

*Longacres Country and
Equestrian Estate*

JUNE 2022 NEWSLETTER

MESSAGE FROM THE ESTATE MANAGER

Good day to all residence and property owners of Longacres Estate.

It is already midyear and it gives me pleasure to inform you on the achievements made thus far on activities associated with the Estate.

Numerous meetings were held with the Municipality to improve service delivery, especially the communication with Municipal officials and their management requirements. Several issues had to be communicated with the political structures to intervene, as well as Office-Bearer's of the West Coast District Municipality. Problem solving and complaints from residence are the number one priority to be resolved with officials and is time consuming as their feedback is reluctant and needs follow up communication.

Daily inspections are done on the estate to manage unauthorized activities, address short comings and identify matters that are in need of attention. Planning for the implementation of projects and the execution thereof was done and good progress are visible.

Here are some examples of achievements.



After numerous complaints were received from residents regarding bad odors experienced on the estate the matter was investigated only to be found that the Department of Environment together with the SBM had granted permission to Natgro Organics to conduct an experimental program whereby fertilizer can be made from green cuttings and mussels. A condition attached to the experiment was that it must be odorless and job creation to the poor. Once the matter has been reported to the authorities it took some serious negotiations with Government Departments to inspect the refuse site and to observe the state of affairs. The experimental project was canceled due to non compliance.

A photograph of a garden bed with various plants and rocks, overlaid with white text. The garden features a mix of green and purple foliage, interspersed with large, flat, grey rocks. The ground is covered with light-colored gravel. The text is centered over the image in a white, serif font.

*BAD ODORS RECEIVED FROM THE
MUNICIPAL REFUSE SITE.*

Notices were given to residents where the road side fence of their properties was not esthetically sound. It has been noticed that some residents had already done some improvements and thank you for that. Those who had not started yet, please let's be proactive.

The gravel roads in the estate were in dire need of resurfacing and the municipality was requested to do maintenance by resurfacing the roads. Constant maintenance of these roads will be required as winter approaches.



MAINTENANCE OF GRAVEL ROADS AND FRONT FENCES TO PROPERTIES

It was noted that most of the storm water runoff drains were fully covered with sand and overgrown grass thus preventing storm water runoff to be channeled to the outlets resulting in damaging road surfaces and properties. Again the municipality was requested to clean the storm water drains before winter season starts, this activity is still ongoing.



CLEARING OF STORMWATER DRAINS

As per my previous newsletter a request was made to all not to throw garbage out of their vehicle's window. I must say that littering has reduced since then by 70 %. Would it not be great to have a clean estate for all of us to be proud off. Let's encourage our friends not to litter.

A cleanup campaign was held on 2nd of April 2022 to clear the greenbelt area of litter. This effort was not well attended and residents are encouraged to participate in the next cleanup campaign that is to be held on the 16th of June 2022. Let's all work together for a clean and healthy environment.

STREET LITTERING AND CLEANUP CAMPAIGNS IN THE GREENBELT AREA

Its winter time and after the first rain new growth of vegetation is starting to appear that will bring new life of various fauna and flora in the greenbelt area to be seen. Plant identification boards were printed and will be in place for nature lovers to observe the various types of plant species. The best time to view the flowers is from mid July till the end of August. The manufacturing of the various plant ID boards were sponsored by Afriforum

**Maartblom of
Perdespookbossie
Candelabra lily**

Brunsvigia orientalis

AMARYLLIDACEAE

1314

Conservation status
Least Concern with a
stable population



2022

11

Vleibobbejaantjie

Babiana angustifolia

IRIDACEAE

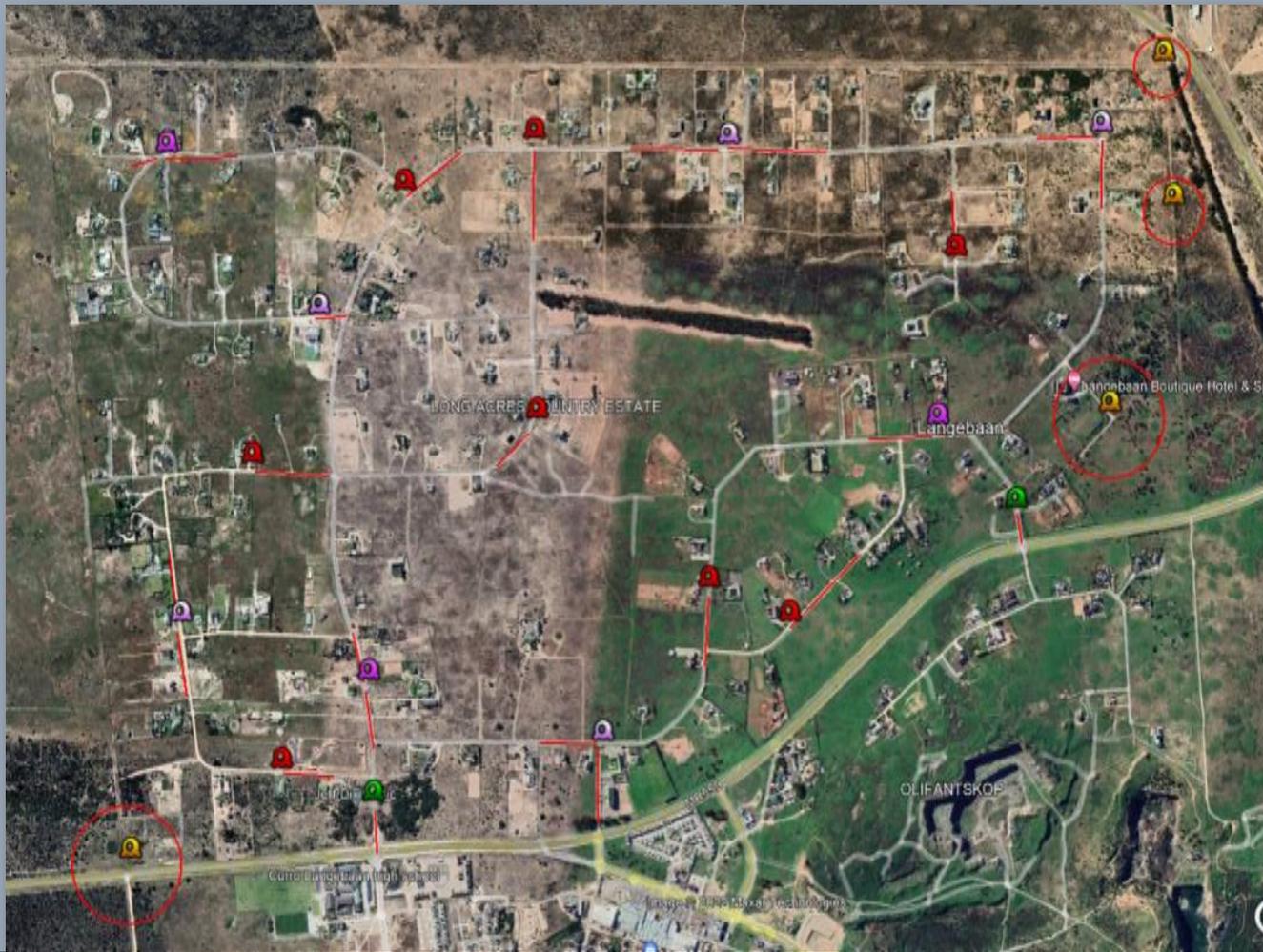
1265

Conservation status
Decreasing



Good progress was made with the provision of 18 more security cameras in the estate. All poles are already in place, whereby the technical personal will start connecting the cameras as from Monday 6th of June 2022. It is envisaged that this project will be completed and active by mid July 2022. The cameras will be monitored 24 hours a day by Beyer's security and myself. Below on the next page, is the camera layout that will capture all activities in the roads which will assist Beyer's Security in their effort to have a safe and speedy response to any occurrence of illegal activities.

PROVISION AND OF SECURITY CAMERAS IN THE ESTATE



PROVISION AND POSITIONS OF SECURITY CAMERAS IN THE ESTATE

The planting of poles for cameras was a huge challenge as the soil conditions did not make provision for only casual labour to be used; heavy duty machinery had to be used to drill holes.

Appreciation to JD Pretorius for his assistance in arranging the heavy duty machinery and to Dave Oldewage and his team in making the necessary machinery available at no cost towards the project.

Afriforum sponsored the poles.



PLANTING OF THE POLES THAT HOUSE THE CAMERAS

Provision was made on the 2022/2023 Municipal budget for the re-sealing of a portion of Strand Road, the municipality is still committed in doing so and these works are envisaged to be done between July 2022 and October 2022.

After proper planning and approvals received from the municipality, the beautification of the entrance in Strand Street will commence soon. Road users are advised to be cautious when driving in Strand Street when construction is underway.

It has been noticed that more property owners has started beautifying in front of their properties within the municipal road reserve. The municipal policy for beautification within a road reserve, provides that permission from the municipality must first be obtained, and only 20 % of the road reserve can be utilized for that purpose. Property owners will also be held accountable for any claims that might arise. Since Longacres Estate is proclaimed as a horse friendly country estate, property owners are also advised to accommodate horses when choosing the type of materials to be used for beatification.



BEAUTIFICATION AND RESURFACING OF STRAND ROAD



As potable water is a scarce commodity, our Chairperson requested me to investigate the possibility of utilizing purified sewerage water from the municipal waste water treatment works for irrigation purposes in the estate. Negotiations with the municipal officials were positive indicating that a quota of 3000 kl per day can be made available to the estate for irrigation purposes. The municipal budget for the year 2023/24 makes provision for a rising main pipeline to be installed passing the border of the estate where a connection point can be provided.

As this project will have some financial implications for the homeowners, proper planning needs to be done, with approvals to be obtained from various Government Departments, all property owners are hereby requested to send me an email indicating their desire to participate in the utilization of the purified water before the end of June 2022.

UTILIZATION OF PURIFIED SEWAGE WATER FOR IRRIGATION PURPOSES

In conclusion, thank you to all the sponsors and inputs from all property owners thus far, together we can make things work!

LEON GOUS – ESTATE MANAGER

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