

LANGEBAAAN RATEPAYERS AND RESIDENTS ASSOCIATION (LRRRA)

LANGEBAAAN BELASTINGBETALERS-EN INWONERSVERENIGING
(LBBIV)

VOORSITTERSVERSLAG VIR 2015 CHAIRMANS REPORT FOR 2015

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 2015 to 31 December 2015**.

The LRRRA has taken up the responsibility and duty as a responsible civic organization to represent civil society in general. The LRRRA and it's Executive is directed by our Vision and Mission statements, based on sound principles, good reason and strong norms and values.

REPRESENTATION:

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

Such committees are:

- West Coast National Parks Forum
- Saldanha Bay Air Quality Forum
- Saldanha Bay Forum (Dissolved by SBM)
- 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

- Dit is vanuit 'n stedelike beplanningsoogpunt oor en oor bewys dat die LBBIV se voorstelle vir die Ruimtelike Ontwikkelingsraamwerk beplanningdokument sinvol is, wel deurdag is en nie objektief verwerp kan word nie.
- 'n Duidelike aanduiding hiervan is dat ten spyte daarvan dat die Saldanha-baai 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.
- Dit is egter jammer dat bitter weinig van enige van die SBM se projekte wel die lig gesien het. Daar is 'n wesenlike probleem dat die kapitaalbegroting jaarliks kwyn en dat selfs die bestedings van die verkleinde kapitaalbegrotings ook veel te wense laat.

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 behoort wel eersdaags te begin, Hierdie projek word sedert 2006 deur die LBBIV gedryf en ons was baie nou betrokke met die ontwerpvoorstel.

- Ek is vanaand trots om te kan sê dat die ontwikkelingsplan wat binnekort in aanvang sal neem presies was wat ons GOP-insette sedert 2008 bepaal het.

- die herontwikkeling van Alabamastraat het reeds begin,

G.O.P proses:

- Daar is wel 'n klein verbetering in die Raad se GOP proses vergeleke met 2014/2015.
- Die LBBIV het 'n groot gewag gemaak omdat die Raad nie voldoende prosesse gevolg het gedurende 2014 nie.
- Die LBBIV se 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 kapitaalebegroting doen hierdie proses ook geen guns nie.

GOP INSETTE VIR 2015/2016 AAN LANGEBAAN WYKSKOMITEE

Wyk 6:

- a) Herontwerp en implementering van die ontwerp van Breestraat
- b) Herontwerp en implementering van die herontwerp van Alabamastraat
- c) Herseel van Babiana , Harpuisbos Ternstraat.
- d) Bou van tuinvullis versnipperingsaanleg en klipbreker te Langebaan stortingsterrein
- e) Opgradering van Sleighstraat wes-einder itv Artikel 18(1) van die Wet op Geïntegreerde Kusbestuur No 28 van 2008

Wyk 14:

- a) Opgradering van Strandloper kus toegang in terme van Artikel 18(1) van die Wet op Geïntegreerde Kusbestuur No 28 van 2008
- b) Herseel van Strandstraat Long Acres
- c) Bou van Openbare toilette te openbare parkeerterrein noord van Paradise Beach
- d) Bou van riool en stormwater retensiedamme om riool en stormwater afloop gedurende die wintermaande op te gaar.

2015/2016 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 R273 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%. The 2014/2015 financial year proved not to be any better.

Saldanha Bai Tourism Infrastructure initiatives

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 proud itself to state that our design and outlay was recently adopted as the final design.
- The project should start soon.

Hello Jaco

You have the outlay (see attached). It was the one that the ratepayers proposed. We took environmental, social and economic factors into account and this was the best option for the greater community.

Regards,

Simon

Langebaan: Entrance beautification project

- 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 enhancement 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.
- The project was supposed to be completed by end 2015, but Council has not yet come to the party although about R300 000 was allocated to the project on the 2014/2015 budget.

White Road Case

- The White Road case came to a closure when the developer settled with the LRRRA instead of going on appeal.
- The Road is now open for public use.
- The settlement were as follows:

1. Appellant hereby withdraws this appeal.
 2. Appellant will make payment of an amount of R 400 000 (four hundred thousand rand) as a contribution to Respondent's costs, within seven (7) days of date of this order, into Respondent's attorneys' trust account, of which the details are the following:
 3. Appellant will:
 - 3.1 At its costs, register a servitude of right of way in perpetuity ("the servitude"), six (6) meters wide, as indicated on the draft general plan, annexed hereto, marked as "A," in favour of the general public. The aforesaid servitude will have the same status as the public servitural right of way, constituted by ancient use, confirmed by the judgment of the Court *a quo*.
 - 3.2 Ensure that the servitude is registered over the proposed Portions 10356, 10357 and 10358, as indicated on the said annexure "A."
 - 3.3 Provide a separate deed of servitude to the Saldanha Bay Municipality, as well as the Respondent, as the custodians of the rights of the public emanating from the servitude.
 4. Respondent agrees:
 - 4.1 To a deviation of the White Road, over the proposed Portion 10358, as indicated on the aforesaid annexure "A."
 - 4.2 That no motorised access will be granted over the servitude.
-

Erf 442 Court Case :

The LRRRA at the request of 10 abutting owners approached the Cape High Court for a declaratory order with regards to the position of the awarded business rights on this premises.

Judge Roger ruled against the LRRRA with cost. The LRRRA will as soon as cost had been calculated approach the abutting neighbours to contribute towards the cost order.

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 averaged only 37 % compliance to its license conditions. Non-compliance is a criminal offence with penalties of up to R10 million or a jail sentence.
- Last year's rumours 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. The planned project to be completed during 2015 did not commence. The rehabilitation of the illegal site will be incorporated with the conversion of the licensed site into a transfer station.
- I am glad to be able to report that our proposal to change the site into a transfer station has now paid off and the exact design and proposal we were pushing since 2009 is now out on tender.

- Our perseverance paid off and we believe that our efforts resulted in the compliance being upped.

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 management of storm water from Oostewal Street will be dealt with in the Oostewal Street redevelopment. Several ponds were placed in the design to detain storm water.

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 whether Council is 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.
- 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.

- Council recently after many years admitted that there is a problem and is now nervously scrambling to solve the problem before the 2016 winter.
- Council has now appointed consultants to access the matter to come up with amicable solutions. After continuous warnings and no prevail from Council we decided to lay formal charges should any discharge occur.

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 entering its first phase of construction that should commence in the next week or two.
- The first phase of construction will be from just after the Paradise Street turn off to Bree Street..
- 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.

Taxi rank:

- The LRRRA are heavily opposed to the site location of the proposed taxi rank on the corner of Oostewal and Antonio Sieni Streets.
- Council subjectively allocated this site as the only option. The LRRRA tested other sites on the same guide lines that Council justified the Council proposed site and found another site far more suitable.

- Council's unwillingness to act proper and objectively resulted in a petition with well over 400 signatures opposed to their proposal.
- We believe council will wait till after the elections and then try to push through their ill fated proposal.

Electricity distribution networks.

- I must admit that huge progress 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 shall 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 are still 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 from our side is robust and that we will keep on pushing our policy in the best interest of Langebaan and its residents.

Website

- The website www.langebaanratepayers.co.za was duly redesigned and we maintain it on a regular basis. Our thanks goes to Dirk Vermeulen from Intelligent Solutions .

Openbare vergaderings:

- Die LBBIV het onderneem om sy belofte gestand te doen en tydens 2015 gereelde openbare vergaderings te hou waar tydens kwellinge aangespreek kon word.
- 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 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 2016.

BE INFORMED BE PREPARED BE INVOLVED

Jaco Kotze

Voorsitter Langebaan Belastingbetalers-en Inwonersvereniging