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8 August 2023

Dear Advocate Dumezweni

RATES / ROADS / WATER AND SERVICE DELIVERY ISSUES

Our Meeting of the 27 July 2023 held at Port Alfred refers.

Present were: Mr M Klass (MK), Mr Thulani Maluleke (TM), Mrs Nombulelo Booyesen (NB), Ms. Diane May (DM), Mr Mark Lindstrom (ML), Councillor S Venene (SV), Mr Kevin Van Huyssteen (KvH), Steve Barwick (SB), Mr Arthur Taute (AT) (via Teams).

Executive Committee

Kevin van Huyssteen (Chair) Pollos Purdon (Town Planning) Vivienne Holmes (Treasurer) Adrian Purdon (Water, Infrastructure & Maintenance) Martin Smook (Membership) Stuart Clarkson (Estuary Care) Steve Barwick (Waste Management) Trish Barwick (News and Marketing) Doug Swanson (Chamber of Business) Adrian Purdon (Infrastructure and Security) Vivienne Holmes (Treasurer) Bev Lloyd (Merry Hill) Arthur Taute (Roads)

Please accept this report as a record of our discussions, noting the matters discussed, agreed and or disputed.

Introductions were made by all in attendance and Arthur Taute via Teams.

KvH noted his disappointment and frustration at the non-attendance of the Municipal Manager.

It was agreed that the meeting would consider the following matters: Recent Valuation Review for Westbourne and Elliot Road Homeowners. The Water infrastructure and the removal of Amatole as the Management Entity. The unacceptable state of disrepair of the Roads and other general Infrastructure.

At the outset KvH recorded the very high sentiment of frustration by Ratepayers with the lack of service delivery and explained that in preparation for the meeting, KOSRA had put out a survey amongst Ratepayers centered around one crucial question: if KOSRA is unable to extract through interaction with Ndlambe, meaningful commitment and a program of actual, effective service delivery, do Ratepayers support the institution of legal action against Ndlambe? KvH reported that the overwhelming number of ratepayers not only confirmed their agreement with this approach, but furthermore committed to provide funding for legal fees for this purpose.

Rates and Re-Evaluations:

Mr Klass provided an introduction on the re-evaluation of the 147 Westbourne and Elliot roads properties. KOSRA requested it be noted that we object to the recent revision and that our Ratepayers are unhappy with the manner in which the re-evaluation was conducted. KvH requested answers to the formula used to re-evaluate these properties and why only these particular properties were targeted.

MK noted that there had been 57 objections by ratepayers and 20 appeals.

On the rate formula, KvH requested it be noted that Kenton/Ndlambe paid some of the highest rates tariffs even after the discounts, yet we were forced to endure infrastructure that has deteriorated almost beyond repair. The problems with Water and Roads has been ongoing for more than 20 years now and KOSRA and the Rate Payers required that the Ndlambe Municipality take urgent and immediate steps to provide adequate budget and related plans, and show intent with commitment to remedy the situation.

Mark Lindstrom was requested to provide details on how the evaluations had been undertaken. KvH suggested that little to no communication was provided by the Municipality. His frustration with the lack of communication by the Municipality on this and other matters impacting Kenton on Sea, even after Ndlambe Municipality had requested KOSRA to take a less hostile approach to dealings with the Council, had come back to haunt him as KOSRA Chairman given he believed Ndlambe could have communicated with KOSRA from the get go about this selective re-valuation.

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He further expressed dissatisfaction with the fact that he as Chairman of KOSRA and KOSRA had been embarrassed by the MM given he had made no mention of this re-valuation at the KOSRA AGM that he had been invited to and spoke at in December 2022.

Concern was expressed about the selective and abrupt manner in which these re-valuations had taken place resulting in double and in many cases trebling of individual's rates. The unaffordability and unfairness of the resulting unrealistically high rates were raised by KvH and AT and concern was expressed that these very high rates would have a significant negative impact on the economy of the area. ML responded that he felt the current spread of property valuations in Ndlambe fairly represented the 2018 market valuations and that the valuations of all properties not on Westbourne and Elliot roads were fair in comparison to the new valuations along these roads. SV indicated that the current rates could legally have been backdated to 2018! ML indicated that Westbourne and Elliot roads had been selected due to sales data that became available for some properties on these roads subsequent to the 2018 General Valuation.

It was acknowledged that the Municipality is dealing with a number of objections. A question was raised of any intention to revise and or retract the decision to increase these values and or to wait until the next general Revaluation for these changes to take effect. (July 2024).

Following further discussion it was agreed by Cllr. SV that the affordability of the massive rates adjustments due to re-valuations would be tabled at the next Council Meeting which is to take place in August. A report was to be prepared for submission to the MM which would be reviewed. KOSRA indicated it would await the outcome of that meeting with keen anticipation.

KvH requested it be noted that KOSRA and the ratepayers of Kenton were not happy with the Municipality's lack of communication on the matter or with the almost secretive method in which it was planned and undertaken and with the apparent disregard the Municipality had demonstrated relating to individuals having to pay 2 to 3 times the previous rates with no prior consultation.

Roads/Water:

KvH requested that Arthur Taute' Roads Upgrade and Maintenance proposal be acknowledged as a possible solution to the Kenton roads debacle. A PPP approach to remedy the unacceptable roads situation in Kenton was proposed.

Mr T Maluleke was asked to talk about the roads maintenance plans for Kenton. He advised that there was not enough money in the Budget to make a meaningful difference to the current poor state of the Roads.

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When SB requested if plans for the rehabilitation and or repair of the roads in Kenton on Sea/Ndlambe existed, no concise reply and or response was evident. KOSRA then noted that they believe no evidence exists of 3 or 5 year plans to tackle the maintenance, upgrade and or rebuilding of roads in Kenton on Sea and or the Ndlambe Municipality.

It was noted that lower Westbourne would be paved starting sometime in September using MIG funds. TM advised that the tender evaluations were being considered at this time. KOSRA wanted it noted that the tenderers should be properly evaluated to establish that they had the necessary competencies to deliver on the Tender before it was awarded. TM advised that there was no other budgetary provision for road maintenance, which KvH and SB noted was totally unacceptable.

KvH asked the meeting what would happen if the Residents decided to repair the roads themselves. Ndlambe indicated that it would welcome a joint approach to this and that Arthur Taute's report would be considered.

KOSRA requested a formal acknowledgement of this approach from Ndlambe and an indication of resources and money that could be made available. In this regard, a meeting was held between the MM and KvH on 31 July 2023 during which meeting KvH indicated that Ndlambe need to make a commitment to apply not less than R3million per year to the task of road restoration and repair in Kenton.

Water:

MK advised that Amatola will be released from their role as Water providers. Plans were in place to cancel the Amatola Water Management Contract but this was taking longer than anticipated. TM advised that capacity building within Ndlambe was still necessary.

Due to time constraints it was mutually agreed to adjourn the Meeting.

In the absence of any other communication from the Ndlambe Municipality for this meeting, KOSRA will take this "minute" as the official record of the discussion.

We look forward to receiving feedback on the matters raised following the next Council meeting scheduled for later in August 2023.

Yours faithfully

KEVIN VAN HUYSSTEEN / STEVE BARWICK / ARTHUR TAUTE

Sent electronically and therefore not signed

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