



Posbus 86
Jongensfontein
6675

Chairman's Report 2024 AGM

2024 was a year of consolidation and repair following the events of 2023 which included fibre installation and major flood damage.

Moving into 2025 and beyond it is felt that the fundamental challenge facing Jongensfontein and its immediate surrounds will be unwanted densification resulting from development solely for the sake of profit as opposed to sound town planning.

On page 84 of the draft Hessequa "Spatial Development Framework" (SDF) one of the key spatial planning guidelines for Jongensfontein reads as follows:

"Implement restrictions on the scale and intensity of development to prevent overcrowding and maintain the town's low-key atmosphere." In short, avoid densification.

The current status of various development proposals both within or on the urban edge of Jongensfontein is as follows:

1. ERF 187 – Urban Edge Jongensfontein

The proposal to develop 26 "enviro-friendly" houses on the northern urban edge of Jongensfontein has been debated for over 2 years and the JRA Committee has vehemently opposed this densification project on an ongoing basis.

It is important to note that apart from potentially causing irreparable environmental damage this proposed development is viewed as densification by the JRA as it will add approximately 70 additional residents/visitors into the area.

Accordingly, it was satisfying for us to receive a copy of the following notification sent to the Developer of Erf 187 on the 4th November 2024:

"On behalf of, and under instructions from, the holder of the environmental authorisation we herewith inform your organisation that the Western Cape Department of Environmental Affairs and Development Planning refused environmental authorisation for the above development, with the date of issue and the date of decision the 4 November 2024."

The Developer was given 20 days from the 4 November 2024 to lodge an appeal.



The Appeals Authority in the Western Cape is the Minister of Environmental Affairs and Development Planning and there is no prescribed time limit for him to rule on an appeal. It is noted that the Developer has appealed the decision taken by the W. Cape Dept. of Environmental Affairs and the JRA, in turn, has opposed his appeal.

2. Subdivision and Rezoning: Portion 22 of the Farm Zwarte Jongensfontein No. 489

This proposed development of 40 “enviro-friendly houses” on the northern edge of Jongensfontein has been in the “system” for over a year and the JRA Committee, who opposed the project on the basis of densification and other factors, awaits feedback. When complete this development will add approximately 100 additional residents/visitors to the immediate area.

While the developer claims to have sufficient water and solar energy it is quite clear that our current sewage treatment works will not cope, particularly over the holiday season when the town and caravan park are filled to capacity.

3. Development of 6 Glamping Pods on a portion of the Remainder of Portion 101 of the Farm Zwarte Jongensfontein No. 489, Jongensfontein, Hessequa Municipal District

Documentation opposing this undesirable development, which is totally unsuited to Jongensfontein, was submitted by the JRA. We are not convinced, based on the layout of the proposed water reticulation system, that the development will remain at 6 pods and suspect that over time further pods will be added. If so densification in the form of both people and vehicles in Boegspriet Laan will be inevitable and chaotic.

4. Private development – Jongensfontein.

Recently the Hessequa Municipality approved a private densification development in Jongensfontein. The justification for their decision appeared to contradict one of the the key spatial planning guidelines outlined in the SDF emphasizing restrictions on the scale and intensity of development to prevent overcrowding as well as maintaining the town's low-key atmosphere.

While it could be argued that a single densification approval will make little or no difference to service provision in Jongensfontein the fact remains that it is contrary to the SDF and creates a precedent for the future.



The JRA is of the opinion that the time has come for the residents of Jongensfontein to question whether the SDF accurately reflects and guides the joint objectives of the Residents/Municipality or is it simply a “paper exercise”.

Other Matters

1. JIV Management

Over the past 3+ years the JRA Committee has consisted of myself as Chairman, Celente Ellis as Secretary/Treasurer and Denise Mare as a co-opted member.

Sadly, Denise has resigned and needs to be replaced.

I wish to thank her for her words of wisdom and guidance as well as handling Companies Act matters over the years and wish her every success in the future.

It is felt that the number of committee members should be increased by one from three to four. Accordingly, both Celente and myself are prepared to stand for the forthcoming year in our current positions and wish to propose that Johan Reyneke and Lucas vd Merwe be co-opted as new members of the Committee. All members at the meeting have the right to propose and second paid up members present at the meeting for any of these four positions.

2. General

A number of facilities available in Jongensfontein are provided by the JRA. All the braais, lapas, bankies, tables, paths and the ongoing maintenance thereof are financed solely by the JRA and not the municipality as some residents seem to think.

The goal of the JRA Committee is to ensure that Jongensfontein remains one of the finest coastal villages in the country.

This is a difficult task particularly when only 50% of the town are prepared to support the JRA in achieving this goal while the remaining 50%, who enjoy the same standards, are simply dismissive of the organisation.

Accordingly, I wish to thank all members who have paid their annual fees and kindly request those who haven't to please do so. The membership fees, for the fourth successive year, remain at R900 for 2004/5. I ask you all to please encourage non-members you may know to join the JRA.

Thank you to those members who are always willing to help with tasks in the town and finally to William, our gardener, who ensures that our paths etc remain in good condition.

Kind regards,



John.

PS: We desperately need helpers for Pannekoek Bak Saturday 21st December.