



Voortrekker Park

Huiseienaarsvereniging | Home Owners Association

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Newsletter 3\2022

October 2022

Dear Voortrekkerpark Homeowners and Residents,

It is a privilege for the Executive Committee (EC) to present this third newsletter of 2022 to you. (note that a General Letter was also distributed). This will most probably be our last newsletter for 2022. We trust that you are well and still enjoying your stay here in our complex.

This newsletter will mostly address two aspects:

- 1. The thefts and house break that happened in our complex recently and what the EC is doing about it.**
- 2. A communication received from the City of Cape Town to explain the current “status quo” in our complex.**

1. Because of thefts that occurred in our complex, where 4 bicycles were stolen in less than one week and where a transgressor broke into a vacant unit and probably “hid” there for more than one night, the following actions were taken:
 - An emergency meeting was convened where some immediate actions required were discussed.
 - A neighbourhood watch was mobilised where men and women patrolled the complex during the night. They remained in contact with one another as well as with Strand Neighbourhood Watch, should a transgressor be apprehended. A big “thank you” to these residents doing this thankless work where some of them had their day jobs as well.
 - Residents were requested to switch on as many outside lights as possible. Unfortunately our complex is extremely dark during load shedding.
 - Additional lights have been installed on the perimeter wall with the caravan park as well as at the Hall and Store Blocks.
 - The electric fence has been checked to ensure that it is functional (live) during load shedding. That the “radio links” and Accentronics system is functional to monitor and relay the alarms.
 - That persons react to the fence alarms.
 - Better control of “undocumented” visitors by means of workers and visitors cards.
 - Increase the Reaction Team.
 - Investigate the possible “raising” of the electric fence.
 - Request residents to be vigilant and report unknown individuals.

Luckily an observant resident spotted and reported an unknown individual that was apprehended as he was the one that broke into the vacant unit. He was taken into custody by SAPS. Apparently he was a known criminal and was sentenced for 3 years.

We must not drop our guard now as conditions “outside” are getting worse and criminals are getting more innovative and “clever”. Please note that our complex is not a “security complex” and that each resident and visitor are still responsible for their own safety and security.

2. The following communication has been received from the City of Cape Town due to our interaction with them. This also addresses the current moratorium on structures and improvements. We repeat this “verbatim”:

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 was 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.

Thus, before you lodge a complaint about your neighbour's, or any other resident's structures, to the authorities, firstly ensure that your own structures are "legal". This can possibly become a very costly exercise for both.

NEWSLETTERS

Previous newsletters (from 2021) are also available on our web page (www.vphomeowners.com). Should you require the newsletters published by the Executive Committee in **hard copy** format, please contact Natasha van Schoor to arrange this. We try not to repeat previous information unnecessarily.

Any requests must please be addressed in writing to the EC.

Let us be positive, loving and caring persons and avoid the negative that comes so easily, as this year speeds towards it's end.

Kindest regards

EXECUTIVE COMMITTEE: VPHOA