



DEELTITELVERENIGING [STRAND]  
SECTIONAL TITLE ASSOCIATION [STRAND]  
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**NEWSLETTER – JUNE 2019**

Dear Members,

Herewith information which could answer some of the questions you may have regarding issues which have been pending for some time and which have caused quite a bit of frustration to many Strand residents.

**DEEP BLUE**

During May, we addressed a letter to Councillor Zahid Badroodien, Member of the Mayoral Committee (MMC), Community Services and Health, City of Cape Town.

The purpose of this letter was to obtain information about any decisions made regarding the derelict building on Strand beach, referred to as Deep Blue.

We have been communicating with City of Cape Town about the demolition/future of Deep Blue for many years. We gave the Councillor a brief summary, which would also be of interest to our members. See below:

Formal meetings with City of Cape Town were held way back in 2014 when an appeal was made to demolish the structure, as it was, at that time already, a neglected and run-down structure posing a health threat.

During June 2017 we were informed by Cllr Brett Herron, former Mayoral Committee Member, Transport and Urban Development, that Deep Blue would be demolished. This information was passed on to our members via a Newsletter at the time.

We also informed Cllr Badroodien that we have details of the proposed project to redevelop the Deep Blue into a Beach café. Many of our members are in favour of this development and we are also aware that many cannot wait for the day that it is demolished.

In view of these divided opinions of our members, the committee has remained neutral on the redevelopment of the building. We pointed out that if a decision is made to consider the proposed R10 million redevelopment project, it would be a great pity if protracted negotiations commence and eventually the development is not approved, resulting in further delays of remedial action. Furthermore, we pointed out that we believed that there would need to be a public participation process and that there must be a democratic process which will give everyone the opportunity to bid for the opportunity to acquire the site for business rights. STAS feels strongly that there must be **NO FURTHER ENCROACHMENT ON THE BEACH**. The building is below the high-water mark and with rising sea levels the beach is being threatened, as is so very evident where a section of the sea wall is disintegrating between the Pavilion and Greenways.

During May the committee met with Cllr Punt, Ward Councillor for Ward 83, and requested remedial action to be taken regarding the Deep Blue building which has become an eyesore and embarrassment to the residents of the Strand.

In conclusion, our appeal was that something be done to transform the Strand Beach back to its pristine status and that we would appreciate being kept up to date with progress.

Within days we received a response from Cllr Badroodien and we quote from his reply:

*“Your email below is noted. Indeed, I can confirm that a report has been prepared which I have studied.*

*In it Deep Blue is listed as ‘derelict infrastructure and buildings that must be removed’. The structure is in a state of disrepair. The severe state of such infrastructure, their exposure to coastal processes and the anti-social behaviour associated with such structures and facilities necessitates that they are removed as the most cost effective, socially responsible and sustainable recommendation.*

*The immediate challenge is to allocate funding to the demolition of this building. Nevertheless, the commitment I will make is to identify possible funding for this to be effected as it has been discussed since 2014.”*

We trust that this information will give some peace of mind that City of Cape Town is aware of the state of the building and that something will be done about it.

We will keep you updated on further news.

### **SEA WALL & PROMENADE**

In the same Newsletter of 2017 previously referred to, feedback was given about the Beach Wall Promenade project. This was also from the desk of former Cllr Herron. As is well known to everyone, the project did not progress as anticipated and only Phase 1 was completed.

During March this year we approached Mr Barrie Barnard, Regional Head of Project Management, in this regard. We requested feedback on the future of the project and specifically what will be done about the critical situation of the disintegrating section of the sea wall in Beach Rd on the Greenways side of the Pavilion, in front of Ocean View apartment block.

We quote his reply:

*“The next phase of the sea wall will include the emergency work associated with the deteriorating section of the sea wall between Strand Pavilion and Greenways. I’m sure you are aware of the sections that are in dire straits and that need urgent intervention.*

*The report to deviate from the “normal” procurement procedures can at long last be concluded, and it will incorporate the sections of deteriorating sea wall, the minor extension of the rock revetment and also the adding of a rock revetment at Bart’s Corner as an additional measure aimed at mitigating the loss of the sandy part of the beach in this corner during high tides.*

*This initiative will run over the next two years and is planned to be completed during the 2019/20 financial year.*

*A process will also be followed to appoint consultants for the second and third phases of this project, as the current contract has come to a close”*

In the District Mail of 6 June the following quote from Alderman Felicity Purchase, Mayoral Committee member for transport was published when asked about the deteriorating section of the sea wall between Strand Pavilion and Greenways:

***“The City of Cape Town’s Transport Directorate has set aside R20m to undertake urgent maintenance and rehabilitation work on the Strand sea wall for the next financial year, starting 1 July 2019. The budget was approved by the full council on Wednesday 28 May. The work will commence as soon as a contractor has been appointed”.***

## ZONING OF BEACHES FOR DOGS AND HORSES

The City Council recently released the attached document BEACH ZONES FOR DOGS & HORSES. The yellow highlights are beaches in Strand and Gordon's Bay.

Silvia Kirkman of Silvietta Photography produced the poster documents hereunder. She kindly agreed that we circulate this to members.



## **KEEP OUR BEACH CLEAN – FREE OF PAPER, PLASTIC & RUBBISH**

We have been spreading the message to encourage our members to play an even bigger role in keeping our beach clean. We have no doubt that members are doing a lot in this respect, but we once again suggest that apartment blocks, that have not yet joined in with the project, encourage residents to take a refuse bag with them when they go for a walk on the beach. The notice below appears in the foyer of an apartment block in Beach Road to create awareness amongst residents.



## **UNPAINTED / DERELICT BOUNDARY WALL OF VOORTREKKER PARK IN HAARLEM STREET**



The above picture was taken during May this year. It is a section of the Voortrekker Park boundary wall in Haarlem Street in the Strand. We became aware of this during March 2018 and approached offi-

cials of Sub Council 8 with the request to attend to this real eyesore. We were promised that something will be done, but alas, after several follow-up messages between STAS and officials, nothing has happened and the situation has, in fact, deteriorated. During May this year an official informed us:

*“The wall of the Voortrekker Park is included in the new budget for the Financial year 2019/20. Funds will become available during September when the repairs will be attended to as soon as possible.”*

We trust that this work will then be done. We will, however, remind Sub Council 8 of their undertaking when September arrives.

The chairperson of Sectional Title Association Strand is a representative on Ward 83 and meets with the council on a regular basis. If you should have any matters which you would like to bring to the Council's attention, please do not hesitate to contact us at the following e-mail address: [dtvstrand@gmail.com](mailto:dtvstrand@gmail.com)

### **FUTURE STRAND PROJECT**

We recently distributed an invitation to members to a meeting at the Strand Golf Club to participate in a discussion of plans for the project “Future Strand”, an initiative to try to restore the Strand CBD to its former glory and to attract shoppers and visitors to spend more quality time in the Strand. STAS supports the initiative and your input would be welcome. Please avail yourself of the opportunity to make a difference!

**Lede van Komitee/Members of Committee:**

John Niehaus (Voorsitter/Chairperson), Uys van Zyl (Onder-Voorsitter/Vice-Chairman), Hugo Marais, Brian Peach, Carel van der Merwe, Rassie Engelbrecht, Johan Scheepers

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