

LANGEBAAN RATEPAYERS AND RESIDENTS ASSOCIATION (LRRRA)

LANGEBAAN BELASTINGBETALERS-EN INWONERSVERENIGING
(LBBIV)

VOORSITTERSVERSLAG VIR 2014

CHAIRMANS REPORT FOR 2014

It is indeed a privilege and honour to deliver to you my report regarding the activities of LRRRA and its Executive Committee for the period under review from **1 January 2014 to 31 December 2014**.

The LRRRA has taken up the responsibility and duty as a responsible civic organization to represent civil society in general. The LRRRA and its Executive is directed by our Vision and Mission statements, based on sound principles, good reason and strong norms and values. It is in view of this that I deemed it necessary to present our members with those exact principles and values in my report.

The Langebaan Ratepayers and Residents Association is a non-political, non-profit, civic organization whose core business is to ensure fair best practice in local government and to ensure the sustainability of its immediate natural environment.

The LRRRA is a legal entity in itself with a proper constitution and true desire to offer representation to all, within Ward 6, Saldanha Bay Municipal area.

Vision Statement:

Representing the individual and collective interests of all residents within the geographical boundaries of Ward 6, Saldanha Bay Municipal area.

Mission Statement:

Ensuring best fair practise in the Saldanha Bay Municipal area in terms of all government spheres, business and civil activities, to pursue a safe and secure lifestyle for all within a healthy and sustainable natural environment.

Values and norms:

- *Good and sustainable environmental conservation and awareness.*

- *Sensible urban planning and development.*
- *Healthy and sustainable economic development.*
- *Healthy and sustainable socio- economic development.*
- *Custodianship of fair and best practice in local government.*
- *Custodianship of a safe and healthy environment and lifestyle for all residents and visitors.*
- *General public participation and awareness.*

It is my desire to function and operate well within the ambit of those norms and values and I am convinced my team of the past year and years before, did just that.

- The LRRRA developed into a force to be reckoned with, not based on power, but rather on the stated norms and values, well researched information, robust debate, honesty and perseverance.

Executive 2014:

The elected Executive Committee members for the abovementioned period were as follows:

- Chairperson: Jaco Kotze
- Vice -Chairperson:Johan Ackron
- Secretary:..... Frans Palm
- Treasurer: Chris Bester
- Additional Members:
 - Eddie Bremner
 - Cora Lotter
 - Graeme Clemitson
 - Hennie le Roux

Soon after the **AGM** last year, which took place on the **25th January 2014**, the newly elected Executive Committee had their first meeting and structured itself to function optimally.

The individual committee members were allocated in different portfolios according to their specific field of expertise and/or preference.

The portfolios are as follows:

- Chairperson: Jaco Kotze Spatial, Planning, Environment & Bulk Infrastructure

- Vice-Chair Johan Ackron Economic Development
- Secretary: Frans Palm – Local Government Issues & Tourism
- Treasurer: Chris Bester Safety and Security

Additional Members:

- Eddie Bremner Port and Marine related
- Graeme Clemitson Port and Marine related
- Cora Lotter Marketing and Social Welfare
- Hennie le Roux Legal

REPRESENTATION:

The LRRRA through its Executive Committee had representation on various other institutions.

The LRRRA were represented on various other committees and environmental bodies due to its interest in the management and well-being of Langebaan.

Such committees are:

- West Coast National Parks Forum
- Saldanha Bay Air Quality Forum
- Saldanha Bay Forum
- Ward 6 Ward Committee
- Transnet Environmental Stakeholders Forum
- Municipal Coastal Committee

The LRRRA registered as an interested/affected party (A & IP) with various development activities and proposed developments in and around Ward 6 and we regularly submitted comments in terms of the Environmental Impact Assessments and other processes.

Ruimtelike Ontwikkelingsraamwerk: Hersiening

- Die ROR beleidsdokument vir Langebaan word tans grootliks deur die Saldanha-baai Munisipale Raad so uitgevoer met die uitsondering van enkele gevalle soos Shark Bay en Erf 442 wat die LBBIV met hand en tand beveg het.

- Dit is vanuit 'n stedelike beplanningsoogpunt oor en oor bewys dat die LBBIV se voorstelle vir die Ruimtelike Ontwikkelings- raamwerk beplanningsdokument sinvol is, wel deurdag is en nie objektief verwerp kan word nie.
- 'n Duidelike aanduiding hiervan is dat ten spyte daarvan dat die Saldanhabaai Munisipale Raad nie die nodige erkenning aan ons insette gee nie hulle wel hierdie insette as basis gebruik het vir die detail ontwikkeling van 3 gebiede binne die stedelike soom van Langebaan.
- Die Raad het selfs so ver gegaan om ons stadsbeplanner vir hierdie projek aan te stel.

Langebaan Gebiedsplanne

- Die Langebaan Noord Gebied,
- Oostewalstraat Gebied asook die
- Langebaan Sentraal Gebied vorm deel van hierdie detail ontwikkelingsplanne, gegrond op die LBBIV se ROR insette.
- Die ontwikkeling van Oostewalstraat,
- die herontwikkeling van Breëstraat,
- Hoofstraat en die verbinding van die toerisme nodusse is almal direkte uitvloeisels van die LBBIV se insette.
- Kleiner uitvloeisels van die LBBIV se insette is die aanbring van 'n strand plankpad tussen Dwarsstraat en Breëstraat om die nodusse te verbind om parkeringsdruk in Breëstraat te verlig asook om die nood aan toerisme infrastruktuur soos wandel- paaie te bevredig.
- Die ontwikkeling van Uitsigstraat asook Eindersteinstraat is ook 'n direkte uitvloeisel van die LBBIV se insette.

G.O.P proses:

- 2014 se G.O.P proses deur die Raad is gekenmerk deur die totale gebrek aan deeglike en gekoördineerde openbare deelname.

- Die LBBIV insette vorm steeds die kern van Wyk 6 se G.O.P plan.
- Daar is steeds kommer dat die Raad planloos met hierdie prosesse werk en dat dit op 'n **ad hoc** wyse bestuur word.
- Solank die ROR en die gebiedsplanne nie tot finaliteit kom nie sal daar min of geen sin in hierdie prosesse wees nie aangesien dit nie binne 'n geordende struktuur kan ontwikkel nie. 'n Plan moet 'n plek hê voordat dit werklik tot uitvoering kan kom. Die kwynende kapitaalbegroting doen hierdie proses ook geen guns nie.

2014/2015 Saldanha Bay Municipal Budget process

- The LRRRA was intimately involved in the SBM Budget process and commented extensively.
- Irrespective of our detailed comments and budget inputs, Council took very little cognisance of our efforts.
- It seems that Council adopted an attitude of ignorance and arrogance towards public comment and inputs. The budget process was largely tainted due to the lack of Council's inability to adhere to public participation.
- We were shocked to realise that Council, irrespective our pleads, approved a whopping R249 million on staff salaries and benefits. Simultaneously the Capital Budget was substantially reduced.
- The Capital Budget goes towards the development and maintenance of bulk infrastructure. It is now official that since the 2013/2014 SBM budget the municipal staff costs exceed the Capital Budget .
- The CRR balance is also on a suicidal course .

SDBIP

Council also performed very poorly in terms of spending the Capital Budget and in both 2012/2013 and 2013/2014 financial years spent less than 65%.

Saldanha Bay Tourism Infrastructure

Uitsig Street

- The LRRRA proud itself to announce that we did not only initiate this project, but also designed it, planned it, arranged for the construction site and monitored the project to date.
- It is unfortunate that Council yet again failed to adhere to environmental best practice and it forced us to lay an official complaint to the National Department of Environmental Affairs due to a lack of duty of care to the receiving environment.

Breë Street Boardwalk

- This tourism infrastructure project also originated from the LRRRA IDP initiatives of some years ago.
- The LRRRA engaged in the design, planning and environmental processes of this initiative and prides itself to state that our design and outlay was recently adopted as the final design.
- The project should start soon.

Langebaan Entrance Development

- The LRRRA also initiated the beautification of the entrance to Langebaan by means of the development of the storm water retention dam at the crossing of the Mr 559 and the MR 233 just north of the Langebaan Waste Water Treatment plant.
- This enhanced and beautifying attempt will also have a crucial function in terms of the further treatment of Langebaan effluent by means of aerating and the further treatment thereof.

Shark Bay Ontwikkeling - Regsoorsig

- Uitspraak is op 19 Augustus in die Kaapse Hoë Hof gelewer in die aansoek deur die Langebaan Belastingbetalers en Inwonersvereniging (LBIV) vir die hersiening en tersydestelling van die LUR se besluit om die ontwikkeling van 'n

woongebied op 'n gedeelte van Oostewal 292 (Shark Bay) toe te laat. Die LUR se besluit, op appèl, het die oorspronklike besluit van die provinsiale Departement van Ekonomiese Aangeleenthede en Ontwikkelingsbeplanning, om omgewingsgoedkeuring vir ontwikkeling af te keur, gedeeltelik omvêrgewerp. Die Hof het die LBIV se aansoek van die hand gewys en elke party moet sy eie koste dra.

- Die hof het bevind dat die LUR sy verantwoordelikhede ingevolge die Wet op Omgewingsbewaring nagekom het, alhoewel die LUR se besluit “... miskien nie die mees‘ideale’ van bewaringsopsiesmag wees nie”. Die hof het beslis dat hy nie kon raai wat die rede vir die LUR se besluit was nie. Die hof kon ook nie die besluitnemer se diskresie aanmatig nie en ook nie voorskryf watter gewig aan die LUR se oorweging van elke aspek toegeken behoort te word nie. Die Hof het tot die gevolgtrekking gekom dat die LBIV klaarblyklik redelik opgetree het, beide in belang van die publiek sowel as die bewaring van die omgewing. In sy uitspraak maak die Hof melding van die LBIV se “.....begeesterde openbare poging en sy meedoënlose soeke daarna om die natuurlike staat van hierdie eiendom vir die nageslag te bewaar....”.
- Die LBIV is uit die aard van die saak teleurgesteld dat sy aansoek nie geslaag het nie (met die verwerping van sy aansoek). Ons is steeds van mening dat die besluit om die ontwikkeling van Shark Bay toe te laat nie die beste bewaringsopsie is nie. Ons glo dat 'n ander administrasie, wat meer omgewingsbewus is, tydens die oorweging van dieselfde feite, soos wat die LUR op daardie tydstip tot sy beskikking gehad het en handelende binne dieselfde statutêre raamwerk (wat optree binne die raamwerk van NEMA), tot 'n ander besluit sou gekom het. Ons is ook van mening dat die huidige stelsel teen die omgewing ingestel is en dat in besonder die bepalinge en wyse waarvolgens Omgewings-impakstudies gedoen word, dringend hersien behoort te word.
- Die werklike verloorder in hierdie saak is die Langebaan omgewing en hulle wat die ongeskonde natuurprag van Shark Bay geniet. Die LBIV het besluit om hom by die hofbeslissing neer te lê, maar sal hom nou onvermoed belyer om toe te sien dat gedurende die toekomstige fases van die ontwikkeling, die omgewings-en ander voorwaardes streng volgens die goedkeuring nagekom word.

- Ons dank aan die vele lede van die gemeenskap en die baie ander vriende van Langebaan, vir julle ondersteuning oor die afgelope 25 jaar in die stryd om Shark Bay as 'n uitsonderlike plek vir die nageslag te probeer bewaar.

White Road appeal

- The LRRRA was forced to take Dormell Properties (391 (Pty)Ltd to Court after the illegal closure of the so-called White Road. The LRRRA received a ruling in its favour with punitive cost on 8 May 2012, after the case had been heard by Judge Saba on 24 November 2011. Dormell then applied for leave to appeal. Leave to appeal was initially declined by Judge Saba, but later overturned by a court decision that the case be heard by a full bench. At the first appeal hearing during July 2013, Judge Willem Louw ruled that the appeal can only be heard after the the Shark Bay development review case had been concluded.
- This appeal is still pending.

Bulk services

- With over 9000 proclaimed plots or erven of which 2349 were approved by the present Council in 2012, within the urban edge of Langebaan we are now dangerously running short of bulk services.

Waste management and waste management sites

- Since 2009 the waste management site is still only 37 % compliant to its license conditions. Non-compliance is a criminal offence with penalties up to R10 million or a jail sentence.
- The rumours we reported on last year about Council now thinking of changing the waste site into a transfer station is now well accepted and received by the newly appointed waste manager of the SBM .
- The previous illegal waste site was closed subsequent to pressure from the LRRRA and some money has been budgeted for the rehabilitation thereof. It is planned to start with the project before July 2015.

- Our perseverance is paying off.

Storm water Management Plan

- After years of the absence of a storm water management plan in Langebaan, enduring the frequent flooding and discharge of pollutant substance into the Lagoon there seems to be a glitter of hope on the finality of such plan.
- The frequent flooding of March Street and Suikerkan Street resulted in the overload of sewage systems due to these flooding. This resulted in the overflow of raw sewage into the houses of residents at Benjamin Close which ended up onto the road and then finally being discharged into the Marine Protected Area.
- Council has subsequently, due to LRRRA pressure, fixed the 21 year old Benjamin Close sewage problem.
- Regular discharge of heavily polluted storm water from a retention dam at Robben Street at the beach at Noord Street was also brought under the attention of provincial and national environmental law enforcement agencies. All laboratory results were way over acceptable health limits.
- The LRRRA's constant monitoring and perseverance was complimented by the National Department of Environmental Affairs. During 2014 a directive against the Council was issued by the department.

Potable water

- The lack of pressure and volume on potable water also haunted some areas in Langebaan central over the festive season and by times water pressure could not even feed irrigation systems. It was also experienced that fire trucks in recent times had great difficulty maintaining adequate water feed from the system. The red lights are flickering. The question is, is Council going to wait till it is too late. We are aware of the fact that Council did replace some water feed pipelines late 2013, but whether it is adequate remains to be seen.

Sewage works and related systems

- The recent festive season and frequent sewage overflows that occurred is witness to our years old claim that our sewer systems are overloaded. I personally experienced the overflow of sewage at home during peak times over the past season. Restaurants were flooded and pipe systems and sewer pumps clearly could not cope with the burden. If we want to be the tourism town we claim to be, then we should cater for those demands coming with it.
- The 10 year old Strandloper illegal sewage discharge has also come to a head now since the LRRRA laid an official complaint with the National Department of Environmental Affairs. A directive was also issued to the SBM and Council is now nervously scrambling to solve the problem before the 2015 winter.
- Irrespective of regular warnings from the LRRRA, Council decided to continue spending huge amounts of money on infrastructure diverting treated sewage of the Country Estate into a vlei area at Strandloper and then finally into the Saldanha Bay area and Marine Protected area. After continuous warnings and no prevail from Council we decided to lay formal charges.

Road infrastructure

- We are still very concerned about the status of our road infrastructure as all indications are that years of neglect and patching up has now finally caused the road base course to collapse. Although this is not the case all over, it is still a huge concern to us that no provision is made in annual budgets for a proper maintenance plan.
- Oostewal Street is now in its final planning phase and public participation on the second phase from Jon Olafson Street to Breë Street intersections is pending any day.
- The LRRRA yet again acted pro actively and influenced the design extensively. Our town planner Francois du Toit from Creative Profile played a major role in the process.
- Construction on the second phase will start in 2015/2016 financial year.

Electricity distribution networks.

- I must admit that huge inroads have been made to upgrade the electricity distribution network of Langebaan. We still fall way short of having adequate capacity, but huge progress had been made. We hope to see that Council will continue to keep this pace regarding the upgrade of the electrical distribution networks of our town.

Ward Committee

- Although the LRRRA is not directly involved in the Ward committee, I think it is important to mention that I represent the portfolio Ratepayers and Business on the Ward Committee. I table the issues pertaining to our town in the Ward Committee in consultation with the Executive on a monthly basis.
- Although it is sad that the Ward Committee and its doings had now been tainted by political interference from Council and the Speaker, you can rest assured that we are doing our level best to keep it apolitical and to rather focus on the job to be done .
- I can assure you that debate will become even more robust and that we will keep on pushing our policy to the best interest of Langebaan and its residents.

Website

- The LRRRA spend some of your well appreciated membership on the construction of a totally new and user friendly website. Please visit our new website at www.langebaanratepayers.co.za Our thanks goes to Dirk Vermeulen from Intelligent Solutions .

Constitution

- Due to the hard work of the Exco and with specific reference to Chris Bester we are now the proud owners of a strong and legally battle hardened Constitution. Thank you to the Exco and Chris Bester.

Publieke vergaderings:

Die LBBIV het onderneem om sy belofte gestand te doen en tydens 2014 gereelde openbare vergaderings te hou waartydens kwellinge aangespreek kan word.

Hierdie vergaderings is as volg gehou:

25 Januarie 2014	-	Algemene Jaarvergadering
6 September 2014		Spesiale Algemene Vergadering (Grondwet aanvaarding
19 November 2014	-	Algemene Publieke Inligtingsvergadering

Die Uitvoerende Komitee het gereeld op 'n maandelikse basis vergader waar sake van belang en ander aangeleenthede rakende Wyk 6 bespreek is, met gepaardgaande besluite en die uitvoering daarvan.

Die UK het ook ten minste 2 nuusbriewe gedurende die jaar uitgestuur, maar alhoewel dit ver tekort skiet t.o.v. wat ons beoog het, wil ek graag van die geleentheid gebruik maak om Langebaan Online te bedank vir sy bydrae om ons gemeenskap op 'n gereelde basis in te lig i.v.m. die doen en late van hierdie Organisasie

All written comments and letters referred to in this report would be available on our Website www.langebaanratepayers.co.za.

I would like to express my sincere gratitude to all 182 members and other interested residents for their support. The responsibility to ensure that the LRRRA achieves its goals and objectives is not only vested with the Executive Committee, but indeed with every member.

My hartlike dank ook weereens aan die lede van die Uitvoerende Bestuur vir die bevoegde manier waarop u sake hanteer en afgehandel het en ook vir die goeie gees waarin dit geskied het. Daar wag sekerlik nuwe uitdagings op die LBBIV in die komende jaar, maar as die nuwe uitvoerende bestuur wat aanstons gekies sal word, voortbou op die fundamente wat u gelê het

gedurende u termyn, voorspel ek net groter suksesse vir die LBBIV in die komende jaar wat voorlê.

In conclusion I foresee that with the necessary support, commitment and determination by you as the ratepayers and residents, this Association will go from strength to strength and therefore my best wishes accompany the LRRRA during 2015.

BE INFORMED BE PREPARED BE INVOLVED

Jaco Kotze

Voorsitter Langebaan Belastingbetalers- en Inwonersvereniging