

DECEMBER  
2023



# COWIES HILL ESTATE GAZETTE

HELLO MEMBERS! WELCOME TO  
THE COWIES HILL COMMUNITY NEWSLETTER

FROM THE DESK OF THE COMMUNICATIONS TEAM



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## MESSAGE FROM THE BOARD



As we approach the end of our fourth year of operation, the Cowies Hill Estate Board extends warm and festive greetings to each and every one of you. This is a good time to reflect and take a moment to appreciate the bonds that make our community so special.

The success of CHE is an excellent reminder of the strength that comes from unity and the joy that comes from giving and contributing to society. Let's continue to foster a sense of togetherness and generosity within our community, making Cowies Hill Estate a place where everyone feels valued and cared for.

It has been a good year in strengthening our operations, and we thank you all for the difference you have made by being members of CHE.

This is of course "the silly season" and while we take time to relax, celebrate and enjoy the holidays, let's continue to be mindful of our collective safety and well-being - including our pets.

May this festive season bring you joy, peace, and prosperity and may the new year be filled with new opportunities, achievements, and continued moments of community strength.

Merry Christmas to those members who celebrate, and a Happy New Year to all!





## REPORT BACK FROM THE AGM

The AGM was held on 30 November at the Cowies Hill Community Hall. Here is a summary of the Chairman's report: [CLICK HERE](#)

***"Since our last AGM, we have concentrated on consolidating the functions of the company's modus operandi, with the objectives of bringing the community together in an ambit of a safer and greener environment."***

### Appeal for new board members:

The Chairman made an appeal to all members to consider making themselves available to serve in any capacity on the board:

***"We consider it as important to achieve a demographically diverse board and community leadership in order to reflect a more balanced and diverse community. We look to all of you to consider contributing in this way."***



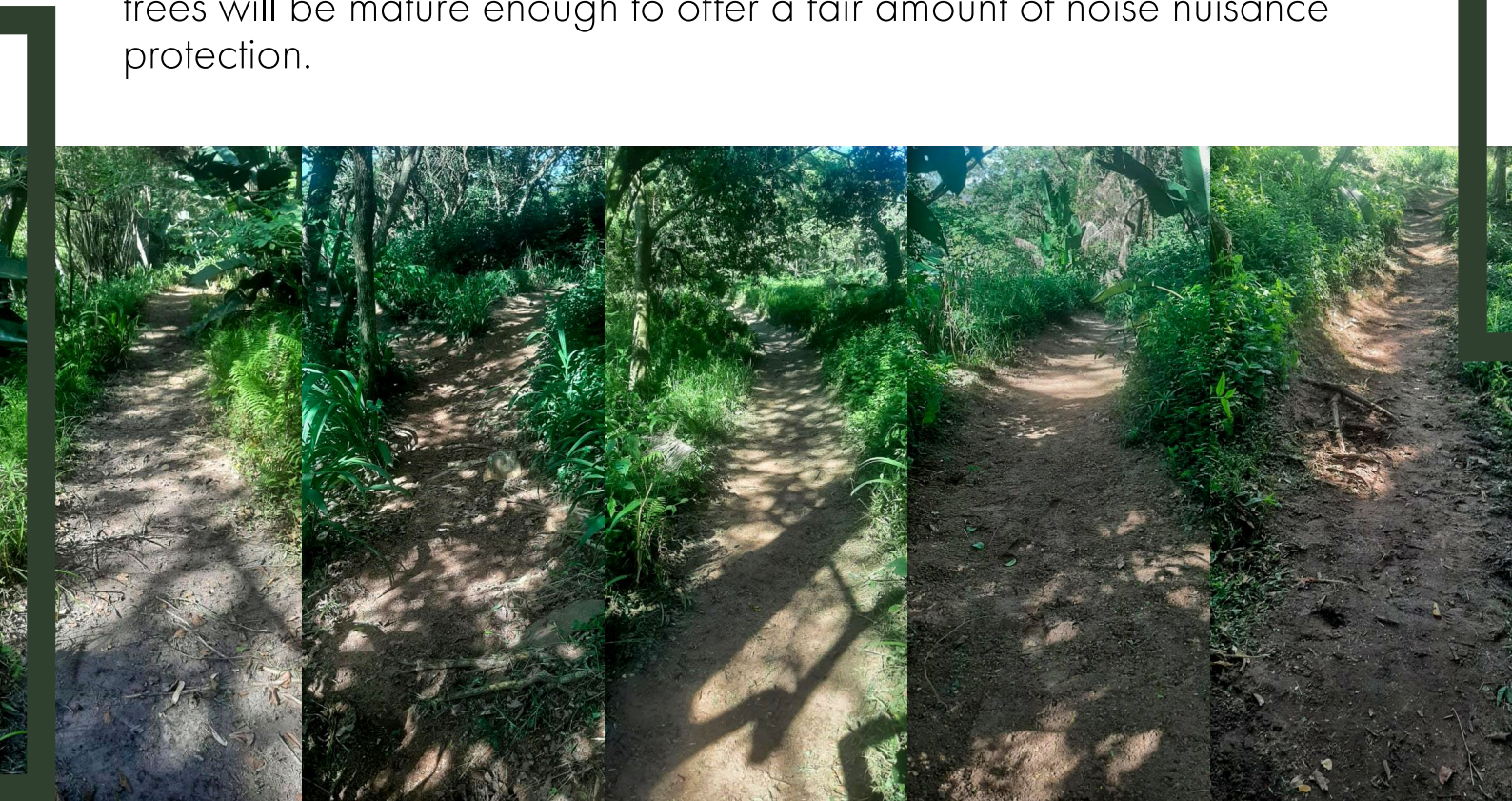


## ENVIRONMENT AND INFRASTRUCTURE

The main focus over Spring has been the creation of the new Cowies Hill Bridge Conservancy Area and the Paradise Valley Conservancy Area. Other work included general maintenance of existing Beautification Sites and quite a bit of ad-hoc work dealing with storm damage and tree clearing.

With the launch of the SANRAL N3 road widening project in September 2023 it was decided to relook at the entire belt of open space alongside the M13 from the onramp (below SASOL), along the M13 embankment below Cheshire Ave, the Dudley Road Park, the MacDonald Road wetland and berm and the area around the Morewood Crescent/ MacDonald intersection extending along the M13 to the Norfolk Terrace cul-de-sac.

The new plan was to consolidate our planning and deal with the entire area under one project namely; the Cowies Hill Bridge Conservancy. The plan is to transform the south facing embankment into dense indigenous forest which will act as a sound buffer. It is hoped that by the time the N3 road widening project is completed (est. 2028) the trees will be mature enough to offer a fair amount of noise nuisance protection.







**Comrades Corner** has been cleared of Alien Invasive Plants (AIP's) and work to rehabilitate is ongoing.

**Paradise Valley Conservancy:** Security breaches in CHE in August led to thorough inspection of the bush on the northern flank of the M13. It was discovered that vagrants had set up temporary shelters and that a large quantity of litter was being dumped in the bush. In addition, a CHE member's rear gate padlock had been cut.

CHE decided that the best way to prevent illegal occupation and to clean up the litter was to incorporate the bush into a Cowies Hill Estate conservancy area and manage it accordingly. The site was named the "Paradise Valley Conservancy Area" and it includes all public open space on the northern flank of the M13 extending from SASOL Garage to Dake Road (below Santillana on Bedford Road).

The Green Team, assisted by casual labour, embarked upon an extensive refuse removal exercise and Alien Invasive Plants eradication exercise. In addition, a "buffer strip" of approximately 10m wide was cut between the residential boundaries and the indigenous bush. Access trail paths were also cut within the bush so that the site could be accessible for security patrols and pursuit of suspects if necessary. The long-term plan is to plant indigenous thorny "barrier plant" species along the residential property boundaries to enhance general security.



## Beautification Sites

With the onset of Spring rains, weed and grass growth has been prolific, so regular maintenance work included weeding and brush-cutting at almost all of our other Beautification Sites.

Our main focus was on establishing the extended Dudley Road Gate Garden which include the Dudley Road Park and the verges alongside Cheshire Avenue.

The following three Beautification Sites will be prioritised for 2024:

- Catherine Avenue Triangle (wedge between Catherine Ave and Ernest Whitcutt Rd)
- Belvedale Boom (Belvedale / Josiah Gumede intersection).
- Ernest Whitcutt Entrance (Ernest Whitcutt / Josiah Gumede intersection)



## Ad-hoc work:

- We demolished a brick and asbestos roofed shed in the vacant property at 2 Rockhaven Road as this structure was believed to be a hiding place for vagrants.
- Cowies Hill experienced significant storm damage over the past three months. Our un-planned work included the felling and clearing of trees that were obstructing road traffic at various locations throughout Cowies Hill Estate.



## Greening Budget & Cost Control

Details of the budget allocations for Greening projects can be found here: [CLICK HERE](#)

## Municipal Infrastructure and Services

- Issues Register

As reported at the AGM, the development of an accessible Issues Register is essential if we are to provide our members with any form of service to deal with infrastructure and service delivery failures.



Currently CHE has two levels of “inputs” but no system to report “outputs”.

- The first “input” is our CHE members submitting fault information to the CHE Operator.
- The second “input” is the CHE Operator reporting the fault to the municipality and obtaining a municipal fault reference number.
- The desired “output” should be an accessible document (CHE website) to record all reported faults and reference numbers, flag their status and completion. Where faults have not been attended to, CHE must escalate the issue to the respective municipal line department manager.

No budget has been allocated by CHE towards developing an Issues Register but we are having discussions with a potential sponsor to pay for the development and management of the tool.

### **Tree trimming to mitigate against electrical and fibre lines being pulled down**

During the AGM, a member proposed that CHE members voluntarily donate towards the purchase of a long-armed branch trimmer that can be used to trim branches that could encroach on fibre and electrical lines. (Note this is a municipal function but members felt it was not being done in time). This may mitigate against power outages during storms etc. Paul Brink responded that it would cost in the region of R16 000 and he was happy to use the greening team in helping to do this.



### **Blue bags and Garbage**

- Just a reminder that BLUE bags for garden waste must be Municipal ones, otherwise they will not be collected. These can be purchased at most supermarkets.
- No black bags or bags of another colour with garden refuse are collected by the Municipality.
- Please only put your garbage out on the days that it gets collected.



## SECURITY UPDATE

Michelle Kramer, of IDME Consulting our security consultant has some new security developments to be aware of that have been flagged in surrounding areas:

- Blue's crime statistics notes that there has been an increase in residential gate motor battery thefts with a particular focus on Westville and Pinetown, so we would recommend that members install anti-theft brackets on their gate motors - as it is a straightforward way to prevent becoming a target of this type of theft.
- A rise has been observed in instances of trespassing, which is typically associated with the preparation of a criminal act, such as a break-in or theft. It is advisable to install beams throughout the property, and if you have beams, remember to arm them, in the early evenings, even when you are at home.





## False alarms:

To optimize response times within the Precinct, it is advisable to address false alarming concerns. These factors account for the majority of alarms that require action. It has been observed that while false alarms occur frequently, **battery replacement is typically the cause**. You are ensuring that the response time to you and your neighbours will be improved by doing so.



## Some Holiday tips:

- If you are going away, please make sure house-sitters are aware of CHE processes of reporting issues or calling for assistance.
- Often garbage collection becomes a little random: if you put your garbage bags out and they are not collected, please take them inside, as – besides monkeys, hadedas, dassies and dogs making a huge mess – it's sure sign to criminals that you are not at home.



## ANIMALS

If you are going away on holiday, please ensure your animals are taken care of.

**Fireworks** – of course it is New Year, so a reminder from the eThekweni Municipality of responsible firework usage:

- Residents are cautioned against the use of illegal fireworks and are urged to keep themselves and their pets safe.
- According to City By-laws, no person may use fireworks in any residence, except on approved days. These are Guy Fawkes, Diwali (between sunset and midnight) and New Year's Eve (from 23:45 until 00:15 the next day).
- In the event of an emergency, residents can report fires to the emergency call centre on 031 361 0000.
- Report the illegal sale and use to the Metro Police on 031 361 0000 or to SAPS on 10111.



*The Estate  
Management Team*

**WANT TO KNOW THE VALUE OF  
YOUR COWIES HILL ESTATE HOME?**

[WWW.SHELLEY.CO.ZA/SELL](http://WWW.SHELLEY.CO.ZA/SELL)

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