Waenhuiskrans Arniston Ratepayers Association
Waenhuiskrans Arniston Belastingbetalersvereniging

P O BOX/POSBUS 7090
ROGGEBAAI, 8012
TEL.: (021) 425 3218
FAX.: (021) 425 3228
E-MAIL/E-POS cbird@plantrust.co.za

August 2009

NEWSLETTER 1:2009

Dear Member

On behalf of your committee I would like to express appreciation for your overwhelming support thus far in the present court case to oppose development which was taking place against the law. The broad base of people who signaled their support both at the AGM in December and since and also through numerous calls and letters is an indication that most people hold Arniston close to their hearts and want to see that development takes place lawfully and within sensible guidelines.

Court case against Verreweide

The case will now be heard in the Cape High Court on 22 and 23 September 2009. It was originally due to be heard in May 2009.

Mr. Haarburger and the Cape Agulhas Municipality had to submit their responding papers by mid December 2008. They only did so in April 2009. We have now submitted final papers in response to their submission, for the hearing in September.

Verreweide (Ltd) and Mr. Haarburger have to date not responded to our responses to seek a settlement. The outcome thus remains in the hands of the court.

We are on the last lap of the matter and we once again appeal to all members who have made offers of assistance to now come forward to show their support for this stand that your committee is taking on your behalf. The precedent that is being established is ground breaking and the principle at stake is too important to lack for support. A final expression of your generosity to help spread the significant financial load would be much appreciated. Contributions should be sent to:

Account name : John Taylor Attorneys
Bank : Investec Bank Ltd
Branch code : 58 01 05
Account number : 100 109 527 39
Please identify your contribution by inserting your name and the word WARA

Our highly competent legal team is positive that our case is good and that our arguments are sound. These sentiments reinforce our confidence that the outcome of the court case will set an important precedent for development not only in Arniston, but also elsewhere. We believe it is important to bring this matter to a successful conclusion next month. To be able to do that your continued and very welcome support is essential.

Committee

For those who did not attend the AGM, I would like to confirm the committee for 2009. Two positions became available upon the cyclical resignation of Vivian Lourens and Owen Lawrence. For the vacant positions Vivian Lourens and Greg Sweil received 110 and 108 votes respectively whilst opponents, Robert Haarburger, Drew Danford, Berdine Daniells, Cobus Maritz, Andre Marthinus and Fred Marthinus received, respectively, 4, 1, 0, 3, 2, 1 votes.

Your Committee for the current year, chaired by me, therefore includes Vivian Lourens (Vice Chairman) 072 633 1894, Greg Swiel 083 252 5667, Murray van Heerden 021 424 4596, Ebbe Dommisse 021 465 1237, Peter Hofmeyr 082 481 7351, Dawie Maritz 082 881 4986 and Keith Higgins. Keith has subsequently resigned so your committee will be considering co option of a replacement for him and the additional vacancy reserved for permanent residents of the Kassiesbaai and Selfbou communities.

Items attended to by your committee

Whilst the case against Verreweide has absorbed a considerable amount of time and energy there are other matters which require to be dealt with by the Committee. You are encouraged to communicate with any committee member and discuss any of these matters in further depth should you so wish.

Rates

We have received reports from members of out of line valuations. It appears that one or two high value sales during the year of assessment have been used by the authorities to inform and therefore skew the general level of residential values in. The relationship between valuations between business and residential use properties were also found to be unfair through examples of them being valued considerably lower than the comparative residential property. Our stand in such instances has been to advise members to exercise their right of appeal. It is gratifying to note that most of those appellants have been rewarded with a reduction in their rates

Ward Committee

We still await a response from the Municipality regarding the involvement of your Association on the local ward committee.

Security

Thanks to avid member Brent Hill who maintains a clearinghouse of security incidence in Arniston we are able to measure the seriousness of the matter from time to time. The fact is crime in Arniston is increasing which is of particular concern to permanent residence and visitors alike. The discovery recently of the body of Gertruida Murtz ,who had apparently been murdered, in the bushes near the small reservoir is a tragedy that no family or community ever wishes to be faced with. Whilst our condolences go out to the family of the deceased we need to see the incident as a reflection of a more deep-seated social dysfunction arising from intolerable social conditions in our community. Various ideas are being pursued and we will hopefully be able to revert to you in the not to distant future with a more positive response to the very worrying crime situation.

Sewerage

We are still awaiting feedback from the Municipally regarding members concern about the effectiveness of the new system in servicing the Hotel, in particular.
We are also in the process of following up a recorded incident of raw sewage being privately pumped from a septic tank onto adjacent public space

Kassiesbaai Beach

We are advised that funds have become available to upgrade the access to and the facilities at the Kassiesbaai beach. The proposals are being vetted by SAHRA and we are very hopeful that their intervention will ensure an attractive and effective upgrade.

Rezoning of the "Bob's Shop" Site

The new owners of this property have withdrawn their original application to develop a hotel and associated facilities on the site and have now reapplied for the property to revert to its original zoning of single residential. Should this be approved the property will go back to its original form of three individual erven. This, I'm sure you will agree, is good news and the Municipally should receive no objection to approving the application.

Please do not hesitate to contact any committee member if you require clarification or assistance of any issue affection you in relation Waenhuiskrans Arniston.

Very kind regards.

Colin Bird
CHAIRMAN

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Augustus 2009

NUUSBRIEF 1:2009

Geagte Lid

Namens u Bestuur wil ek graag my waardering uitspreek vir u oorweldigende steun tot dusver in die huidige hofsaak om ongemagtigde ontwikkeling teen te staan. Die breë verteenwoordiging van mense wat hul steun verleen het, op die algemene jaarvergadering in Desember sowel as deur verskeie oproepe en briewe, is 'n aanduiding dat die meeste mense Waenhuiskrans aan hul hart koester en begerig is dat ontwikkeling wettig en binne verstandige riglyne geskied.

Hofsaak teen Verreweide

Die saak sal nou op 22 en 23 September 2009 in die Kaapse Hoë Hof verhoor word. Dit sou oorspronklik in Mei 2009 voor die hof gedien het. Mnr. Haarburger en die Munisipaliteit Kaap Agulhas moes hul verweerstukke teen middel Desember 2008 ingedien het. Hulle het dit eers in April 2009 gedoen. Ons het nou ons finale dokumente in antwoord op hul voorlegging ingedien.

Verreweide Beperk en mnr. Haarburger het tot op hede nie op ons voorlegging gereageer om 'n skikking te bereik nie. Die uitslag berus dus by die hof.

Ons is nou in die laaste skof van die geding en ons doen weer eens 'n beroep op lede wat bystand aangebied het om hul steun te toon vir die standpunt wat u Bestuur ten behoewe van u ingeneem het. Die presedent wat gevestig word, is deurslaggewend en die beginsel op die spel is te belangrik om aan steun te ontbreek. 'n Finale gebaar van bereidwilligheid om die aansienlike finansiële las te versprei, sal hoog op prys gestel word. Bydraes kan gestuur word aan:

Rekening naam	:	John Taylor Attorneys
Bank	:	Investec Bank Beperk
Takkode	:	58 01 05
Rekening no.	:	100 109 527 39

Identifiseer asb. u bydrae deur u naam en die woord WARA.

Ons knap regspan is positief dat ons 'n goeie saak het en dat ons betoog gegrond is. Hul mening versterk ons vertroue dat die uitslag van die hofsaak 'n belangrike presedent sal vestig, nie net op Waenhuiskrans nie maar ook elders. Ons glo dat dit belangrik is om hierdie kwessie aanstaande maand tot 'n suksesvolle uiteinde te voer. Om ons in staat te stel om dit te doen is u voortgesette en baie welkome steun noodsaaklik.

Die Bestuur

Vir diegene wat nie die jaarvergadering kon bywoon nie, wil ek graag die komitee vir 2009 bevestig. Twee vakatures het ontstaan omdat Vivian Lourens en Owen Lawrence in rotasie uitgetree het. Vir die vakante poste het Vivian Lourens en Greg Sweil onderskeidelik 110 en 108 stemme ontvang, terwyl hul opponente, Robert Haarburger, Drew Danford, Berdine Daniells, Cobus Maritz, André Marthinus en Fred Marthinus onderskeidelik 4, 1, 0, 3, 2 en 1 stemme gekry het.

Die Bestuur vir die huidige jaar, onder my voorsitterskap, is gevolglik Vivian Lourens (Ondervoorsitter) 072 633 1894, Greg Swiel 083 252 5667, Murray van Heerden 021 424 4596, Ebbe Dommisse 021 465 1237, Peter Hofmeyr 082 481 7351, Dawie Maritz 082 881 4986 en Keith Higgins. Keith het sedertdien bedank, gevolglik sal die Bestuur dit oorweeg om 'n lid in sy plek te koöpteer en die bykomende vakature uit permanente inwoners van Kassiesbaai en Selfbou te vul.

Sake waaraan die Bestuur aandag gegee het

Hoewel die saak teen Verreweide aansienlike tyd en energie geverg het, is daar ander sake wat deur die Bestuur behandel moes word. U word aangemoedig om enige bestuurslid oor enige van hierdie sake te nader indien u dit in diepte wil bespreek.

Belasting

Ons het klagtes van lede oor buitensporige waardasies ontvang. Dit blyk dat een of twee baie duur transaksies in die jaar van aanslag deur die owerhede as grondslag gebruik is sodat residensiële waardasies op Waenhuiskrans skeefgetrek is. Die verhouding tussen die waardasies van sakepersele en woonhuise was ook onregverdig, te oordeel na waardasies wat aansienlik laer as vergelykbare woonpersele is. In sulke gevalle het ons lede aangeraai om hul reg op appél uit te oefen. Dit is verblydend dat die meeste van die appellante suksesvol was om hul belasting te laat verminder.

Wykskomitee

Ons wag steeds op 'n antwoord van die Munisipaliteit aangaande betrokkenheid van u Vereniging by die Wykskomitee.

Sekuriteit

Danksy ons ywerige lid Brent Hill, wat inligting oor sekuriteitsvoorvalle op Waenhuiskrans insamel, is ons in staat om die erns van die saak van tyd tot tyd te beoordeel. Feit is dat misdaad op Waenhuiskrans toeneem, wat 'n bron van kommer vir permanente inwoners sowel as besoekers is. Die onlangse ontdekking van die lyk van Gertruida Murtz, wat blykbaar vermoor is, in die bosse naby die klein opgaardam is 'n tragedie waardeur geen gesin of gemeenskap in die gesig gestaar wil word nie. Ons betuig graag ons meegevoel met die familie van die oorledene, maar moet die tragiese voorval ook beskou as 'n teken van diepgesetelde maatskaplike wanfunksionering wat uit onhoudbare maatskaplike toestande in ons gemeenskap spruit. Verskeie voorstelle word opgevolg en ons sal hopelik in die nabye toekoms 'n meer positiewe reaksie op die sorgwekkende misdaadsituasie aan u kan meedeel.

Riolering

Ons wag steeds op terugvoer van die Munisipaliteit rakende lede se besorgdheid oor die doeltreffendheid van die nuwe rioolstelsel, in die besonder wat die Hotel betref.
Ons is ook besig om ‘n voorval op te volg van rioolvuil wat uit ‘n septiese tenk op ‘n aangrensende openbare ruimte gepomp is.

Kassiesbaai se strand

Ons is in kennis gestel dat fondse beskikbaar geraak het om die toegang tot en fasiliteite op Kassiesbaai se strand op te gradeer. Die voorstelle word deur SAHRA nagegaan en ons is hoopvol dat hul toetrede ‘n aantreklike en doeltreffende opgradering sal verseker.

Hersonering perseel van ‘Bob’s Shop’

Die nuwe eienaars van hierdie perseel het hul oorpronklike aansoek teruggetrek om hier ‘n hotel en verwante fasiliteite te ontwikkel, en het nou heraansoek gedoen dat die perseel na sy oorpronklike sonering van enkel-residensieel terugkeer. Indien dit goedgekeur word, sal die perseel opnuut uit drie afsonderlike erwe bestaan. Ek is seker dat u dit as goeie nuus sal beskou en dat geen beswaar by die Munisipalietit aangeteken hoef te word nie.

U moet asseblief geensins huiwer om met enige bestuurslid in verbinding te tree as u opklaring of hulp verlang oor enige saak wat u op Waenhuiskrans raak nie.

Met vriendelike groete

Colin Bird
Voorsitter