



*Longacres Country and
Equestrian Estate*

SEPTEMBER 2022 NEWSLETTER

MESSAGE FROM THE ESTATE MANAGER

Good day to all residence and property owners of Longacres Estate. It is already September which means spring has arrived and summer is on its way, for that reason I would like to emphasize the reality of a possible fire danger that can occur due to extreme heat temperatures that we can expect this summer. It is therefore of utmost importance to pick up litter such as tins and glass that we see lying around as we walk in the estate, let's be pro-active and preventative.

There are also some house rules on the estate that I would like to bring under your attention. Longacres Estate falls within the jurisdiction of Saldanha Bay Municipality and all their By Laws and policies are applicable to the estate.



MESSAGE FROM THE ESTATE MANAGER

It has been noted that some property fences are electrified without danger notification plates to inform residence, please make sure that your fence comply with the specifications. Numerous stray dogs were also found roaming around the estate; please make sure that your pets are kept in-house as they can cause severe harm to people and game.

The speed limit on the estate was set at 40 Km/h for such reason to protect the wildlife and horse riders on the estate, the Traffic Department will do more patrols on the estate to enforce the speed limit.

It also appears that there is some confusion regarding the procedure for the approval of building plans resulting in unnecessary delays. When a building plan is submitted to the Estate Architect for comments or inputs regarding the Architectural Guideline compliance, approval is only given once the payment for the scrutiny fee, building deposit and letter of declaration has been made by the owner.



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Once plan approval has been given to the applicants Architect, the owner must still submit the building plans to the SBM for municipal approval. A copy of the municipal approved plans must be returned to the Estate Architect for record keeping. A clearance inspection is to be followed after construction has been completed to allow for the refund of the building deposit, subject to there were no deviations during construction from the approved building plans. In the event of any deviations the whole process for approval will have to be followed again.

Illegal building structures and business activities without Municipal consent use or building plan approvals are also found to be on the estate, although numerous requests were made to owners in legalizing such activities,



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No progress has been made.

I will therefore start conducting on site inspections as from Monday to give final notice before submission to the Authorities.



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Longacres Estate financial year starts on the first of March each year and ends the last day of February the following year. The Longacres Home Owners Association Board Members would like to thank all property owners for their loyalty in paying their subscription; with cash strapped budget we have managed to complete the projects identified on the budget and started building an Estate that we all can be proud off.



MESSAGE FROM THE ESTATE MANAGER

Cleaning the Green Belt Area:

On the 16th of June 2022 a cleanup operation was held in the green belt, although the campaign was not well supported, it was worthwhile in doing so. Let's join hands in protecting our environment.



MESSAGE FROM THE ESTATE MANAGER

- *Opening of the flower trail in the Green Belt*
On 3 September 2022 the newly developed flower trail was opened for the public to observe the beauty of nature in a different fashion where 50 indigenous plant species were identified and sign-posted for ease of reference to their botanical name. The entrance to the trail is next to 34 Loop St. and is a 1 km walk. Those who did not have the time to visit the trail are encouraged to do so. The highlight of the proceeds was a tree planting ceremony attended by members of Afriforum.





*OPENING OF THE FLOWER TRAIL
IN THE GREEN BELT.*



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Vleibobbejaantjie

Babiana angustifolia

IRIDACEAE 1265

Conservation status
Decreasing



*OPENING OF THE FLOWER TRAIL
IN THE GREEN BELT.*



*OPENING OF THE FLOWER TRAIL
IN THE GREEN BELT.*

As from the 6th of June 2022 the installation of an additional 23 security cameras in the estate has commenced. Inclement weather resulted in delays and the project was finally operational on the 1st of August 2022. The cameras are monitored 24 hours a day by Beyer's security and the neighborhood watch. In addition two PTZ cameras were also placed on the borders of the estate and will be active within the next week. Street numbering was provided to those properties where the numbering was not visible from the road side and at vacant stands to assist the neighborhood watch and emergency services vehicles. An improved and updated neighborhood watch map was also developed with identification procedures of suspect vehicles, fire procedures and emergency numbers on the rear side.

**PROVISION OF SECURITY CAMERAS IN THE ESTATE,
STREET NUMBERING AND NEIGHBORHOOD WATCH MAP.**



*PROVISION OF SECURITY CAMERAS IN THE ESTATE,
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Left – an image of live streaming images of the security cameras in operation positioned on Longacres Roads

*PROVISION OF SECURITY CAMERAS IN THE ESTATE,
STREET NUMBERING AND NEIGHBORHOOD WATCH MAP*

Provision was made on the 2022/2023 Municipal budget for the re-sealing of a portion of Strand street, the municipality is still committed in doing so and the tendering process is currently with supply chain.

The beautification of the entrances to the estate for this financial year has now been completed although I am still awaiting contributions for the second horse to be placed at the intersection of Kenilworth and Loop str. The planting of more shrubs and the provision of curbing with sidewalks are envisaged.

BEAUTIFICATION AND RESURFACING OF STRAND ROAD



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In conclusion, I would like to thank the following sponsors for their contributions; together we can make a difference.

Afriforum: (Gerard Brune) for the provision of poles for the cameras, plant Id plates, trees and street numbering.

Noord Construction: (Andre vd Heever) for the construction of the parking bay and installation of the Horse.

Kroukamp plumbing: (Johan Kroukamp} for the purchasing of the horse.

Gravity Landscapes: (Johan Burger) for the shrubs in Strand str.

Elite Coastal landscapes: (Riaan Kriel) for the shrubs in Loop str.

Dave Oldevagen: for making available machinery to the camera project

JD Pretorius: For arranging machinery to the camera project and cleaning operations.

Liza Vos: For the identification of the plant species.

TO: All property owners making available electricity for the cameras free of charge.

LEON GOUS – ESTATE MANAGER

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