



LLANDUDNO NEWS

SUMMER 2022

SRA: sra@llandudno.org.za
www.llandudno.org.za

Editor's Chirp

This year, it's a summer edition – yes, time flies and spring has long gone as has the rest of the year. Summer holidays are almost upon us and along with that, will be the usual influx of visitors to our little piece of paradise.

We have been awash with building projects this year – perhaps the most seen in the last 30 years and continuing from 2021. As raised below and for all our sanity, please can builders be requested to comply with the usual building by-laws and to keep the neighbourhood they are working in clean. When I raised this with an architect a few weeks ago, his answer was that the builders will clean up when they are finished in three months - clearly thinking that neighbours do not mind their mess for the full build, which by all accounts is now longer than a year. I would like to believe that we will all have some respite from the continued noise and dust during the year-end builders' holiday.

Kiki Loubser, our SRA Chairperson, provides some feedback on issues that the SRA is currently tackling. It is great to see that our crime levels remain very low as Wes Corbett indicates.

Andrew McNulty provides feedback on our infrastructure issues, which are much improved from 2021. Environmental matters are covered by Jonathan Crowther, and Katherine Murphy provides some info regarding the recent 50th birthday celebration of the Llandudno Surf Lifesaving Club. Last, but not least, many thanks to Lauren McNulty for the layout and editing of the newsletter.

It is evident from the WhatsApp group, that we have many new residents in Llandudno – welcome to you all, and may you enjoy the 'hood' as much as the rest of us do.

All the best for a wonderful summer and festive season.

Cheers, Ed.

NOTICE:

SRA Annual General Meeting

21 November 2022 @ 7pm

Llandudno Primary

SRA CHAIR

There was recently a tragic loss of life in our neighbourhood. A young girl drowned after falling off the rocks at Logies Bay. Our sincere condolences and thoughts are with the family during this difficult time. We wish to express our thanks to the various organisations that were involved in the extensive rescue operation. We extend our condolences to all residents who have suffered bereavements this year.

Llandudno forms part of Sub-Council 20, and the ward committee meetings provide a useful contact point with the City and its officials. Our ward councillor, Rob Quintas, is very responsive to issues raised with him.

The issues surrounding the problem and “party houses” still prevail, although significant progress has been made with some of the culprits. Houses in Llandudno are zoned single residential and may not be used for commercial activities such as events or functions. Owners are advised to exercise caution, by ensuring that potential tenants have been adequately screened. Residents who are negatively affected by “party houses” should phone law enforcement (021 596 1999) and report the incident. It is important to keep track of your reference number/s, as the City of Cape Town needs records showing that it is a ‘repeat problem’ with multiple reference numbers in order to escalate the matter.

For those renovating, it should be noted that the City may backdate the valuation adjustment to your property from the renovation resulting in rate arrears that would need to be settled. This is not ideal, as we believe that the dates of deemed completion

of the renovation and the date of processing the of the revaluation should be as close as possible to each other. The SRA is in consultation with the City to address this.

There has also been a number of applications for subdivision and/or second dwellings on a single plot. I believe this is a topic that we as a community need to consider carefully. One is mindful that the construction of a second dwelling, or granny flat, may be a financial necessity in the current trying economic times. However, if this becomes the new norm, we could soon face the situation wherein what used to be 1 000 square metre plots with a single residential property on it, can become 4 dwelling units with the resultant densification, and impact on what is already a fragile infrastructure. The issue of lateral set back lines is also of concern, as the existence and imposition of lateral set back lines is what creates ‘view corridors’ that protect views to an extent. We certainly do not wish to become a second Camps Bay, and therefore suggest we debate this at the AGM.

Kiki Loubser
SRA Chairperson

LAW ENFORCEMENT:

+21 596 1999

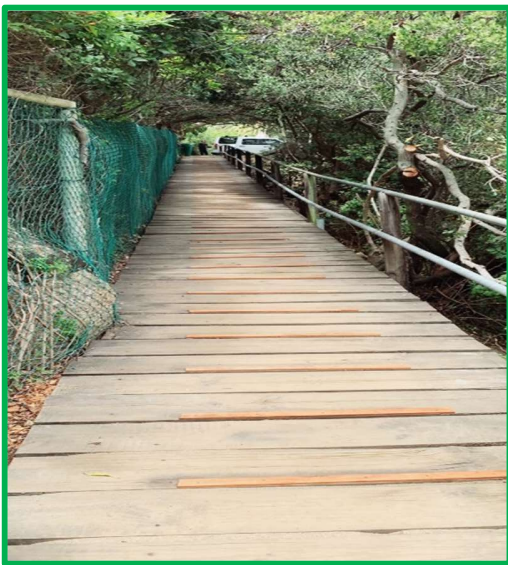
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ENVIRONMENT

Ashley Weaver and his team continue to do a fantastic job tidying up our environment. Their normal day-to-day work includes: clearing stormwater channels of grass and weeds, trimming back of vegetation protruding onto roads, cutting back of the paths along the open spaces and those near the beach, trimming along the coastal path, grass cutting in open spaces and a number of other smaller jobs. This year they have taken on the major task of trimming and clearing out of dead branches, etc., along the three major sections of the Gully Stream path. Hence the piles of vegetation that were located at a number of locations. These have now been removed.

We do need to thank Ashley for a great effort levelling out and fixing the safety strips to the Gully Stream boardwalk.



I again raise a previous request for residents to take care of looking after the verges outside your homes. Please can we appeal for you to take a little effort in pulling out weeds and

trimming back plants and trees. Our service provider focuses on the public areas.

The firebreaks along our southern and northern boundaries were cleared by SANParks in October. In addition, Ashley's team and some residents have, on an ongoing basis, helped pull out alien saplings, thus keeping the firebreaks clear of alien vegetation growth. We have recently met with Kerzner Estate and SANParks to discuss alien vegetation removal on the Kerzner property south of our Sandy Bay residents. It was indicated that they will commence with alien vegetation cutting in April 2023 – this is deemed to be the safest time from a fire risk perspective. The SANParks fire officer also pointed out that the first line of defence is for residents to clear out concentrations of vegetation in their gardens and especially trees and bushes up close to the house.

Building continues apace in Llandudno. As much as we realise that everyone has the right to build, cognisance needs to be taken of neighbouring residents. Builders need to comply with legislated building hours (e.g. no work on Sundays and public holidays) clearing up their rubbish, suppressing dust, cleaning roads after concrete pours, etc. Can the new owners please ask their builders to pick up their litter and rubbish that daily spill onto public roads. One day you will be living here and will be as frustrated as some of your neighbours.

As mentioned at the AGM in 2021, we are still identifying projects that would contribute to enhancing the Llandudno open spaces. So, if you have any thoughts, please let us know.

Jonathan Crowther
SRA Director: Environment



I KNOW WE'RE MONTHS BEHIND SCHEDULE, SIR, BUT IT'S THE DARNDDEST THING - EVERY TIME WE COMPLETE A SECTION, IT DISAPPEARS.



off the mark.com

by Mark Parisi



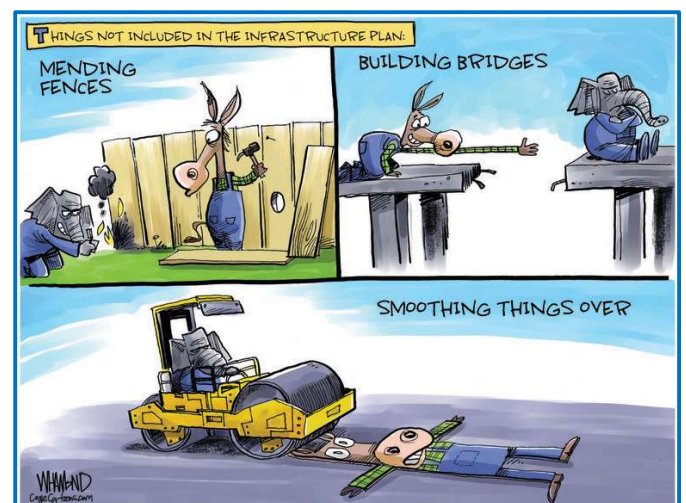
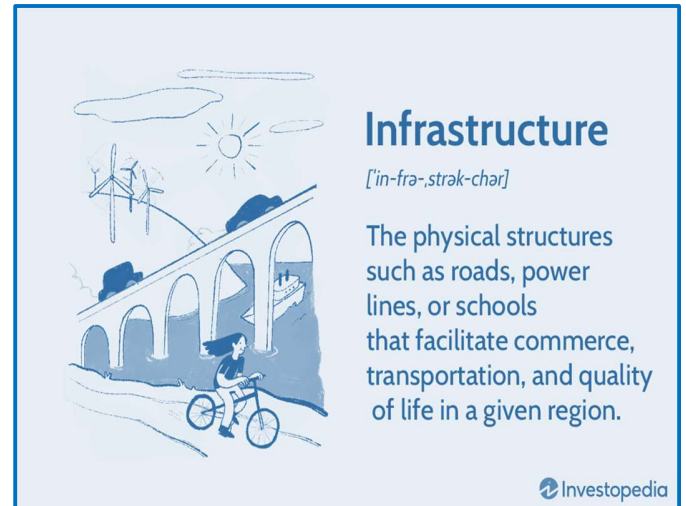
INFRASTRUCTURE

Although Llandudno has continued to experience problems with its decaying infrastructure during 2022, the extent of the problems have been less severe than in the prior year. Many residents will recall the entire village water supply being shut off for eight consecutive days during November 2021, and lengthy power interruptions to many parts of Llandudno during the second half of 2021.

There have been many burst water pipes, sewerage spills and electricity outages (particularly in parts of Leeukoppie Road and Steens Way) during 2022. However, the City of Cape Town (CoCT) has largely addressed the faults within an acceptable 24-hour turnaround period. Faults reported to the CoCT that are not attended to within such a time frame are escalated by the Llandudno SRA Infrastructure Team to Councillor Quintas who has a great track record of ensuring that the problems are fixed. Many other parts of the Hout Bay Ward 74, which includes Llandudno, has suffered more frequent and severe water leaks, sewerage spills and electricity supply problems than Llandudno during 2022.

If you identify such problems in the suburb, please report the fault by logging on to the City of Cape Town fault reporting web link: https://eservices1.capetown.gov.za/coct/wapl/zsreq_app/index.html. Please remember to post the logged service request number on the Llandudno Infrastructure WhatsApp group so that the LSRA Infrastructure Team can follow up on the progress of the service request.

Andrew McNulty
SRA Director: Infrastructure



SAFETY

Thankfully, Llandudno has still not seen any significant crime for the 4th year running (refer to the graph alongside which is regularly updated on the Llandudno website):

<https://www.llandudno.org.za/security/crime-statistics-for-llandudno/>

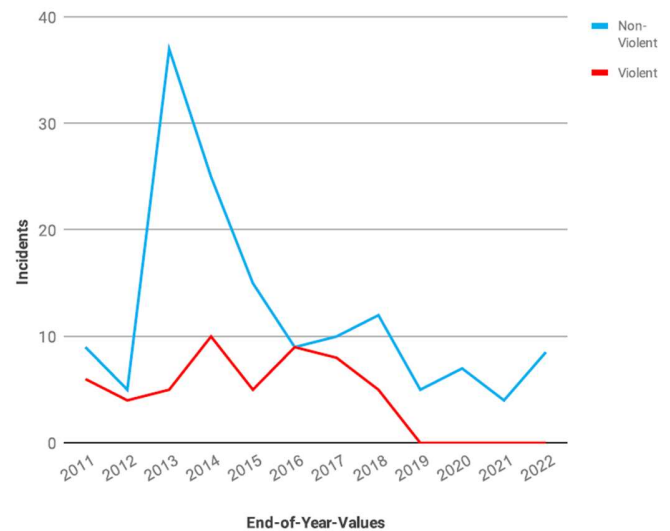
Our emphasis continues to be on maintaining our existing systems, while searching for cost-effective opportunities for improvement. For those of you who are new to the area, it is the Llandudno SRA's role to provide enhanced security in the Llandudno Public Spaces (roads, parks, paths, & surrounding perimeter), while it is the individual home-owner's responsibility to contract their own private home alarm response.

The SRA's crime response efforts are coordinated with SAPS and the Private Security Companies via the Hout Bay Neighborhood Watch call centre (WATCHCON). WATCHCON is managed by Community Crime Prevention (CCP – a non-profit company) who have upgraded the control room to be world-class! WATCHCON is supported by donations, including a budgeted monthly donation by the SRA, but much by individual donors who want to further help crime fighting in the community. It is a very worthy cause, that we encourage everyone to donate to the Hout Bay WATCHCON

[\(https://www.houtbaywatch.com/donate/\)](https://www.houtbaywatch.com/donate/); be sure to specify that you want the donation to be allocated to "WATCHCON". Alternatively, scan the QR code to be directed to the donation webpage.



As always, like the sign says at the entrance to Llandudno, in case of any emergency or suspicious activity call **WATCHCON / CCP** at: **021 790 9333** or **060 345 3514** (for WhatsApp Only).



Crime Statistics Graph

Experience has taught us, that despite all public space patrol and monitoring efforts, the best way to prevent crime is for individual homeowners to implement simple, standard, home security practices. We always recommend having some type of fence or perimeter beams linked to a home alarm system, connected to a private home alarm response security company of your choice (for example: ADT, PPA, or Deep Blue). MOST importantly - TEST your system yourself! Trip the sensors and wait for a call! Then you know if it works!

Many ADT subscribers, for home alarm response, received a letter advising that ADT might have to stop providing the guards at the entrance hut unless ADT is able to receive additional private

funding. Thus far, ADT has received this additional funding, but it is uncertain how sustainable this will be. PPA may be able to take over the hut if it obtains a minimum number of subscribers.

Separately, the SRA has been working on plans with the City to rebuild the entrance hut. The intention is for the new structure to be aesthetically pleasing whilst providing a more effective crime deterrent and a central base for all the security responders (ADT, PPA, etc). The plans include provision for better visibility and communications; as well as proper toilet and storage facilities. More information on this will follow soon. A mock-up of what a new hut could look like is shown below:



For the upcoming AGM, the security budget remains unchanged from the previously approved 5-year plan. There is only:

- a) standard inflation increases for operational costs, and
- b) the continued savings plan to be ready to replace a significant portion of our cameras by the end of 2023.

As a reminder, following several crime events in late 2016 and early 2017 - the large majority of the community realized that patrols by volunteers from the Neighborhood Watch was no longer adequate. An emergency SRA budget was approved in March of 2017 which allowed for the purchase of a security camera system using quick, accessible financing (leasing). After 5 years, these cameras are reaching the end of their effective life span. However, we should have enough in the budget, by the end of 2023, so that we can direct-purchase the necessary cameras and avoid costly financing fees.

For those of you unfamiliar with the camera system, the purpose of the camera system is to provide real-time intelligence to PPA (our professional dedicated armed responders in the public space) who were concurrently approved in the 2017 emergency budget; and have since been increased to 24/7 coverage. We use very advanced long-range thermal and LPR (License Plate Recognition) cameras to provide early warning, and well placed infra-red street-view cameras to assist with evidence for apprehension. This 60-plus camera system provides live-feeds to both WATCHCON/CCP and the PPA response teams.

Over the years, we have had several system upgrades to include: improved analytics (A.I.), faster notification systems direct to smart-phones, improved UHF radio coverage for the Neighborhood Watch Members, and a significant upgrade in our UPS' at all sites to now

withstand even Stage 6 loadshedding. We are very fortunate to have a close relationship with CCP and other active communities, which enables us to share the latest technological lessons learned and purchase the right equipment.

There have been several successful apprehensions by our responders but I also want to give a special thanks to:

- 1) our car guards - who assisted in stopping a recent car burglar;
- 2) our lifesavers - who have made good use of the Neighborhood Watch Radios to quickly report inappropriate behavior at the beach, allowing authorities to intervene; and
- 3) to all residents who call WATCHCON and report suspicious activity - it makes a difference!

On a personal note, I want to give my personal thanks to Huck Endersby. Many of you see the security efforts of Carel, Andrew, Jody, and I - on the various security projects, but what you did not see was the back-room work done by Huck. I think every single volunteer on the SRA Board has at one point or another, either been outright recruited by Huck, or otherwise kept from giving up by Huck's encouraging words. He always reminded me that our duty to the community is most important, and to concentrate on the results. I will very much miss having him on the board.

Wes Corbett
SRA Director: Security

LLANDUDNO SURF LIFESAVING CLUB

The Llandudno Surf Lifesaving Club (LSLC) was founded in 1972, originally operating out of a modest wooden shack on Llandudno beach, and today from the iconic clubhouse with the world's best view.

On the weekend of the 4th November 2022, LSLC celebrated its 50th anniversary over an action-packed weekend. Past and current members participated in a four-day lifesaving festival. The celebrations started on Thursday with an exhilarating training session, followed by a celebratory braai at the clubhouse, where many former LSLC lifesavers spent the evening sharing memories about a club that for many was a big part of their lives.

On Friday, the festivities moved to Suikerbossie for speeches, dinner and dancing and an

auction, that raised funds for the club. An 8-man classic event, which saw 10 teams, made up of

Nippers, Juniors, Seniors and Masters, compete against each other, took place on Saturday – it was brilliant fun. Sunday was all about the Nippers, a special training session was held followed by a family braai and the opportunity for the club's youngest members to learn about its history, knowing that the club's future lies in their hands. Happy birthday LSLC!

Katherine Murphy
(photos: Nick Muzic)



