

## WAENHUISKRANS ARNISTON RATEPAYERS' ASSOCIATION

### WAENHUISKRANS ARNISTON BELASTINGBETALERSVEREENIGING

13 December 2016

Dear Members,

#### CHAIRMAN'S REPORT DECEMBER 2016

**Litigation Erf 599:** Members of your committee were involved in long negotiations with Robert Haarburger and the Arniston Bay Consortium ("ABC") in an attempt to resolve the litigation between the parties. With regard to the litigation the parties agreed that the litigation will be held in abeyance pending a mediation to see if the issues can be resolved. During November 2016 I sent a circular to members regarding what had transpired in the mediation. In essence the mediation was held over two days before Adv Olivier SC and although no issues could be resolved it was agreed that Rod Lloyd and Andrew Rudolph representing WARA and Mr Kevin Gadd representing ABC would meet and try to agree on a building on Erf 599 which was satisfactory to both parties. I believe that this has been achieved in that the proposed building agreed to by the architects is satisfactory to Robert Haarburger and ABC as well as to Rod and Andrew. We are in the process of approaching the Cape Agulhas Municipality ("CAM") to set a process in motion to give effect to the proposed building thereon. Rod, Andrew and Robert are thanked for the manner in which these proposals were discussed and agreed to. Although the remaining issue of the sale of Erf 599 has not yet been resolved I am of the view that once building restrictions on Erf 599 have been finally concluded that a solution will be obtained in this regard.

Since the municipal elections the situation relating to the various ward districts has been changed. Arniston/Waenuiskrans previously was part of the ward with Struisbraai and Agulhas (ward 5) but it is now included in the "*selfbou*" area of Bredasdorp and forms ward 6. This ward is the only ward in the municipality which was won by the ANC in the municipal elections and our ward councillor is Danny Europa (Rovina's, who was a committee member who resigned during the year, husband). Danny Europa has been very proactive and communicated with the Association and shows a keen interest to work with the Association. Danny approached me (and a circular was sent in this regard) about whether there was a need for street and/or other lighting in Arniston/Waenuiskrans. I understand that certain areas of Arniston/Waenuiskrans have indicated a need to Danny for lighting in certain areas to improve security. The response to my circular, although somewhat limited, was that the majority of members were strongly against the erection of street lights although one member did indicate that there were ways to light areas without resorting to the commonly known street lights, but to some less obtrusive lighting. This aspect will be an agenda item at the annual general meeting.

Danny Europa asked if WARA would support the ward in its attempts to have a police station erected at Arniston. I gave the Associations' unreserved support and in this regard I informed him that the Association had some years ago been involved with both the municipality and the South African Police Services. Dawie Maritz was involved in the communications with SAPS and notwithstanding many meetings with SAPS and correspondence at the time, he was unable to arrange for the erection of a police station at Arniston as SAPS refused to agree to it. CAM had agreed to set aside land for the erection of the police station. Due to SAPS' attitude the project could not proceed further. It is hoped that the new committee will take this matter further and support Danny Europa in his efforts.

**Crime:** During 2016 the crime problem at Arniston was still an ever present problem although with the advent of the holiday period, it has got considerably worse. Suidpunt Security have allocated additional security patrols and security individuals to Arniston. When the properties are unoccupied the majority of crime is in respect of garages and/or outbuildings with wetsuits, fishing equipment and diving equipment being the main items stolen. If the houses are occupied the items that are stolen are cellphones and laptops and this occurs even when the occupants are in the house. Suidpunt Security's current representative at Arniston/Waenhuiskrans is Awie Naude who is very helpful and proactive.

After the 2015 AGM an e-mail address was set up, "[arnistoncrime@contessa.bus](mailto:arnistoncrime@contessa.bus)" and a circular was sent to members requesting them to report any instances of crime to this address. The circular contained details of the necessary departments and people to be contacted at SAPS should there be any complaints. Very few members have contacted the secretary or the chairman about crime instances this year. The Whatsapp group has recently over this holiday period become very active and currently the number of break-ins of occupied houses have increased considerably, members are asked to be vigilant. The Whatsapp group is Arniston prevent crime (079 899 1897) for members to post any incidents of crime or suspicious situations.

**Valuations 2017:** The new provisional municipal valuations are to be released in February 2017. Members who are of the view that the valuation is not a true reflection of the value of their properties are please requested to file objections thereto. If members do not file objections thereto they are precluded from doing so later. Those members who submitted their objections to the valuation court at the last valuation were in the main very successful and many of the valuations were overturned with the valuations being reduced by considerable amounts. In these hearings it became evident that many of the valuations of properties that had been sold were far above the valued actual prices obtained for the properties, while the valuations in Struisbaai, Agulhas and Bredasdorp were lower than those of the actual prices. There is a tendency of the valuator when issuing the provisional roll merely to increase the previous valuation by a percentage. If the previous valuation of your property was too high then this aspect is compounded. It is suggested that members consider the provisional valuations very carefully.

**General services:** During the year there have been no major problems with regard to water supply, electricity and the removal of domestic rubbish. A problem that has arisen with regard to the removal of domestic rubbish is that when the weekend occupants of a house leave the house on a Sunday, they leave the domestic rubbish in the streets in bags. The result is that before the rubbish is collected on the Monday, the dogs and feral cats have broken open the bags and distributed the rubbish all over the streets. This aspect will be an item on the agenda and members will be requested to present their proposals of how this matter can be resolved.

The CAM undertook certain construction works behind the hotel to resolve the problem of grey water being discharged into the sea at the main beach. It appears that this problem has now been resolved.

**Fire Danger:** Complaints were made to the municipality about the possible fire danger of the overgrown land between Main Road and Hardick Street, the area was cleaned but it is regrowing at an alarming rate.

**Camp site:** CAM was approached and requested to plant trees or a hedge around the new area of the camp site (behind the office). It was indicated that only manitoba trees would be planted, unfortunately even this has not happened.

**Town planning issues:** Unfortunately CAM's reporting of town planning issues to the Association is sporadic and it does not appear that all the planning issues are reported, or referred, to the Association for comment. Those that are referred to the Association in the main relate to waivers. Although the Association deals therewith these are issues that really need to be resolved between the neighbours. I thank Rod Lloyd for dealing with these town planning issues which have taken up a considerable amount of his time.

**General:** As raised at previous meetings, members who have complaints which relate to CAM are please requested to submit their complaints to CAM in writing (so that there is a record thereof) and to circulate such complaints to the secretary of the Association for the Association's records and also for the Association to assist the member in having these issues resolved.

The Association has found that if individual members continually "*harass*" CAM with their problems, that these problems often get resolved. Your committee requests that all members who have issues they wish to raise with CAM, that they do so, in writing and with many follow ups. If CAM fails to deal with these issues then we as a collective body, will be in a far better position to deal with these issues and put pressure on CAM to resolve the issues. CAM, unfortunately, like many South African public bodies, takes the line of least resistance and does as little as possible until pressure is exerted upon them. We as members need to recognise this and insist on CAM delivering in return for the high rates and taxes we pay. In your committee's view CAM underperforms in Arniston having regard to the rates and taxes that are paid per property, which rates and taxes are amongst the highest in the CAM area.

**Recycling:** Although there appears to be a recycling policy in CAM, this is very badly advertised and communicated to members. Your committee will attempt to investigate this issue prior to the AGM and this will be an item on the agenda at the AGM.

Certain members of the committee are considering not standing for re-election and as such members are requested to indicate to the secretary names of persons who are interested in standing for the committee.

I thank the committee for their unstinting support throughout the past year and also those not on the committee who gave so generously of their time and advice to the Association and on matters concerning the Association.

I, personally, and on behalf of your committee wish you and those closest to you health and much happiness over the vacation and through 2017.

**MURRAY VAN HEERDEN**