



The way I see it...

Pearl S Buck said "You can judge your age by the amount of pain you feel when you come into contact with a new idea"
Does this explain why the many the pertinent issues facing Cape St Francis in 2010 which seem to involve change of some kind or other, feel so uncomfortable? It seems that change comes at such a price.

Is it just an age thing or did 'anonymous' have a point when he said "All change is not growth, just as all movement is not forward!"



THE 100M 'HIGH WATER MARK'....

As an extension of the National Environmental Management Act No 107 of 1998, the Intergrated Coastal Management Act of 2007 came into existence three years ago and could have some serious implications for you as an owner of a coastal property...so read on!

In terms of this legislation, any property situated within 100m of the "high watermark", is bound by a number of restrictions. A number of activities are prohibited for this property owner and include :

- * the prevention of free movement of sand by means of planting vegetation or the use of synthetic substances
- * the removal or damaging of any indigenous plant material
- * the excavation, removal, depositing or compacting of sand for any purpose

Just in case you are now mopping your brow in relief because you have definitely not been guilty of any of the above, how about this one? **No person may construct, alter or extend any structure, including the dwelling on the residential property, without the relevant permission, should this property be deemed to be within 100m of the high water mark.** For this reason the revised Building Regulations issued by our own Municipality now reflects the important clause that no plans for additions or new buildings will be passed for properties within this 100m line should the owners not have first complied with the requirement for an Environmental Impact Assessment or Basic Assessment.

It gets scarier than this. Did you know that should the high water mark move inland due to the rise in sea levels, erosion or other 'forces of nature', the owner of a property will lose ownership of any portion of that property that as a result comes to be situated below that high water mark. Such person has no right to compensation for this loss.

The definition of the 'high water mark' according to this Act? The highest line reached by coastal waters during 'normal' storm activity that is not during an exceptional or abnormal storm situation.

Should you wish to find out more about how this legislation affects your building activities, contact Ann at the Town Planning Section of the Kouga Municipality on abezuidenhout@ec108.org.za



THYSPUNT - THE E.I.A HAS SPOKEN !

After 2 years of on-going investigations, the word is out – **"THE E.I.A RECOMMENDS THYSPUNT AS THE PREFERRED SITE FOR THE DEVELOPMENT OF A NUCLEAR POWER STATION!"**

This, despite the fact that in the fields of heritage impact, risk to dune geomorphology, impact on flora and faunal habits, risk to wetlands and impact on existing transport systems, the Thyspunt site registered as "the most at risk" of the 3 sites in contention.

What then do the specialists conducting the E.I.A consider to be the merits of the Thyspunt site ?

- Thyspunt will receive the biggest boost to **agricultural** turn-

over

- there will be a mere 7.86% negative impact on **Tourism** during the NPS construction phase and a zero% impact to tourism during an operational phase.
 - the lowest **economic impact** out of the 3 sites
 - the lowest **seismic risk factor** out of the 3 sites
 - **the highest of the 3 for geotechnical** suitability
- Needless to say those who have tirelessly fought the anti-nuke proposal for the past 2 years are not convinced!!...not by the reported low risk to tourism, agriculture etc and certainly not by the recommendations in the report that the negatives can be mitigated by specialist input – rare plant species can be moved, 95m high buildings can be coloured attractive colours to mitigate their visual impact, precious cultural and archaeological sites can be cordoned off. In fact they are horrified and have appealed to the stakeholders of this area to not be lulled by these words. They ask if you have considered :
- *The visual impact of a 95m high structure, the lights from which will be visible at the Rocky Coast Farm?
 - *That a 9year construction phase will have irreversible social effects including the housing and municipal services needed by 6000 workers?
 - *The visual and health implications of 5 sets of Eskom Transmission powerlines transversing our gentle fynbos dunes?
 - *The sheer affordability of what will be the biggest NPS construction in the world...and Eskom driving it?

What can you do? :

Send objections to Acer Africa at

nuclear1@acerafrica.co.za or to nonukestfrancis@gmail.com ;

Attend the public stakeholders meeting on Thursday 15 April at the Links. Get involved!



FAST FORWARD YOUR RETIREMENT!

The magic of making property the cornerstone of your retirement policy is that it not only can provide significant capital growth but a regular income which can allow you to side step that myth of "the longer I work, the more money I will make". Although unlike stocks and shares where significant expertise is needed, there are still some Golden Rules of "Playing the Property Game"

1. **Buy in a "slow market"** – when everyone else is selling. This is a guarantee to making a significant capital growth on that property.
2. **Owning the premises you live or work in**, is the simplest and most risk free investment you can make.
3. **"Time in the Market"**, although there are exceptions, is as important as the timing of getting in or out of the market. Most great property investments come from medium to long term time in the market.
4. **Think out of the box** when considering investing. Study the kind of properties in your sphere of access? For what kind of property is there a significant demand? If you can match supply and demand, you will always make money from property. What kind of properties could significantly rise in value with a change – a cost effective cosmetic renovation could add 20% to the value immediately; a property where re-zoning is imminent and when in place will trigger an immediate escalation to the rate per square metre?
5. **Reducing your bond commitment** as soon as possible, is a key factor to reducing the risk of property investment.
6. **Rental Return properties** are a fantastic investment where the income increases, as your debt reduces. However the lease agreement can make or break your success in this kind of property investment.
7. **It is a myth** that one should never sell property. Any business which always buys and never sells, is going to run into cash flow problems. Anything should be for sale at the right price.

[All ideas are taken from "Fast Forwarding Your Retirement Through Property" by Jason Lee]



Have a look at this property!

A CLASSY PROPERTY which not only offers holiday or permanent accomodation but the chance to receive a rental return from a flat and studio situated in the garden.

A compact 5 bedroom, 4 bathroom home set in a large secluded garden facing on to the Irma Booysen Nature Reserve. Sea views from the first floor, this property is within 5 minutes of the beach and is situated in the valuable area of central Cape St Francis.

R2 200 000,00

For more information on this property visit:



It may interest you to know...

- At 10%, **the current interest rate**, in place since the 26th March, is the lowest that the rate has been in the last 3 decades. In that period the highest the interest rate climbed to, was 23%. Just in case you thought there wasn't much to be upbeat about!
- **Heroic stories** come from the most unexpected places. A Cape St Francis resident has managed what many others would never have considered doing. Finding a tortoise whose shell had been badly damaged by a lawnmower, Andre Van der Heever, took considerable time and effort to heal the wound and then set the tortoise on its way with a custom made fibreglass section to his shell. Now you know -just in case you come across the little fellow!
- **The Cape St Francis Civic Association** is holding its AGM on Thursday 1st April at the old lighthouse coffee shop premises. If it is possible to attend, please make the effort to be there. There are many issues facing Cape St Francis at present and you cannot afford to be uninvolved.
- **Our water crisis continues.** The Nelson Mandela Metropol [Port Elizabeth Municipal area] has been declared a disaster area so that it can receive emergency relief during this critical drought. As all our water comes from the Churchill Dam, as does the water to Port Elizabeth, it is only a matter of time before severe emergency restrictions are introduced. We will keep you posted.

P.O. Box 735 | St Francis Bay | 6312
Cell: 082 267 2788 | Fax: 086 651 8699
Email: info@debbienicholsonproperties.co.za
www.debbienicholsonproperties.co.za

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