", so :-</p> <p>the City should now help reduce the pressure on Fish Hoek, by using that saved funding to provide football facilities in Masiphumelele/Ocean View (populated only since about 1993) for their many and increasing number of players.</p> <p>Best wishes</p>
32	<p>Hi,</p> <p>It is disappointing that the City is considering rezoning part of the sports field. Once lost, green areas are never regained. We should be defending all such areas within the City for the benefit of future generations.</p> <p>It would seem that the current boundaries of the sports field work well with existing housing. That may cease to be the case in the event of residential encroachment.</p> <p>What is the point of spatial planning if the City is forever looking for ways to nibble away at the boundaries of open public land?</p> <p>Sports facilities are a great way of bringing communities together and the Fish Hoek sports field is well positioned for this. The local population is increasing and the demand for sports facilities will only increase over time. We should be looking at how we can better use the alleged underutilized areas for sports/recreation. To reduce the area of the sports field would seem to be extremely short-sighted.</p> <p>The last thing we should be doing is giving up public open space for speculative property</p>

	<p>development.</p> <p>I am a regular user of the sports field.</p> <p>Regards</p>
33	<p>To whom it may concern,</p> <p>I am a Silverglades Resident and house owner and I strongly object to any development of our sportsfields.</p> <p>These sportsfields are used by the whole Fishhoek community. People walk their dogs there, I take my granddaughter to ride her bicycle there as do many others. I feel very concerned that there is no proper information on what the COCT is planning to do with the land, rather we are given lots of vague ideas. I think this is totally unacceptable. As once this land has been given the go ahead for development we will have no say over what gets built there. I strongly object to this underhanded way of doing things.</p> <p>I feel we need to know exactly what is being proposed for this land before any decisions are made as it will have an effect on Silverglades.</p> <p>Yours sincerely</p>
34	<p>Dear City of Cape Town representative,</p> <p>RE: OBJECTION TO REPURPOSING SECTION OF THE FISH HOEK SPORTSFIELDS</p> <p>I hereby would like to formally object to the repurposing of a section of the Fish Hoek Sports fields, as outlined in the Southern District Spatial Development Framework (Draft 2 – May 2022)¹ for the following reasons:</p> <p>Green spaces in urban environments & WHO recommendations</p> <p>The value of Green spaces in urban environments, such as the Fish Hoek Sports fields, are well established: benefits of these urban Green spaces include environmental benefits such as mitigation of extreme temperatures during hot seasons, enhancement of biodiversity and improvement of air quality² as well as numerous health benefits to the users of said Green space³.</p> <p>The World Health Organization (WHO) recommends that residents should have access to at least 0.5 – 1 hectare of green space within 300 meters of their home⁴ and outright states the “urban green space is an important investment that local authorities can make on behalf of citizens and their well-being”⁴. It appears shortsighted from the City of Cape Town (CoCT) to want to remove a section of an existing and well utilised urban Green space. In fact, one could argue that the CoCT should invest funding to enhance the whole of Fish Hoek Sports fields, not remove sections of it. This is even more relevant, given that the Fish Hoek Sports fields not only serve residents residing directly around it, but also those from the broader Deep South: many people from Masiphumelele, Ocean View, Glencairn, Simons Town, Capri, Sun Valley, Noordhoek, Sunnysdale and even as far as Kommetjie, Muizenberg, Lakeside and Tokai frequent the Fish Hoek sports fields to exercise and enjoy the space, both formally and informally, on a daily basis.</p> <p>It is well established that citizens of lower socio-economic status gain the greatest benefit from urban Green spaces^{5,6} and thus the access to the space for sportsmen and residents of Masiphumelele and Ocean View should not be underestimated. The section that is proposed for development (portion/s of erven 8906 and 8938) in particular is host to informal soccer games nearly daily.</p>

By removing sections of the sports fields, and with sports clubs fencing in other sections of the fields (such as the Dolphins Baseball club), this space is reduced and will no longer be able to serve all the various communities it currently serves.

It should also be highlighted that existing Green spaces within the DSDF Sub-district might appear to be plentiful, but these are typically not accessible to the entire public: mountains, access controlled beaches, nature reserves, inaccessible areas for those without transportation all 'appear Green' but do not offer the same benefits to the public that the existing Fish Hoek Sports fields do.

“Preserve Green”

The CoCT refers to “preserving and enhancing Green” in their Environmental & Climate Change action plan⁷ as well as the DSDF¹, and then directly contradicts this by proposing that an existing Green space be reduced, to increase the ‘grey’ in the environment.

It is not clear why existing spaces that do not serve the general public and does not contribute to Green usage space, such as the fenced area surrounding the False Bay hospital, is not instead earmarked for potential development. These areas are not accessible to the general public, and are standing vacant.

Unclear plan of utilization

The current DSDF refers to ‘potential residential, office or recreation related infill’ as potential future use of the proposed site to be utilized. This vagueness is extremely problematic, as clearly highlighted by members of the public at the Public Participation meeting of 18 August 2022: the current infrastructure in Fish Hoek and surrounds does not even support the existing residents, yet there is a proposal to include even more residents should the space be utilized for residential purposes. However, by having a blanket ‘future use’ statement without clearly outlined plans for use of the space, a blanket objection is therefore the result from the majority of residents.

For the reasons outlined above, I strongly oppose the proposed repurposing of any section of the Fish Hoek sports fields, and I strongly urge the CoCT to rather work together with the Sports clubs it hosts, and the communities it serves, to optimize and enhance the entire space for current and future generations.

References:

1. City of Cape Town. 2021. Draft 2 (March 2021) District Spatial Development Framework Page No. 1.2(May 2022):1–135.
2. Maes J, Zulian G, Günther S, et al. 2019. Enhancing Resilience Of Urban Ecosystems through Green Infrastructure (EnRoute) Final Report. 100 p.
3. European Environment Agency. 2021. Who benefits from nature in cities? Social inequalities in access to urban green and blue. EEA
4. World Health Organization (WHO). 2017. Urban Green Spaces: A Brief for Action. WHO Rep. :24
5. Marselle MR, Bowler DE, Watzema J, et al. 2020. Urban street tree biodiversity and antidepressant prescriptions. Sci. Rep. 10(1):1–11
6. Ward Thompson C, Roe J, Aspinall P, et al. 2012. More green space is linked to less stress in deprived communities: Evidence from salivary cortisol patterns. Landsc.

	<p>Urban Plan. 105(3):221–229</p> <p>7. City of Cape Town. 2021. City of Cape Town - Climate Change Action plan.:1–148.</p> <p>Yours sincerely,</p>
35	<p>Good evening District Development,</p> <p>We need to ask you please to reconsider using the land for housing / flats / low cost housing etc.</p> <p>There are a number of elderly and vulnerable people in this area and a development such as the one that is bring proposed is ludicrous and would present immense danger.</p> <p>This land is not that of soil but rather that of sand, which would wreak havoc on existing structures and with structural damage being an exclusion, there will be no alternative but to hold you responsible for any and all structural damage.</p> <p>There is a lot of land that can be used elsewhere and which is not in an area of vulnerable people and so close to a health facility.</p> <p>We all know that this would pose an enormous security risk and which can and would result in people not respecting existing boundaries and encroaching onto existing homes and gardens - and then what?? The security forces aren't able to manage the crime rate as it is and this would make things 100 times worse ie burglaries, murders and the like.</p> <p>We already have undesirables milling around the area as it is, and this proposal would just exacerbate the problem beyond measure.</p> <p>Please let sanity prevail and hear the pleas of the locals to prevent this from happening.</p> <p>Yours sincerely</p>
36	<p>To whom it may concern:</p> <p>I wish to record my objection to any form of development, other than sporting facilities, on the Fish Hoek Sports Field for the following reasons:</p> <ul style="list-style-type: none"> · The Fish Hoek Sports field is the only public recreational area of any size in the whole of Fish Hoek and, contrary to Council opinion, is extremely well utilized. <p>Living right on the edge of the sports field, I am In prime position to note how well it is used, particularly by young soccer players from Masi and Ocean View,</p> <p>at the weekends and in the evenings. Not only are they getting fresh air, exercise and learning life skills, they are getting some relief from the ills of township</p> <p>life, which have a profound deleterious effect on the development of young people.</p> <ul style="list-style-type: none"> · It is well known that regular exercise is fundamental in preventing many of the chronic diseases which plague this country today, i.e. diabetes, hypertension, <p>heart attacks, stroke, mental health conditions and obesity. These conditions cost the health services millions of rand every year besides having a huge effect</p>

	<p>on the lives of the individuals concerned and their families.</p> <ul style="list-style-type: none"> · I understand that the various sports clubs are supportive of some future development as they stand to gain financially. However, the sports fields are not for the exclusive use of the sports clubs – they are for the benefit of all Fish Hoek residents whose rates are used to maintain them. · The increased infrastructure in terms of water supply and sewage disposal will only add to the burden that these facilities are already under. · There will also be an increase in traffic into a quiet residential area. · In terms of the environment, we should be maintaining as much open, undeveloped spaces as possible, not destroying them. Once developed, there is no going back. · The City of Cape Town, like any municipality, should have the interests of all the people it serves as a priority, not monetary gain at any cost . <p>Regards</p>
37	<p>I object to the Fish Hoek Sports Field proposed development.</p> <p>IS NOT FOR SALE NOR FOR ANY TYPE OF DEVELOPMENT OTHER THAN FOR SPORTS. It is designated Open Space. It is NOT under-utilized. With Masiphumelele Sports Field being used for housing, even more reason that every inch of the Fish Hoek Sports Field will be overflowing. With more densification this Sports Field will need to be ENLARGED not portions picked off to make it smaller!. I oppose any suggestion of non sports development.</p> <p>I oppose Cape Town City Planning telling us that this section of the Sports Field mentioned in the MSDF should be developed for low cost housing. That is for Public Participation. Once this portion of the Field is given to a Developer it is gone, never to be used for Public Sports Facility again - how do we explain this to the children of the future? The Fish Hoek Sports Clubs Association are not speaking for us, they have an agenda which does not include the public/residents rights, & is not in the Public's interest.. They may not speak for us.</p>
38	<p>I would like to place an objection to the (future) proposed development of the above mentioned facilities.</p> <p>These are the only facilities for adult and open (as opposed to school) ball sport in the deep south area.</p> <p>The Masphumelele i soccer field has been used for housing after the recent fire and their soccer teams are also using these</p> <p>facilities as well as impromptu groups later in the evening and over weekends.</p> <p>These fields are not “underutilized” as claimed. They are all used by the various sporting groups every week.</p> <p>The Fish Hoek sport umbrella does not represent all those who enjoy these open public spaces and should not speak for everyone else.</p> <p>They have been seduced by the vision of all that money to buy as least two astroturfed</p>

	<p>surfaces. At R 5 to 7 mil this is PURE PIE IN THE SKY hopes.</p> <p>It will never happen and once that property has been given to a developer IT WILL BE GONE FOREVER. It cannot be taken back again.</p> <p>With the City going for densification the demand for open play/recreation space will only increase. What</p> <p>a shame it will be to tell them in the future that the sports grounds were there, but were thoughtlessly given away.</p> <p>The residents of Nelson Road have had no say in this matter and will have the value of their properties severely affected.</p>
39	<p>Currently the sportsfield area, centrally located within suburbia, is a recreational space well utilised by different communities from the surrounding areas of Masi, Ocean View, Fish Hoek, Sun Valley, Noordhoek and further afield.</p> <p>If the proposed development of two erven on the sportsfield is approved, a large section would become private property, so its use would be limited to the owners ie selfish use as opposed to community use.</p> <p>With the COCT's relentless densification policy, there are fewer and fewer green areas open to all sectors of society. This detracts from Cape Town's natural beauty and its reputation as a garden city. It is time to put a halt to such urban encroachment.</p> <p>Finally, the sportsfield as it is currently, serves as a 'green lung' in the city, reducing the serious levels of pollution which Cape Town increasingly experiences. On Aug 23 the air in Cape Town was worse than in Beijing. Several reputable air monitors described the pollution level in our city as 'extreme', 'unhealthy' and 'excessive'.</p> <p>To help counter this dangerously deteriorating situation, the City needs to create more 'green lungs' not diminish existing ones.</p>

NAME & SURNAME	<i>Brian Youngblood, Chair: Fish Hoek Valley Residents and Ratepayers Association (FHVRRRA)</i>
CONTACT NUMBER	<i>Cell: 084 3 99 99 33</i>
E-MAIL ADDRESS	<i>FishHoekRRA@gmail.com</i>
SIGNATURE	
DATE	12 August 2022