



Voortrekker Park

Huiseienaarsvereniging | Home Owners Association

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Nuusbrief 3\2022

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Beste Voortrekkerpark Huiseienaars en Inwoners,

Dit is vir die Uitvoerende Komitee (UK) 'n voorreg om hierdie derde nuusbrief van 2022 aan u uit te stuur. (let wel, daar het ook 'n Ope Brief uitgegaan). Hierdie sal heel waarskynlik die laaste nuusbrief vir 2022 wees. Ons vertrou dat dit nog goed gaan met elkeen en dat u, u verblyf in die kompleks geniet.

Hierdie nuusbrief gaan konsentreer op twee aspekte:

- 1. Die diefstalle en inbraak wat onlangs hier in die kompleks plaasgevind het en wat die UK daaromtrent doen.**
- 2. 'n Skrywe ontvang van Stad Kaapstad om die bestaande "status quo" in ons kompleks te verduidelik.**

1. As gevolg van die diefstalle waar 4 fietse binne die bestek van omtrent een week gesteel was en waar 'n oortreder by 'n vakante huis ingebreek het en moontlik vir langer as een aand daar oornag het, was die volgende aksies geloods:
 - 'n Noodvergadering is gehou waar sekere dringende optrede bespreek was.
 - 'n buurtwag is op die been gebring waar mans en vroue die kompleks saans patroleer en gedurig in kontak bly met mekaar sowel as met die Strand Buurtwag, sou 'n oortreder/s vasgetrek word. Baie dankie aan hierdie inwoners wat 'n onbaatsugtige werk doen en waar party nog hul daaglikse werke ook het.
 - Inwoners was gevra om soveel as moontlik buite ligte aan te skakel. Ongelukkig is die kompleks nog baie donker gedurende beurtkrag.
 - Addisionele ligte is op die karavaanpark muur en by die Saal en Store blokke aangebring.
 - Die elektriese heining is nagegaan om seker te maak dit is "lewendig" gedurende beurtkrag en die "radio links" en Accentronics sisteem is funksioneel om die monitering van die alarms te behartig.
 - Dat persone reageer op die alarms.
 - Ongemagtigde besoekers te verhoed en te beheer dmv werkers en besoekers kaarte.
 - Die Reaksie Span te vergroot.
 - Ondersoek die moontlike "lig" van die elektriese heining.
 - Vra dat inwoners moet oplet indien hul vreemde gesigte gewaar.

Gelukkig het 'n oplettende inwoner 'n "vreemde" gesig gewaar wat gelei het tot die aankeer van die inbreker en hy is daarna deur die SAPD in hegtenis geneem. Hy is blykbaar 'n ou kalant en is blykbaar 3 jaar tronkstraf opgelê.

Ons moet net nie nou gerus raak nie, aangesien omstandighede "daar buite" versleg en die skelms al hoe meer innoverend en "uitgeslape" raak. Let wel Voortrekkerpark behuising kompleks is nie 'n "sekuriteits kompleks" nie en elke inwoner en besoeker is nog steeds verantwoordelik vir hul eie veiligheid en sekuriteit.

2. Die volgende skrywe is van Stad Kaapstad ontvang na aanleiding van ons interaksie met hulle, sowel as die moratorium tans op strukture en aanbouings, en ons haal dit "verbatim" aan:

Voortrekker Park is a Caravan Park developed on a property zoned for Open Space Zone II purposes. At the time of establishment this was an appropriate zoning. The area of Voortrekker Park that is the subject of this complaint is the area that consist of 105 residential, mainly wooden, structures and managed by the

Voortrekker Park Home Owners Association (VPHOA). The development of the area with the erection of wooden structures was initiated way back in 1995. At the time individual plots were created and a plan indicating the dimensions of the individual plots were drawn up. There were individual agreements between the City and the separate plot owners as part of the standard Caravan Park rentals. During 2004 however approval was granted to lease the whole area as a collective to be managed by the VPHOA. Individual contracts were still negotiated between the City and individual plot "owners". The same informal subdivision plan was used and the Building Development department of the City endorsed the plan as an approved plan for purposes of managing construction activities on site (see plan attached). This plan has no other status than for the purpose to identify the individual lease areas. Please note that the plots were not formal erven created through a formal subdivision application as contemplated in the then Land Use Planning Ordinance, nr 15 of 1985. This mentioned legislation provides for the formal process to subdivide properties and to establish individual cadastral entities. Therefore there were no diagrams lodged at the Surveyor Generals office for these properties. In May 2004 a constitution and development guidelines was approved for the subject area. This area was now to be managed by the VPHOA which was created through the approval of the constitution. The VPHOA is responsible to see to it that properties are developed within the prescribed guidelines and within the demarcated plots. In the past building plans were submitted to the City for approval based on the comments from the VPHOA. Since the commencement of the new City of Cape Town Municipal Planning By-Law, 2015 and associated Development Management Scheme we have not approved any further building plans as the current use on the property is not compatible with the zoning applicable on the property. The current use is a lawful non-conforming use right which is a very specific right which only give status to the current use and no extension of the use right may be accommodated. Increasing of the footprint of a building is an example of such increased used right. The only way therefore to rectify this is to rezone the subject property to an appropriate zoning. Boundary disputes is therefore an internal matter that must be resolved between the owners. The VPHOA needs to facilitate this process in order to reach an amicable solution. If there are any structures built that the complainant is of the opinion was erected without an approved building plan please request him to provide their details so that the building inspector for the area may investigate. Should he find that structures were erected without approved plans the necessary enforcement procedures will be initiated.

Dus, voordat u, u buurman of enige ander inwoner se bouwerke by die owerhede gaan verkla, maak eers seker dat u eie bouwerke "wettig" is. Dit kan moontlik op n baie duur oefening vir jul beide eindig.

NUUSBRIEWE

Vorige nuusbriewe, vanaf 2021 is ook op ons webblad (www.vphomeowners.com) beskikbaar. Indien u die nuusbriewe wat die Uitvoerende Komitee uitstuur in **harde kopie** formaat wil hê, skakel asseblief met Natasha van Schoor om dit vir u te reël. Ons probeer om nie vorige inligting onnodig te herhaal nie.

Enige versoeke moet asseblief skriftelik aan die UK gerig word.

Kom ons wees positiewe, liefdevolle en omgee mense en haal die negatiewe uit ons menswees uit soos die jaar na sy einde toe snel.

Vriendelike groete

UITVOERENDE KOMITEE: VPHEV