

VOORSITTERSVERSLAG VIR 2012

CHAIRMANS REPORT FOR 2012

It is indeed a privilege and honour to deliver to you my report regarding the activities of LRRA and its Executive Committee for the period under review from 1 **January 2012 to 31 December 2012.**

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

Chairperson: **Jaco Kotze**
Vice -Chairperson: **Clement Matthews**
Secretary:..... **Frans Palm**
Treasurer: **Hannes Vermeulen**
Additional Members:
Johan Ackron
Prof Kobus Steyn
Nick van der Merwe
Eddie Bremner

Soon after the **AGM last year**, which took place on the **25 th January 2012** the newly elected Executive Committee had their first meeting and structured itself to function better. The individual committee members were allocated in several different portfolios according to their specific field of expertise and or preference.

The portfolios are as follows:

Chairperson: Jaco Kotze	Economic Development , Spatial,Planning, & Environment
Vice-Chair Clement Matthews	Social Development & Welfare/Marketing
Secretary: Frans Palm –	Local Government Issues
Treasurer: Hannes Vermeulen –	Local Housing/Law enforcement
Additional Members:	
Johan Ackron:	Economic Development & Spatial Planning
Prof Kobus Steyn	Tourism
Nick van der Merwe	Bulk Infrastructure and Civil Engineering.
Eddie Bremner	Port and Marine related

REPRESENTATION:

The LRRRA through its Executive Committee has representation on various other institutions: The LRRRA are represented on various other committees and environmental bodies due to its interest in the management and well-being of Langebaan.

Such committees are:

- a. Thusong Centre (Representation ended due to Saldanha Bay Municipal takeover)
- b. West Coast National Parks Forum
- c. Saldanha Bay Air Quality Forum
- d. Saldanha Bay Forum
- e. Ward 6 Ward Committee
- f. Langebaan Community Police Forum
- g. Transnet Environmental Stakeholders Forum
- h. Municipal Coastal Committee

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

The LRRRA were intimately involved in various environmental related issues during the course of 2012, such as :

1.Langebaan Beach Erosion project:

The LRRRA registered as an I& AP with the Langebaan Beach Erosion Project.

The LRRRA with the professional support of Anton Vonck our resident Marine Engineer provided detail comment during the Environmental Audit process in March 2012.

The LRRRA took a very strong position:

**NO DEVELOPMENT BE ALLOWED IN THE BAY OF SALDANHA UNTILL A
DETAIL ENVIRONMENTAL STUDY BEING COMPLETED ON THE BAY AND THE
ENTIRE DYNAMICS THEREOFF BEING UNDERSTOOD.**

2.Environmental Management Framework (EMF)

The LRRRA actively engaged in the Public Participation process regarding the Environmental Management Framework. The purpose of the framework is to determine the environmental tolerance of the Bay of Saldanha in terms of current and future development. This study includes the current state of the bay and the impacts of existing development on the ecosystems of the bay, as well what could or should be allowed in future. **The outcome of the study should be based on sound environmental principles and not developmental greed** .The study is currently in an advanced phase.

3.IDZ

The LRRRA submitted a comprehensive report and comment on the feasibility studies of the proposed IDZ during October 2011. Our comments were well received by WESGRO . The LRRRA have been thanked and a message of appreciation on our role we played were conveyed by the relevant Provincial Department.

The LRRRA actively engaged in the Public Participation Process regarding the proposed Saldanha Bay IDZ. The LRRRA were one of only five comments in the entire Saldanha Bay Municipal area and may i add the only comment of substance. These comments were compiled by Johan Ackron our Exco member burdened with Economic Development and Spatial Planning . I want to single out the enormous ,professional and highly regarded effort of Mr

Ackron, who passionately engaged in this effort and produced a world class opinion with equal impressive impact and outcome . As chairperson of the LRRA i am proud to say that despite the media hype , sensationalism and unrealistic expectations of the initial proposals of five cluster areas ,**the final outcome were exactly as we demanded ,proposed and debated.** The only cluster that should come to Saldanha Bay is **the Oil and Gas** and that is exactly what we got. You can check me on this statement as our initial comments are still on our website. Mr Ackron in your absence ,i salute you .

4.Erven 158 & 159

The L.R.R.A commented on the SANDF,s application to build 20 military married quarters on these strategically important pieces of land just off Oostewal street next to the Dutch Reformed Church. This land was donated to SANParks Trust for the sole purpose of developing it as a resort. We had no response from the applicants since our comments and we actively opposed this development .The LRRA did provide other suitable options to this development. I want re-iterate that the SANDF is and were always part of the Langebaan community. We are in support of the development of suitable living quarters for 4 Recce ,but it has to make sense in terms of the broader town planning and future of Langebaan. Yet again the LRRA and Sanparks formed a solid pact with common goal for the common good for Langebaan and all its residents. **We shall continue in our quest to do the sensible thing with a clear sight on where we have to take this town for us and future generations.**

5.Regional Reverse Osmosis Plant

The LRRA suggested about 6 years ago that a Regional Reverse Osmosis Plant be build outside the Bay of Saldanha close to an area called Tooth Rock south of Jacobs Bay. This suggestion came after Transnet applied for a Reverse Osmosis Plant discharging high concentrate brine into the Bay of Saldanha. The penny finally dropped and with the authorities and we are proud to announce that The West Coast District Municipality, the provider of bulk water to the region are now in a advanced phase of the EIA. This facility would bring huge relieve to ever amounting pressure on our water resources in the region.

6.MR 559

The L.R.R.A became actively involved in the discussions with the Provincial Roads Department during the public participation process regarding the final negotiations before the construction started in 2010. Unfortunately no final agreements could be reached in terms of the Long Acres /Curro Crossing design as well as the equestrian crossings to the beach. Irrespective various pleads to the Provincial Roads Department and to MEC Robin Carlisle the department still continued with their initial design and outlay of the road. We did manage to convince the contractors to set aside a budget for landscaping and beautification of the storm water retention pond next to the Langebaan sewage plant and intersection with the R 233 . This request unfortunately only realised in the dumping of a pile of rocks in the water retention pond.

7.Langefontein, Windfarm applications

The L.R.R.A commented on the above wind energy facility within the Ward 6 area. **We are in support of green energy, but seriously question these specific facility location within the West Coast National Park**. We have received good reason to believe that this project has been halted. We want to thank SANPARKS and in specific Mr Pierre Nel for his continuous support with regards to this process.

8.Arcelor Mittal Windfarm Application

This application was recently approved to erect 6 wind turbines just west of the SFF Oil tanks on Mittal land.

9.LPG Gas Discharge Facility

The L.R.R.A is actively engaged in the commenting process of this proposed facility in the Port of Saldanha. We are in support of this project, but again has to raise its concern about the preferred location of this facility. **“STAY OUT OF BIG BAY”**. Various other LPG discharge options were negotiated. This application is now in its final EIA stage.

10.Solar farm at West Coast Engen area.

The LRRRA extensively commented on this application. Although we are hugely in support of this green energy alternative in the Saldanha Bay area, we unfortunately cannot support the specific location of this application at such a high order tourism route and entrance to Langebaan. We suggested various other suitable locations closer to industry.

11.Remainder Farm 292 Oostewal (Proposed “Shark Bay” Development)

The LRRRA opposed this application made by Dormell Properties 391(Pty) Ltd by means of its environmental sub committee, the Langebaan Action Group(LAG).The LRRRA (LAG) extensively commented on this proposed application and the Western Cape Department of Environmental Affairs and Planning declined this application on 7 April 2011. This seems to be proof that we were correct in our view and comment regarding this development application. The applicant then appealed to the MEC and the MEC overturned his own Departments previous ruling on 1 October 2012.The LRRRA seriously question the validity and reasons provided by the MEC,s highly questionable decision to approve 69 of the original 109 houses. The LRRRA are currently busy studying the ROD and reserve its position. The applicant still has to obtain approval in terms of the Land Use Planning Ordinance of 1985.(LUPO).Yet again we had the undisputed support from the West Coast National Park.

12.White Road case (LRRRA vs Dormell Properties Pty Ltd)

Dormell Properties 391(Pty) Ltd gradually closed off both ends of the “White road” shortly after the Provincial Department of Environmental Affairs decision on 7 April 2011 to decline the development application. The road was finally closed on 15 May 2011.The LRRRA through its legal team tried to convince Dormell Properties to re-open the road for public use, but all our attempts failed. This failure urged and forced the LRRRA to approach the Cape High Court for a ruling on 20 June 2011. Judge Baartman ruled that the case be heard on 24 November 2011.The Judge did give an interim ruling that no member of the public could be charged with either malicious damage to property nor trespassing with reference to the “White Road “ till final ruling on the case.

An urgent application was placed on the Cape High Court Role and heard by Judge Shcaba on 24 November 2011 .The LRRRA won the case with punitive cost when ruling was delivered on 8 May 2012 . The developer applied for leave to appeal. Appeal was denied on the merit of the case ,but granted on the punitive cost. The developer then petitioned the Appeal Court whom granted leave to appeal in front of a full bench at the Cape High Court. Feedback from our legal team was that the developer recently lodged its appeal.

13.Langebaan Country Estate Ontwikkelingsaansoek

Die LBBIV het ook omvattende kommentaar gelewer op die aansoek van oor die 1800 nuwe erwe op die Langebaan Country Estate.Gegewe ons bulk dienste kapasiteite het ons die nuwe erwe teegestaan aangesien daar minder as 53% van die totale 6661 geproklameerde erwe topstrukture op het .Dus is amper 47% steeds vankant en bestaan daar seersekerlik geen behoefte aan meer erwe nie .Ons het so pas vanoggend die kennisgewing gekry dat ten spyte van ons pleidooi aan die LUR hy steeds die erwe goedgekeur het.Dit skrei ten hemele.

14.ROP (SDF)

Die L.B.B.I.V het intensief deelgeneem aan die kommentaar aangaande die Ruimtelike Ontwikkelings Plan van 2011 . Ons het met die hulp van n Professionele Stadsbeplanners Konsultant n goeddeurdinkte ROP dokument saamgestel en is tevrede dat hierdie goeie insette n sterk standpunt sal inneem aangaande die verdere ontwikkeling van Langebaan. Die konsep ROP soos deur die Raad goeagekeur, was grootliks onaanvaarbaar en was deurweek met politieke inmenging. Die LBBIV het hom tot die Wes-Kaapse Department van Beplanning gewend om aandag aan die Raad se ondeurdagte ROR te skenk. Ons het n volledige verslag aan die Departement deurgegee en het erkenning van ontvangs ontvang maar steeds geen terugvoer ontvang nie.Dit skyn dat die SBM wel nou die lig gesien het aangesien daar growwe nalate in hul ROR uitgewys is en hierdie nalate of doelbewuste wysigings hulle nou begin inhaal.Die ROR is onlangs weer vir hersienning geadverteer en sluit op 16 Februarie 2013.Die LBBIV sal weer eens n volledige professionele kommentaar aanbied.

15.Munisipale prestasie lewering:

Dit het verskeie kere hierdie afgelope jaar gebeur dat die Saldanha baai Munisipaliteit rioolstortings in die baai veroorsaak het. Meeste van hierdie stortings is wel weens nalatigheid maar ander selfs doelbewus. Ons versoek die publiek om ons oe en ore te wees met hierdie tipe van wanpraktyke.Ons het onlangs met die Departement van Waterwese in gesprek getree en selfs ter plaatse besoeke gereel om die probleem uit te wys. Dit is duidelik dat die Departement die LBBIV se sentimente deel.Ons het op 1 Oktober 2012 die SBM op terme geplaas en gewaarsku dat indien hierdie rioolstortings nie onmiddelik voorkom en gestaak word nie daar krimineel teen hul opgetree sal word.Ons is onversetlik daaromtrent. Die L.B.B.I.V het in 2012 ook sterk gefokus om die werklike stand van ons infrastruktuur kapasiteite te bepaal. Dit het duidelik aan die dag gekom dat die Raad en SBM nie eerlik is aangaande die werklike stand daarvan nie en dat daar groot kapasiteitstekorte bestaan ten opsigte van:

- a) Stormwater bestuur
- b) Riool en rioolwerke bestuur
- c) Stortings terreine
- d) Drinkbare water kwaliteit
- e) Elektrisiteits netwerk en verspreidings vermoens.
- f) Pad infrastruktuur.

16.G.O.P proses:

Alhoewel die G.O.P proses wel tydens die 2012 jaar beter verloop het as in die vorige jaar bestaan daar steeds n gebrek aan publieke deelname. Ons kan met trots se dat die SBM selfs die LBBIV insette net so geneem het en dit probeer inkorporeer.

17.Munisipale Eiendoms waardasie

Die LBBIV het reeds Oktober 2012 met die waardeerders in gesprek getree tesame met verskeie eiendomsagentskappe om die Langebaan waardasies so laag as moontlik te kry. Daar is groot vordering getoon ten opsigte van grondwaardes ,maar in die algemeen beskou ons die algemene eiendomswaardasies steeds te hoog vergeleke die 2008 waardasies en die huidige marktendense .Ons maan individuele eienaars aan om steeds waar daar meriete in die saak is voor 31 Januarie 2013 hul besware by die SBM in te handig.

18.Munisipale Bywette

Die LBBIV het gedurende Augustus 2012 intiem betrokke geraak by kommentaar op die SBM By-wette .Die LBBIV was die enigste organisasie of regs persoon wat enigsins kommentaar gelewer het.Daar was tydens n werksessie met die SBM konsultante asook die SBM se regsbeamptes ooreengekom dat ons insette rigtinggewend was en net so gebruik sou word. Die beamptes het ons verseker dat die Raad ons insette net so aanvaar het.Dit het egter tot ons ontugtering vorendag gekom dat hierdie insette nie regtig inaggeneem is nie en eensydige wysigings is egter deur die SBM gedurende Desember 2012 in die Provinsiale Staatskoerant gepromulgeer.Ons sal hierdie saak duidelik nie daar kan laat nie .

19.Windtown Hotel Ontwikkeling

Die LBBIV was instrumenteel in die proses om goedkeuring van die Windtown Hotel .Die SBM het sedert 2008 gefaal om die kapitaalbydraes te kon bereken en die die oorsese belegger het dienooreenkomstig ontrek.Die LBBIV het weer in 2011 met die ontwikkelaar in gesprek getree en hom teruggenooi om weer aansoek te doen .Hy het weer dieselfde behandeling ontvang en op 22 Januarie 2012 het myself en die ontwikkelaar die Uitvoerende Burgemeester toe ,Mev Jager gaan sien.Deur die toewyding en vasberadenheid van die LBBIV is daar dieselfde dag n ooreenkoms aangeaan tussen die belegger en die SBM en vandag een jaar en twee dae later staan daar n nuwe landmerk in Langebaan.**Hierdie is weer eens n bewys dat die LBBIV nie teen ontwikkeling per sy is nie ,maar wel sinvolle ontwikkeling steun.**

20.Saldanha Baai Toerisme Organisasie

Die LBBIV het gedurende Mei 2012 die besluit deur die SBM Raad gesteun om die Toerisme begroting met bykans R1 miljoen rand te besnoei.Eensydige, sensasionele plaaslike media beriggewing het weer eens daarin geslaag om die feite aan die lesers te verdraai ,wat n hewige reaksie uitgelok het.**Ons is nie bang vir kritiek nie solank dit op die waarheid geskoei is ,billik is en nie persoonlik gerig is nie** .Daar is nie aan een van hierdie vereistes voldoen nie . Die LBBIV het verlede jaar die Dienslewering Ooreenkoms wat reeds in 2006 November tussen die SBTO en SBM onderteken is in die hande gekry en dit ontleed.n Skrywe van 65 vrae is aan die SBM gerig in terme van die Wet op Toegang tot Publieke inligting en tot hede is slegs 4 van die 65 vrae beantwoord.Na van wat verneem word is daar tans n groot geskarrel om n Toersime strategie te bekom.Die vraag wat gevra word waarvoor daar steeds oor n 6 jaar periode etlike miljoene rande belastingbetalers geld betaal is en waar daar steeds geen antwoorde is omtrent die teenprestasies te staaf nie .Vrae word eenvoudig net nie beantwoord nie.

21. PUBLIEKE VERGADERINGS

Die LBBIV het onderneem om sy belofte gestand te doen en tydens 2012 gereelde publieke vergaderings met sy lede te hou waartydens kwellinge aangespreek kan word.

Hierdie vergaderings is as volg gehou:

25 Januarie 2012	-	Algemene Jaarvergadering
4 April 2012	-	Algemene Publieke Vergadering
18 September 2012	-	Algemene Publieke Vergadering

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.

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 members and other interested residents for their support. The responsibility to ensure that the LRRA achieves its goals and objectives is not only vested with the Executive Committee, but indeed with every member.

My hartelike dank ook weer eens 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. **Dit was die beste komitee wat ek nog ooit gehad 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 LRRA during 2013.

BE INFORMED BE PREPARED BE INVOLVED

Jaco Kotze

Voorsitter Langebaan Belastingbetalers- en Inwonersvereniging