



## DOLPHIN COAST RESIDENTS & RATEPAYERS ASSOCIATION

(Non-Profit Organisation)

### MINUTES OF THE ANNUAL GENERAL MEETING

HELD AT SIMBITHI COUNTRY CLUB ON WEDNESDAY

THE 22 MAY 2019

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#### **PRESENT:**

##### **DOCRRRA**

Ken Lever (KL) (Chairman)

Deon Viljoen (DV) (MC)

Andy Minnaar (AM)

Deon Botha-Richards (DBR)

Flip Helberg (FH)

Penny Fourie (PF)

Stephanie Walker (SW)

Tamsyn Curtis (TC)

##### **Ratepayers and Residents Attendance Register & Apologies – Attached (Appendix A)**

Number present : 58

Number of apologies : 14

Number of proxies : 4

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## **1. Opening & Welcome**

Deon Viljoen welcomed all members and potential members present.

A special welcome was made to:

- Malcolm Samuel – GM Simbithi
- Ward Councilors Tammy Colley, Tommy du Toit & Privi Naidoo
- Di Jones – Dolphin Coast Conservancy
- Ballito and Salt Rock Neighbourhood Watches
- UIP
- DOCRRA committee and Executive Office

It was mentioned that apologies were received and would be included in the minutes.

DV explained the quorum requirements, as per the current Constitution. and that it was met for this meeting

## **2. Approval of previous minutes**

The previous minutes was proposed by DV, and seconded by FH, and unanimously approved by the members.

## **3. Chairman's Report**

KL Presented the minutes of the previous meeting and updated all the related issues from the previous minutes as well as the Chairman's report.

The Chairman's Report is attached – Appendix B.

The report was proposed by DV, and seconded by FH, and unanimously accepted by the members.

## **4. Feedback from special guests**

Paul Herbst, from IPSS, provided a presentation on the rescue mission in Mozambique during hurricane Idai. DOCRRA and the attendees expressed their appreciation and thanks for their amazing efforts.

FH presented the Automatic Number Plate Recognition (ANPR) system, setup by the BNW and SRNW, which provides security cameras into the Ballito & Salt Rock areas. He shared the successes they have already achieved and the future project plans to install cameras in two of the Ballito Public Parks. This project is dependent on community support and funding.

## **5. Special Resolution: The new Constitution**

DV presented the new DOCRRA constitution and was favorably accepted by all. 70% was represented by proxies. One valid comment was raised, and noted, and an amendment will be made to the new constitution to change the wording specifying a maximum limit of 100 votes for estates.

This was proposed by DBR, and seconded by FH, and unanimously accepted by the members.

## **6. Audited annual financial statements**

DBR presented the Audited Financials for Year Ended 28 February 2019 and the budget for 2019/2020. These were accepted by the meeting. These were proposed by DBR, and seconded by DV, and unanimously accepted by the members.

## **7. Election of DOCRRA Committee Members**

The existing committee members agreed to be considered for re-election except for Tamsyn Curtis who will be relocating back to the USA in June.

These were proposed by DV, and seconded by FH, and unanimously accepted by the members.

DV pleaded for members to step forward. With the new constitution, there are 6 vacancies available.

## **8. General**

FH explained the process for members to be added to the DOCRRA WhatsApp group and the approach to the use of the group.

A question was asked regarding the number of ratepayers in our area. KL mentioned there are approximately 12,500 ratepayers in the DOCRRA area, out of approximately 25,000 households.

Mark Whitehead presented the initiative for Crime Prevention by having proactive rather than reactive security. A survey would be sent out to obtain the relevant information from residents. In principle, the investigation into this initiative has been supported by DOCRRA, the neighbourhood watches, security companies and SAPS.

Anthony Diepenbrook presented a study, funded by Balwin Properties, into the traffic situation in Ballito.

Faan Oosthuizen suggested traffic assistance points men. DV responded that a system is already in place, it just needs to be employed.

## **9. Close**

The meeting closed at 20h00.

## APPENDIX A

### REGISTER OF RESIDENTS AND RATEPAYERS APOLOGIES

Bruce Sinclair	Lynette & Denys Bezuidenhout
Erwin Thole	Michelle Jones
Geoff & Vanessa Honiball	Patrick Viljoen
Geoffrey Foster	Stephne Ashworth
Jenny Crisp	Thierry Leclezio
Jocelyn Wright	Warren Lamprecht

### REGISTER OF RESIDENTS AND RATEPAYERS ATTENDED AGM

Aryn Govender	Malcolm Samuel
Ann Robinson	Maria (Grace) Mitchell
Anthony Diepenbroek	Mark Whitehead
Bruce Sinclair	Maureen Lofthouse
Colin Sealby	Michele Jones
Dan Forbes	Neil Carlson
Di Jones	Patrick Viljoen
Dieter Fittkau	Paul Herbst
Dieter Zettler	Paul & Wendy Risi
Erwin Thole	Paul Streng
Etienne Bruyns	Peter Froudes
Faan Oosthuizen	Phil Cadman & Wife
Frances Lever	Privi Naidoo
Gaby & Bruce Lyle	Richard & Louise Dunning
George Pearce	Sipke Beyl
Gerhard Krugel	Steve Akakios
Gordon Jack x 2	Tammy Colley
Graham Durchern X 2	Tim & Jenny Bamber
Hans Broerse	Tommy du Toit
Hernan Guidi	Tony & Elaine Hind
J Crowe	Trevor Milstead
James Martens	Ursula Martens
Jeanette and Peter Froude	Warren Watt
Jenni Helberg	
Joe & Wendy White	

### PROXIES

RESIDENT/RATEPAYER	PROXY OWNER
Abe Bekker	Stephanie Walker
Brettenwood Coastal Estate	Deon Viljoen
Patrick Viljoen	Stephanie Walker
Maratea	Flip Helberg

## APPENDIX B

### DOCRRRA CHAIRMAN'S REPORT – 2018/2019

#### WELCOME

Our greetings to all of you and a warm welcome from all the DOCRRRA Committee to this the 19<sup>th</sup> Annual General Meeting of DOCRRRA.

My name is Ken Lever – I am a resident of Ballito and have been so for the past six years. I am also a registered professional Architect and have been Chairman of DOCRRRA for the past two years.

We would like to make recognition of all parties such as municipalities (KwaDukuza and Ilembe), ward councillors, neighbourhood watches, UIP, Ilembe Chamber of Commerce, Enterprise Ilembe, Dolphin Coast Conservancy, Courier, Life & Style radio and of course religious establishments, who perform a wonderful job supporting the whole of the community especially with the less advantaged and those struggling to make ends meet.

#### DOCRRRA

**Background:** Briefly, DOCRRRA – the Dolphin Coast Residents and Ratepayers Association - was formed in 2000 before the establishment of the current Municipal structures and has had to adapt to the establishment of the Ilembe District Municipality and the KwaDukuza Municipality, which of course cover a much larger area than the Dolphin Coast.

I think it is important to highlight here that DOCRRRA is totally non-political, non-sectarian, and non-racial. Nor is DOCRRRA specifically religious.

The Committee is appointed by you, to represent and support ALL sectors of our Dolphin Coast community.

**Mission:** I do not intend to go into detail about the reasons for - or multiple functions of - DOCRRRA as I assume you are all here because you support the idea of a strong representative association that “looks after the concerns and interests of all residents and ratepayers in the Dolphin Coast area”.

**New Constitution:** Regarding the Dolphin Coast area, your Committee has provided a clearer definition in our updated and streamlined Constitution which we will be presenting, discussing and voting on a little later this evening. The Dolphin Coast area, supported by DOCRRRA, is defined as all rateable residential properties - be they individual households, flats or townhouses - in the area bound by the Tongaati River in the south, the uMvoti River in the north, the R102 highway in the west, and of course the coastline to the east.

**Membership** : One of the DOCRRA Committee successes during this past year has been to increase paid-up membership by a significant amount. Through the hard work of our Committee, and recently your Executive Officer, we have increased paid-up membership to well over two and a half thousand households in our area. This has been made possible by both Brettenwood Coastal Estate and Simbithi Eco-Estate agreeing to come on board. We are close to having Zimbali Estate participation as well as a number of the smaller sectional title entities.

If you have rateable residential property within the defined area, we need your support and encouragement – and to repeat, the defined area in the updated constitution is Tongaati River, uMvoti River, R102 and the shoreline.

**Special Rated Area (SRA):** The DOCRRA Committee is seriously considering establishing DOCRRA as an SRA – that is a Special Rated Area with similar responsibilities and financial advantages as the Ballito UIP. The UIP do a fine job but limited to CBD, Ballito Drive and the shoreline between Salmon Bay and Willard Beach ONLY. All other areas, that is most of our residential suburban areas, are not included in the list and remain DOCRRA responsibilities.

An SRA receives a proportion of the rates back to spend on essential services – including the maintenance and extension of those services - within the Special Rated Area.

We have a long way to go if we are to achieve at least 66,66% paid-up membership of the whole Dolphin Coast area. This effectively means we would need at least a further 6 500 paid up households to achieve this goal. I am sure the incoming DOCRRA Committee will be working very hard to increase membership and therefore the overall viability of DOCRRA.

## **MAJOR CHALLENGES & CONCERNS**

We, however, need to focus on matters of immediate concern. Firstly, I would like to update you on three of the most pressing aspects, namely increased rates, the paid parking proposals to take place within the next few weeks, and the continuing Townsend Park saga.

**Rates & Taxes:** The core concerns of DOCRRA remain – and I believe must remain – the monitoring of service delivery in our area in return for the high rates, taxes and charges that all households are levied in this southern sector of the KwaDukuza Municipality.

The DOCRRA Committee believes that ratepayers and residents are paying proportionally lower rates than equivalent properties in Durban North and Umhlanga, although we do realise there are some important reasons for this.

While rates paid and service delivery performance needs to be the main focus of DOCRRA, I personally believe that our DOCRRA Committee should be concerned and supportive of all matters relating to the wellbeing of our residents -- be they rich man, poor man, beggar man, and hopefully - not thief. DOCRRA exists to assist all members with any rates problems. Contact us on either 064-737-2269 or via email [admin@docrra.co.za](mailto:admin@docrra.co.za).

DOCRRA believes that the Municipality has produced a reasonably well-balanced Budget which will see the increase in our rates of between 6,7% and approximately 7,1% as of 1 June. This is reasonably in line with real National inflation rates, but our bigger concern remains the overall level of the rates - which are significantly higher than our adjoining Municipality. We will continue to investigate and advise our members accordingly.

The one factor that we are more concerned about is the proposed 9,5% increase in our water and sewerage rates levied by the Ilembe Municipality through Siza Water. The unfortunate factor here is that the increases have been made by Umgeni Water as the prime supplier and we therefore have an extended battle to get this high level of increase reconsidered.

**Townsend Park:** A major concern this past half year has been the proposed sale of our well-loved, and well-used, Townsend Park – or at least the south end portion of it, usually referred to as the Butterfly Park. This area, as most of you will know, is a well-treed area with a number of pathways through it, just south of the Scout Hall.

DOCRRA fully supports residents of the Dolphin Coast, and in particular Ballito, in very strongly objecting to the sale of this 4000sq.m. portion of the Park – to a private organisation. And let me make it clear, DOCRRA - and I believe the residents – would object strenuously if it was proposed to sell to any private organisation, be it for worship, residential, commercial or social reasons.

We would object to the sale of - and encroachment into - any public open space or established park in the Dolphin Coast area. Townsend Park is well-used and well-loved by all sectors of our community as it is one of the few easily accessible and well-maintained public open spaces in the entire area.

Taking away any defined and maintained public open space or park would set a very bad precedent for the whole of the North Coast area.

DOCRRA is in the process of investigating all aspects relating to Townsend Park but it needs to be clear to everyone here that Erf 517 being the southern end of Townsend Park is owned by the KwaDukuza Municipality and, in legal terms, they have the right to dispose of all or part of it. In this case, the law is definitely ‘an ass’, as the saying goes.

We have taken on the services of a Ballito legal firm to advise us on the way forward, and how best to deal with the issues, and also hope to have the support of all other local civic organisations including the Conservancy, the UIP, the Neighbourhood Watches, as well as our Ward Councillors.

We will keep you informed of progress through our website and probably through the local media, including the Courier and the Life&Style Radio.

**Paid Parking:** We have been concerned about the proposed paid parking scheme, but in spite of strenuous efforts since February, we have not managed to obtain any details of exactly where the paid parking zones will be introduced. We have written to - and contacted by phone - the Municipal Manager's office and responsible departments concerning the paid parking scheme, in an attempt to get information and clarification on where exactly it will be introduced.

Unfortunately, at this stage, the only information we have is that it will be introduced within the old Ballito Village area and the original Salt Rock shopping area. We have been told that Umhlali Village and Shakaskraal have been excluded from the scheme.

DOCRRRA has serious doubts about the financial viability of a reduced paid parking scheme and we believe the whole thing is a rather expensive dead-duck – but we understand, that paid parking will be introduced on 1 June.

**Traffic Congestion:** We have also been concerned about the continuing and worsening traffic congestion in our area, and have been involved in exerting pressure on our Municipality to address and resolve traffic congestion in the Ballito CBD, the snarl up in Umhlali Village and R102 intersection, the frustrating off-ramps at Shakas Rock Road and Salt Rock Road, and the totally frustrating intersection of Sheffield Beach Road with Salt Rock Road. We will continue to bang away at the Municipality, the Provincial Department of Transport and at SANRAL. We have recently been told that SANRAL is responsible for roadworks joining the N2 for a distance of at least 200 metres either side of the motorway. However ... there are a significant number of minus points and factors that we are concerned about and are trying to address on a regular basis.

**Local schools:** DOCRRRA is concerned about the lack of alternative schooling and therefore, the lack of choice for our young families. There has been the need for a further C Grade Primary - and of course a new Secondary - School in our area for some considerable time. The problem has now reached critical levels with Umhlali Prep absolutely bursting at the seams with something like 1200 pupils at present.



DOCRRRA, and we hope the entire Dolphin Coast community, needs to take whatever action necessary in having more Government funded schools established in our area. We accept that the five very well established, and very well run private schools provide an excellent educational service, but the fees are beyond many of our young families.

**Increased Crime:** A matter of major concern at the moment is the increased level of crime we have had in the foreshore areas between Ballito and Salt Rock over the past four or five months.

**Police Station:** I am personally concerned about the continuing lack of a Police Station – or at least a well-run Satellite Station – in Ballito ... which is where most of the significant commercial and residential development has taken place over the past few years. I understand that some considerable time ago, and well before I arrived on the Dolphin Coast in 2013, there was a Police Satellite Station in Ballito just off Jacqueline Drive. I am still not sure why the Satellite Station was closed down, and the SAPS site totally abandoned. In light of the local spike in crime, I hope that the new DOCRRRA Committee will consider this important facility.

**Municipality Issues:** Here, I congratulate and thank the Kwadukuza Municipality for providing well above average service in the Dolphin Coast area, however, I have to say that the Municipal record of service delivery during the past year has been patchy at the very least. I will highlight five factors of concern that we believe can be improved:

1. Our **street lighting** problems remain and are getting worse – we have, however, been informed that funds have been made available for a Contract to replace 70 street lights in Ward 6, 30 street lights in Ward 21 and 200 street lights in Ward 22. I am afraid to say that this only amounts to one third, at the most, of all the streetlights that are not functioning at this stage. We will continue to pursue this matter and find out if there is any way in which DOCRRRA and affected residents can assist.
2. Our **road surfaces**. In particular Ocean Drive, are bad in places, and getting worse.
3. Our **traffic congestion** problems remain and get worse by the day. Here it is not only the municipality, but also the Provincial Department of Transport that needs to come to the party. They are responsible for the M4, Shakas Rock Road, and Salt Rock Road, a historical anachronism that needs to change now.
4. Our **Municipal clinics** continue to limp along, seriously under-funded and poorly maintained.
5. Our **libraries** just about hold their own but there is very little maintenance of the buildings. For instance, the Ballito Library has five large air conditioning units of which only two have functioned for the past year – why?

However, time to move to more positive factors with our congratulations and thanks.

## **POSITIVE FEEDBACK**

**Crime prevention initiatives:** DOCRRA congratulates and thanks the Ballito Neighbourhood Watch and the Salt Rock Neighbourhood Watch, together with all active security companies in the Dolphin Coast area, for all their efforts in dealing with and putting some kind of cap on the increased crime rate.

We thank SAPS for their hard work, and I was informed last week at a BNW meeting, that SAPS have now taken the initiative to introduce night-time street patrols into the Ballito area in order to step up the heat on the remaining criminal elements in our area. Significant numbers of hardened criminals were released from local prisons, including Eshowe, during February and March. The ridiculous thing is that all but eight of the thirty odd hardened criminals released have been re-arrested and are back in prison.

Nevertheless, be vigilant, keep your gates and doors closed, and if you are very unfortunate to have a break-in, please make sure that it is fully reported to and recorded by the Umhlali Police Station. Up until recently, the SAPS Head Office were under the impression that there was very little crime in our area which we think was mainly the result of residents not reporting and following up on criminal activities that had affected them – house break-ins, car theft, assault, etc.

**Traffic lights:** The good news for residents in the northern part of our area is that traffic lights or robots will definitely be installed at the Tiffanys / Sasol intersection - as well as at the new Salt Rock Shopping Centre and Dunkirk intersection. We have been informed that both sets of traffic lights will be installed this year ... and not too soon for most residents I am quite sure.

**New offices & upgrades:** We thank and congratulate our Municipality for completing the new Ballito offices and for allocating funds for the refurbishment and repair of the Salt Rock offices. The Municipality has also allocated funds for upgrading significant sections of the beachfront between Salmon Bay and Salt Rock.

DOCRRA also thanks the Ilembe Municipality and Siza Water for their continuing efficiency in delivering **high quality potable water** to our area and ensuring that **sewage is properly treated** and disposed off – unlike eThekweni Municipality where we believe untreated effluent pouring out of Westbrook into the sea.

Unfortunately, this has affected some of our southern sector beaches, and I would ask you all to take care. Beware of buying and eating linefish caught off our beaches for the next few weeks.

**Municipality services:** Another factor that we should be grateful for is the quietly efficient collection by the Municipality of our domestic and garden **refuse** and the recently introduced **recycling** system for plastics, glass and paper.

Two other plus factors in our opinion are the efficient service provided by the **Municipal Fire and Rescue Service**, and the continuing efforts being made by the Municipal Department of Economic Planning and Development to improve and **streamline the Town Planning and Building Approval processes** within the whole of the KwaDukuza Municipal area.

We know that the **World Bank** is providing significant and detailed assistance to the Municipality for the **improvement of Development and Building Approvals**, and DOCRRA, together with a group of local registered Architects, has offered to assist wherever needed in improving these processes. But well done to our Municipality for taking this initiative.

### **CALL FOR ASSISTANCE & EXPERTISE**

Before I wrap up this address, I would ask all of you here tonight, and all others out there in the Dolphin Coast area, to consider giving some time to the administration and care of our beautiful area. If you cannot give time to work on the Committee, consider helping as and when requested, by the Committee, for various problems, by putting your names and experience forward for our 'Brains Trust' Schedule. We know there is a considerable amount of expertise out there, particularly with our retired or semi-retired residents that we would like to call on and use for the benefit of all.

### **THANKS**

I would like to express my thanks to:

- Simbithi Country Club, and of course the Simbithi Estate Management, for allowing us to use their facilities for all our meetings, including this AGM, and the excellent service from their staff.
- I would especially like to thank the DOCRRA Committee that has been working hard on your behalf for the past year which consists of – in no particular order – Penny Fourie, Tamsyn Curtis, Andy Minnaar, Deon Viljoen, Deon Botha-Richards and Flip Helberg, as well as Chan Broughton who, together with Tamsyn, assisted the Committee during 2018 with the establishment of Air Quality Monitoring Equipment at the Enterprise Ilembe Complex. The monitoring equipment is up and running and we should get regular reports from the CSIR every quarter which we will pass on to you.
- My heartfelt thanks go to all of them for their enthusiasm and hard work during the 2018 / 2019 year. Please remember that they are all volunteers who give of their own time freely.

And of course, I would also like to thank my hard-working wife, Frances, who did a significant amount of the correspondence during 2017, 2018 and early 2019 before the Committee came to our senses and decided to appoint an Executive Officer to assist with and drive the administration of DOCRRA. I am very pleased to report the appointment of Mrs. Stephanie Walker during March as our Executive Officer since when she has been working hard to get this AGM organised.

## **IN CONCLUSION**

I have now served two years as Chairman of DOCRRA, although I came on to the Committee cold in 2017 and drew the short straw. In spite of saying, I would only do it for a trial period, I seem to have got stuck in the position. I must now step aside and let new legs and new brains take over. I will, however, continue assisting DOCRRA with the Townsend Park investigations and necessary procedures, which could drag on for some considerable time – but we will not give up.

Once again, I thank you all for coming to this AGM and hope that you will continue to support DOCRRA as an important and official representative of all residents and ratepayers in our area.

Thank you.

Ken Lever

DOCRRA Chairman

22 May 2019