

Dear Members,

We hope you're keeping warm in this chilly weather which has arrived so suddenly, winter is definitely in full swing!

There have been some developments since the last newsletter, a summary of which we have included below.

### **1. Permit Application to Use a Vehicle for Guided Tours Within the Coastal Area of Arniston**

The "Permit Application to Use a Vehicle for Guided Tours Within the Coastal Area, Arniston" to take tours on a Northern and Southern route of the beach was unsuccessful and turned down.

### **2. The Spatial Development Framework**

The draft Spatial Development Framework which was circulated to members for comment, and on which 29 individuals or groups sent in written comments, was substantially revised removing most of the contentious issues. Generally most of the restrictions requested by WARA and ratepayers were achieved – particularly the commercial strip along the Main Road has been removed. The original proposals for new housing / plots have been largely omitted. New development is to be subject to Precinct Plans and studies. There is a comment that 325/216 could accommodate some plots without losing the open quality but nothing specific nor any priority regrading implementation. The 200 RDP housing proposal on Site C has been retained but the date shifted to post 2025. Generally the document, in various references, stresses the sensitivity of doing anything in Arniston. Even Site C where the RDP housing is proposed is to be carefully inserted, retaining open space and natural fynbos, and by no means "edge to edge" development. There is also a note on page 130 that the RDP housing is for existing residents and not new ones, which was an area of concern mentioned in many of the objections. Arniston is low on the new development priority list – the CAM budget only makes provision for capital spend on the library fence and gate, general road upgrading (R1.166 m) and the sports field (R1.4m). The final CAM SDF is attached which is 141 pages long. Below is a list of page references for the SDF so that ratepayers can look up what relates directly to Arniston – there are only 18 references. This is quite an important document so please could you have a read through of it – specifically the 18 references to Arniston.

#### **2017 APPROVED SPATIAL DEVELOPMENT FRAMEWORK : DIRECT REFERENCES TO ARNISTON PAGE REFERENCE TO**

- 38 Harbours
- 43/4 Water availability
- 45 Electricity supply -- no foreseeable upgrade
- 47 High Income Housing
- 49 General Built Environment
- 62/3 & 68 Housing Delivery program

83 Planning for Arniston  
85 ditto DEVELOPMENT MAP  
96 Photo's Harbour  
99 Suggested CHECK LIST for any intervention by CAM  
100 Precinct Planning : description : what it means.  
102 New development Priority : Arniston lowest priority at 4.  
116 CAM BUDGET.: The only capital spend in Arniston : Library fence and gate. General Road up-grading R1.166mil. and Sports fields R1.4mil.  
127 Provincial Housing program : SITE C, 200 RDP housing post 2025.  
130 Comment on RDP housing : for existing Arniston residents, not new incomers.  
132 Fishing and Harbour upgrades.  
135 Satutory bodies COMMENTS  
138 All Individuals' COMMENTS

### **3. Grey water – the Hotel and Hotel beach**

The CAM has advised us that measures have been taken to ensure that the grey water from the Arniston Hotel is no longer feeding into the storm water drain leading onto the Hotel beach.

### **4. Erf 599**

You will recall at the WARA Annual General Meeting in December 2016 the Chairman reported on the progress of a Mediation over WARA's litigation against conditions of sale of erf 599 by Public Auction and secondly the Business Zoning conditions.

He stated that a design had been agreed to, and this design reduces the scale of the building substantially from what is permissible. The Mediation process has been on-going but is now stalled over the need to entrench the reduced bulk used (a future developer could simply revert to the original full bulk).

In the meantime the Zoning, originally approved by the Council on 31<sup>st</sup> March 2015, and valid for two years, has lapsed. It could have been renewed by the CAM during the past two years period but it failed to do so. WARA believes the site must be Re-Zoned, that the conditions of Business Zoning should be replaced by that of a Special Zone -- under this zoning, all parameters embodied in the agreed design can be entrenched.

The CAM, however has proceeded anyway with a Site Development Plan based on, but differing from the Agreed Design, applied to extend the existing Zoning and has called for comment from affected parties.

Your committee believes that this process is unlawful, in light of the zoning having lapsed, and that the site must be Re-zoned. WARA has therefore objected to this application.

### **5. Crime**

Cornel of Etna's Accommodation is organising a co-ordinated approach regarding security in order to reduce the amount of crime in Arniston. If you would like to be included on the mailing list, please send an email to [arniset@mweb.co.za](mailto:arniset@mweb.co.za).

Just a reminder from Newsletter 1:

We need you to please report all crime to WARA to enable us to compile a database and crime statistics to motivate for a Police Station in Arniston. In the event that you experience any crime in Arniston, please could you report the incident with as much detail as possible to [arnistoncrime@contessa.biz](mailto:arnistoncrime@contessa.biz).

The Whats App group is Arniston Prevent Crime (079 899 1897) for members to post any incidents of crime or suspicious situations.

Please direct any concerns and/or complaints you may experience regarding the police to [Policing.Complaints@westerncape.gov.za](mailto:Policing.Complaints@westerncape.gov.za).

For attention:

**LUITENANT COLONEL BUFFEL**

PROVINCIALINSPECTORATE, SAPS WESTERN CAPE

Tel: 021 467 8456 / 0824692830 Fax: 021 467 8527

E-mail (int): WC:Inspectorate Complaints Nodal Point

Please include as much information as possible in your correspondence including the names of the police officials you dealt with as well as the level of service you received.

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Casey Jane Hofmeyr

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