

RIEBEEK VALLEY RATEPAYERS ASSOCIATION
ANNUAL GENERAL MEETING
Riebeek Valley Hotel, Riebeek West
14 May 2024, 18h00-19h30

1. Introduction

The Deputy Chairperson (William Pulles) welcomed everyone and declared that there was a quorum as required by the RVRA Constitution. The Chairperson (Jennifer Kamerman) also formally welcomed all attendees.

2. Chairperson's report by outgoing Chairperson Jennifer Kamerman

History and Overview of RVRA from inception to date

- a. Inaugural RVRA meeting was held in February 2020 due to the need for management of poor service delivery and development challenges.
- b. There was a need established to safeguard the rights of the Ratepayers of the Riebeek Valley.
- c. It was noted that communication with Ratepayers has grown with leaps and bounds in the past year due to efforts from the RVRA to get members and new members involved.

SRA / Crime Prevention

- a. A SRA is a geographic area where the homeowners pay extra to ensure additional services – William Pulles initiated the SRA project and formed a committee with representatives from RK and RW, initially all looked good, but then it all went wrong with the objections and resistance from RW&RK Councillors who refused to support the request for Swartland Municipality to develop SRA policy and bylaws.
- b. The Camtel / crime prevention project rolled out by William commenced as a direct result of the resistance from Councillors and this has been more successful with some demarcated areas already up and running.

Klein Kasteel

- a. The RVRA was approached by adjoining RK residents and then prepared a motivation regarding this proposed development to lodge an objection on behalf of the ratepayers in this regard.
- b. The municipality ignored the objections and the RVRA and affected residents then lodged a formal appeal process.
- c. The end result of this process – objection, appeal and negotiation between William and the Klein Kasteel developer was the density of the proposed development was reduced from 31 to 20 dwellings.
- d. This development was later shelved and there are currently 4 individual stands up for sale (with more to follow later).

Springbok Hill

- a. The initial rezoning application was opposed by the RVRA, together with a petition signed by local landowners. This objection was based on procedural flaws in the process and as requested by the RVRA, the rezoning application was withdrawn.
- b. An expert group has been put together under the auspices of the RVRA to evaluate the preliminary Basic Assessment Report (preBAR), A detailed objection was prepared and submitted to the consultant and was supported by proxy letters from numerous residents of the RV.
- c. The WhatsApp group – The Town Hall Forum – was created and has been hugely successful in communication between the residents and the RVRA on all aspects of the Springbok Hill development.
- d. A new rezoning & subdivision application has been received and the aforementioned Group of Experts is currently addressing the issue.

Development Guidelines

- a. The RVRA is in the process of preparing Development Guidelines for the Riebeek Valley to ensure that developments and buildings in the valley comply with agreed aesthetic standards.
- b. The initiation of this process took place after initial discussions with Swartland Municipality.
- c. A group of experts comprising town planners and architects from the RV has been put together to develop and administer these guidelines.
- d. Similar initiatives previously undertaken in other WC towns such as Stanford have been used as departure points.
- e. There will be a public participation process related to the building guidelines before they are finalized and submitted to Swartland Municipality.

2023/24 valuation roll

- a. This has been addressed and members were made aware of increases in tariffs and the process to be followed for individual appeals.
- b. The RVRA has also been in extensive consultation with the municipality to gain insight into the process followed to draw up the new valuation roll as it has clearly been done in an incorrect and inconsistent manner.
- c. The municipality is resisting the RVRA's requests for access to the signed contract with the external contractors that were appointed to prepare the valuation roll.
- d. It will however be followed up by the members of the RVRA and it may become necessary to resort to PAIA to obtain this information.

Traffic issues

- a. It is noted that traffic issues should be dealt with on the basis of a comprehensive traffic management plan which is currently missing.
- b. Such a plan would need to address issues related to traffic calming measures, access of heavy vehicles, noise from air brakes, speeding, overnight parking of trucks in the RV, road surfacing and streetlights.
- c. Specific requests from RVRA members will be attended to, but it should be noted that issues in this regard take time and effort and that the RVRA did have limited manpower resources to deal with all these issues.

- d. It was noted that past efforts have borne some fruit with some speed bumps and stop streets being added recently.
- e. This will however also continue to be an ongoing process with continuous efforts from the RVRA.

Joining Heritage Western Cape

The RVRA intends join Western Cape Heritage and is in process of making the necessary submissions.

Town Hall Forum

All RVRA members were urged to join the Town Hall Forum WhatsApp group for rapid access to information regarding activities of the RVRA.

3. Treasurer's report

Solveigh Smit gave a short overview of the current financial situation of the RVRA –

- The bank account has been up and running for 17 months and in that time the RVRA has raised R8800 in membership fees.
- This means 88 signed up and paid-up members.
- Banking fees were R1575.00
- Website costs was R4927.00
- Lunch with the municipality (Basil and Henk as hosts) cost R1200.00
- There was R1098.00 left in the bank account on 30 April 2024, but with the new members signed up and increased fee as proposed this bank balance will improve.

4. Approval of RVRA Constitution

The RVRA Constitution, as published on the RVRA website, was accepted unanimously by all attendees with a show of hands.

5. Nominations and election of Executive Committee

The following person were nominated to form the new Management Committee of the RVRA and unanimously accepted by attendees with a show of hands. Appointed persons are shown alphabetically below.

- Henk Bruwer
- Stephen Daniels
- Koos Erasmus
- Basil Friedlander
- Karin Pulles
- William Pulles
- Solveigh Smit
- Ashley Stone

6. Approval of 2024/25 annual membership fee

- a. It was originally proposed by the outgoing RVRA committee that the annual fee be increased from R100 to R150 per annum.
- b. Suggestions were received from the members to rather set the annual fee at R250 and this was then unanimously accepted by all attendees with a show of hands.

- c. It is noted that all current members will need to make their payments for the coming year (1 July 2025 to 30 June 2025) before the end of June 2024 in order to remain members of the RVRA.
- d. It was confirmed that it was only necessary for one member of a household on a given property needed to become a paid member.

7. Questions to the panel

- a. There was an extensive discussion of the RVRA approach to potential developments and a call that certain developments were needed in order to create more employment. The panel reiterated that the RVRA was not against all development – only inappropriate developments.
- b. The RVRA Constitution deals with this issue in detail and also outlines the procedures that need to be followed before the RVRA will formally become involved in opposing developments.
- c. An important decision factor in deciding which developments to support and/or object was how they would contribute to reinforcing and supporting the valley as a tourist destination – a key source of employment and income in the valley.
- d. Further to this it is not up to the committee to decide what ratepayers should object to but rather to represent the ratepayers in valid objections.
- e. A question was posed regarding the intended applicability of the proposed Development Guidelines to properties in different categories (i.e. residential, commercial, hospitality etc.). It was confirmed that the committee preparing the Development Guidelines will address this in consultation with relevant parties.
- f. Unhappiness was expressed with regard to the rezoning of a particular area (Nexus and Wunderkammer) where there is a complicated mix of different zonings right against each other – ratepayers should have an input in the rezoning of properties.
- g. A request was tabled that the RVRA engage with the municipality to place a speedbump down the main road of RK (between Church and Fontein streets) and appeal to reinsure that trucks cannot follow poor GPS instructions to take shortcuts through RK (issue that has been on the table for a long time) whereupon Jennifer noted that this is an ongoing process, and it is understood that it needs to change.
- h. Francine Dowling-Pitt asked about the streetlights and the absence thereof in certain areas. Noted by the committee.

8. Meeting Closure

William gave a special thanks to the outgoing Chairperson – Ms Jennifer Kamerman for her hard work and dedication in starting and managing the RVRA over the last few years. William then formally closed the meeting.