

(2a)

# EnviroAfrica

Environmental Planning and Impact Assessment Consultants  
Omgewingsbeplanning en Impakbeoordeling Konsultante

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2-April 2013

Ms Marieke van Rooyen  
P O Box 859  
STELLENBOSCH  
7599

Your Ref: MVR/S0844

Dear Ms Van Rooyen

## 16/3/1/1/E2/14/2026/13 PROPOSED UPGRADE OF THE PIET SE BOS AND GROTTO BEACH AREA, HERMANUS

Your letter dated 2 April 2013 (Ref MVR/S0844) with regard to the abovementioned project refers.

We hereby wish to confirm registration as Interested and Affected Party of PLCL Family Trust with yourself as the representative and responsible person for any actions required with regard to the environmental impact assessment process on this project. We also note that you have not raised any issues, concerns or impacts as requested in the Background Information Document (BID), that you wish to have addressed in the final Basic Assessment Report. If you have none, no further action is required from you. If you do have any please take note of the following.

The Background Information Document that you have received, as well as the newspaper and on-site adverts indicate that issues, concerns and impacts must be raised now in order for them to be addressed in the final Basic Assessment Report that will be submitted to the relevant authority for a decision. We therefore respectfully request you to inform us of the issues, concerns or impacts, if any, that should be addressed before the closing date for comment mentioned in the BID that you have received. If we get none it will be taken that you have none. Thank you for the interest that you take in the environment.

Your sincerely



Charel Bruwer Snr

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P O Box 4  
ONRUS RIVER 7201  
Tel: (028) 3162888  
Fax: 0865132141  
Cell: 0828050190

CK 2007043835/23  
VAT No 4380237091

Charel Bruwer Snr  
Jerry Avis  
Charel Bruwer Jnr  
Bernard de Witt

3  
R'oid 4/4

FAX 086 5132141

P O Box 603  
-NEWLANDS  
0049EnviroAfrica (Piet se Bos)  
P O Box 4  
ONRUS  
7201

Dear Sirs

**PROPOSED UPGRADE OF PIET SE BOS AND GROTTO BEACH AREA HERMANUS (Ref 16/3/1/1/E2/14/2026/13)**

As a property owner in Voeklip Hermanus, I herewith wish to register as an interested party and **OBJECTOR** to the building of an amphitheatre at the Grotto on Grotto beach.

The fisherman architecture in central Hermanus has been destroyed by very bad planning decisions and the only attraction left in Hermanus is that which nature has provided – the sea, the mountain, the melkhout forests and the beaches. Building an amphitheatre in front of the Grotto will not only

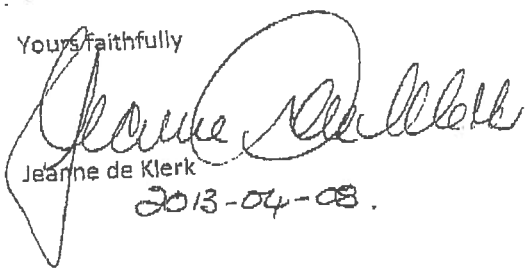
- Destroy a much loved picnic spot for residents but also for visitors
- It will ruin the beautiful little flood plain in front of the Grotto
- This will disturb the peacefulness and beauty of Piet se bos
- The natural vegetation will be subjected to overexposure by visitors
- The entire Voeklip, will be bombarded with noise pollution
- The tranquillity of the much loved by all walks on the beach will be disturbed.
- The sidewalks of our homes will be turned into parking lots with
- The accompanying hustle and bustle that goes with that

**VOELKLIP IS ABOVE ALL A RESIDENTIAL AREA** where residents and visitors alike come to enjoy the **NATURAL BEAUTY** – not the hustle and bustle found in cities or in central Hermanus. It is exactly that they wish to escape from.

There is after all an amphitheatre at the old harbour – which is poorly utilised. To construct another makes no sense at all!

I wish to **OBJECT, IN THE STRONGEST TERMS, TO THIS PROPOSED DEVELOPMENT** or rather **DESTRUCTION (DOWN GRADE) OF THE NATURAL ENVIRONMENT AT GROTTO BEACH** for the reasons stated above.

Yours faithfully


  
Jeanne de Klerk

2013-04-08.

# EnviroAfrica

Environmental Planning and Impact Assessment Consultants  
Omgewingsbeplanning en Impakbeoordeling Konsultante

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8 April 2013

Ms Jeanne de Klerk  
P O Box 603  
NEWLANDS  
0049

Dear Ms De Klerk

**16/3/11/E2/14/2026/13: PROPOSED UPGRADE OF PIET SE BOS AND GROTTO BEACH AREA,  
HERMANUS**

Your letter dated 8 April 2013 with regard to the abovementioned project refers.

We herewith wish to confirm your registration as Interested and Affected Party and can respond to the issues, concerns and impacts raised in your letter as follows. You do not mention the exact location of your property in Voëlklip, Hermanus, so it is impossible to be specific with regard to the issues, concerns and impacts that you have raised in your letter.

However, with regard to your mention of the impact on the "little floodplain in front of the Grotto", we wish to point out that this whole area in its natural state used to be an impenetrable wetland. This wetland was filled up with all sorts of extraneous materials many years ago and a drainage canal installed to drain away as much water as possible to create the present dry area. Part of the aim of this development is to restore a section of this wetland around the outside perimeter of the present open area by removing the fill material to the original level of the wetland and re-instate the natural water flow regime by removing the drainage canal.

The re-instatement of this section of wetland would curtail the current uncontrolled access into the milkwood forest to the north and west of the open area. Access within the wetland and to the grotto will be provided by means of a raised boardwalk only that will link up with the existing boardwalk through the milkwood forest. The aim is also to rehabilitate some area with fynbos as well as rehabilitation of the milkwood forest where this has become necessary. Thus the proposed rehabilitation of the natural area will enhance the conservation status as well as the biodiversity of this area, in that a larger variety of habitats with a much closer resemblance of the natural situation will be created with concomitant spinoffs in the utilization of the newly created habitats by animal and plant species that favour those newly created habitats. The whole aim of the layout and

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rehabilitation and control of movement to be limited to the boardwalk areas, is exactly to more effectively manage public exposure by restricting access to the sensitive areas that the public currently has access to.

It must also be noted that the Piet se Bos and Grotto Beach area belongs to the Overstrand Municipality and has been used as a recreational area for a very long time and is also indicated as such in the Spatial Development Framework. It is also a highly utilized area during the summer holidays, over weekends and public holidays when the weather is good. Parking on the sidewalks during these periods have been ongoing for many years in the past. If the number of people that the proposed amphitheatre can accommodate is taken in relation to the number of people that visit the Grotto Beach area during holidays, it is clear that the former constitutes only a small portion of the total. Visitors associated with the amphitheatre outside the holiday season should thus not be in numbers that will necessitate parking outside of the parking already provided for in the Piet se Bos/ Grotto Beach area complex.

From information that we have obtained from the Overstrand Municipality, the amphitheatre will not be used for shows by rock bands that make music in to the early hours of the morning, but rather for stage productions and more classic and chamber music performances that will not last late into the night. The only cover that will be allowed will be temporary tented cover that would have to be removed once the event is finished. The events will be in keeping with the recreational character of a seaside recreational area and will not be an everyday occurrence, but rather intermittent. It should not impact on the "tranquility" of walks on the beach. If there is a "no noise" requirement for walks on the beach, there will be ample periods where there will be no activity at the amphitheatre.

We trust that this information presents the opportunity for a balanced approach to the proposed development and thank you for the interest that you take in the environment.

Your sincerely



Charel Bruwer Snr

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Pic 10/14

9 Patterson Street  
Northcliff  
Hermanus  
7200Attention: EnviroAfrica (Piet se Bos)  
PO Box 4 Onrus  
7201

10 April 2013

Dear Sir,

RE: Environmental Impact Assessment: Interested and affected partyRef #: 16/3/11/E2/14/202513. (Proposed upgrade of Piet se Bos and Grotto Beach Area)  
Name: Celeste Van den Berg and Janice Taylor  
Address: PO Box 269, Hermanus, 7200  
Email: [info@thelabouroffice.com](mailto:info@thelabouroffice.com)

Please be advised that we would like to register as affected parties.

Kindly email [info@thelabouroffice.com](mailto:info@thelabouroffice.com) for further queries or contact 073 219 7463.  
As associates of Dutchies restaurant, we are influenced economically and financially, by the proposal to develop a restaurant.  
Aesthetically a double storey development within the line of sight of Dutchies and a part of Grotto Beach will significantly detract from what Dutchies has always had to offer to clientèle.

Further more, we do not feel that a double storey structure so close/practically on the beach respects the unspoilt beauty that Hermanus' only Blue Flag beach has only now become renown for.

Yours Sincerely,

  
Janice Taylor



# EnviroAfrica

Environmental Planning and Impact Assessment Consultants  
Omgewingsbeplanning en Impakbeoordeling Konsultante

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12 April 2013

Ms Janice Taylor  
9 Patterson Street  
Northcliff  
HERMANUS  
7200

Dear Ms Taylor

**16/3/1/1/E2/14/2026/T3: PROPOSED UPGRADE OF PIET SE BOS AND GROTTA BEACH AREA,  
HERMANUS**

Your letter dated 10 April 2013 with regard to the abovementioned project refers.

We herewith wish to confirm yourself and Ms Celeste van den Berg's registration as Interested and Affected Parties with yourself as the contact person. We can respond to the issues, concerns and impacts raised in your letter as follows.

It must also be noted that the Piet se Bos and Grotto Beach area belongs to the Overstrand Municipality and has been used as a recreational area for a very long time and is also indicated as such in the Spatial Development Framework. It is also a highly utilized area during the summer holidays, over weekends and public holidays when the weather is good. Parking on the sidewalks during these periods have been ongoing for many years in the past.

The intention that the Municipality has with the Piet se Bos and Grotto area is to enhance the opportunities around this piece of land, but also to enable them to improve the management of the area. At the moment their intention is to place a double storey restaurant on the old Nautilus site. We will pass on your concerns raised in your letter to them and once we get a response from them we will inform you of this.

Your sincerely

Charel Bruwer Snr

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Environmental Planning and Impact Assessment Consultants  
Omgewingsbeplanning en Impakbeoordeling Konsultante

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5 September 2013

Ms Janice Taylor  
9 Patterson Street  
Northcliff  
HERMANUS  
7200

Dear Ms Taylor

**16/3/1/1/E2/14/2026/13: PROPOSED UPGRADE OF PIET SE BOS AND GROTTO BEACH AREA,  
HERMANUS**

Your letter dated 10 April 2013 with regard to the abovementioned project refers.

We have submitted your queries with regard to the double storey restaurant for leasehold to the municipality for comment and their response was that what they envisaged with the double storey building was to have a more informal kiosk and bar area at the bottom and an up market restaurant on the top level. This would be a leasehold area and the type of restaurant would also depend on the applicant for leasehold.

Your sincerely



Charel Bruwer Snr

5

R'and 1/4

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Jonkershoekweg 21  
Stellenbosch  
7600

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(H) 021 883 8986  
(S) 082 646 9044  
Faks: 021 883 9491

Epos : [dmhoogenhout@gmail.com](mailto:dmhoogenhout@gmail.com)

12 April 2013

Mnr C A Bruwer  
Enviro Africa  
Posbus 4  
Onrusrivier  
7201

Per faks na : 086 513 2141  
1 van 2 Bladsye

Geagte mnr Bruwer

**GROTTO STRAND, HERMANUS : VERWYS NR : 16/3/1/1/E2/14/2026/13**

Met verwysing na die kennisgewing gedateer 15 Maart 2013, wil ek graag registreer as 'n belanghebbende en ge-afekteerde party in hierdie saak. Ek is 'n trustee van die Seetuin Trust, wie die geregistreeerde eienaar is van erwe 3284, 3262 en 3260 Voëlklip, Hermanus (geleë op die hoek van 10<sup>de</sup> Straat en 12<sup>de</sup> Laan). Ek is ook 'n trustee van die 215 10<sup>de</sup> Straat Trust, die eienaar van erf 3259 geleë reg bokant die grotte by Grotto Strand.

Die voorgenome planne om 'n gedeelte van die vleiland te rehabiliteer is uitstekende nuus en dit word heelhartig ondersteun.

Die plan om 'n amfiteater daar te bou is egter geheel en al onaanvaarbaar. Daar kan geen regverdiging wees om 'n amfiteater in die middel van 'n rustige woongebied op te rig nie. Nie alleen sal die klankbesoedeling 'n onaanvaarbare steurnis wees nie (die motorradios van piekniekgangers op vakansiedae is reeds 'n probleem!) maar die addisionele verkeer en parkeerprobleme gaan verseker afbreuk doen aan hierdie wonderlike stil omgewing.

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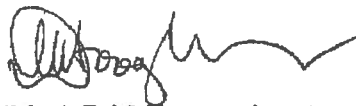
'n Ampfiteater sal ~~beslis~~ die markwaarde van al die omliggende erwe/huise nadelig beïnvloed.

Hoekom 'n ampfiteater? Daar moet sekerlik ander moontlike gebruike vir die perseel wees wat nie nadelige gevolge vir die woongebied sal hê nie? Een moontlikheid kan wees om nie net 'n gedeelte ("portion") van die vleiland te herstel nie, maar die gehele area te herstel soos dit vroeër was.

Ek ondersteun dus graag die rehabilitasie van die vleiland maar beslis nie die oprigting van 'n ampfiteater nie.

Ek neem graag deel aan verdere gesprekke ens om die toekoms van hierdie area te beplan en vertrou dat ek op hoogte gehou sal word van alle vordering met die beplanning. Ek stuur hierdie brief per faks asook per gewone pos soos versoek. Geliewe asb ontvangs te erken.

Die uwe



(Mnr) D M Hoogenhout

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Environmental Planning and Impact Assessment Consultants  
Omgewingsbeplanning en Impakbeoordeling Konsultante

5a

12 April 2013

Mnr D M Hoogenhout  
Jonkershoekweg 21  
STELLENBOSCH  
7600

Beste Mnr Hoogenhout

## 16/3/1/1/E2/14/13: VOORGESTELDE OPGRADERING VAN DIE PIET SE BOS-EN GROTTOSTRAND AREA, HERMANUS

U brief van 12 April 2013 met betrekking tot bovermelde aangeleentheid-verwys.

Ons bevestig hiermee dat u as Belanghebbende Party geregistreer is wat verder by die omgewingsinvloedbepalingsproses omtrent die opgradering betrek sal word.

Ons het u bekommernisse aangaande die vestiging van die beoogde amfiteater na die Overstrand Munisipaliteit verwys vir kommentaar aangesien die idee vir die ontwikkeling van die munisipaliteit af kom en sal u mettertyd dienooreenkomstig inlig.

Daar moet kennis van geneem word dat die area onder bespreking 'n openbare munisipale area is wat reeds geweldig deur die inwoners van die area asook besoekers benut word. Daar is nie enige ander soorgelyke area in die Hermanus omgewing nie en dus is dit vanselfsprekend dat die gebruiksdruk op hierdie area sal toeneem, veral gesien in die lig van die afgelope tyd se beperkings op die voertuigtoegang tot die kuslyn. Vervolgens met die ekonomiese opheffing van die histories agtergeblewe groeperings van die Suid Afrikaanse bevolking, neem die druk op toegang tot ontspanningsgebiede soos die Piet se Bos en Grottostrand area ook deur hierdie gemeenskappe toe. Om dus die hele area tot vleiland te herstel, sal 'n groot area wat sentraal tot die benutting van die Blouvlag Grottostrand deur beide die plaaslike en toeriste-bevolking is, aan ontspanningsgebruik omtneem.

Parkering en die gepaardgaande "steurnisse" waarna u verwys is reeds 'n bestaande kwessie gedurende die vakansie seisoen en op vakansiedae en dit word nie voorsien dat die vestiging van 'n amfiteater enigsins die verkeersvolumes op hierdie dae sal laat toeneem nie. Wat die geraasvlakke betref is dit ook reeds teenwoordig op die hoë-intensiteit gebruiksdag en dit is heeltemal te wagte van 'n publieke ontspanningsarea soos Piet se Bos en Grottostrand area op sulke dae.

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Bernard de Witt

*EnviroAfrica*

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Dit word voorsien dat die verkeer wat met die amfiteater se gebruik sal gepaardgaan gedurende die buite-seisoen dae, almal akkommodeer sal kan word op die bestaande parkeerruimtes binne die Grottostrand area, veral as in ag geneem word dat al die informele toegange vanaf 10de en 11de strate deur die melkhoutbos gesluit sal word met die inlywing van die area in die Fernkloof Natuurresewaat.

Meer detail oor die tipe gebruik en frekwensie van verwagte gebruik sal aan u deurgegee word wanneer diesulke inligting van die Overstrand Munisipaliteit verkry word.

Beste groete



Chare Bruwer

56

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(S) 082 646 9044  
Faks: 021 883 9491

Epos : [dmhoogenhout@gmail.com](mailto:dmhoogenhout@gmail.com)

1 Julie 2013

Mnr C A Bruwer  
Enviro Africa  
Posbus 4  
Onrusrivier  
7201

Per faks na : 086 513 2141

Geagte mnr Bruwer

**GROTTO STRAND, HERMANUS : VERWYS NR : 16/3/1/1/E2/14/2026/13**

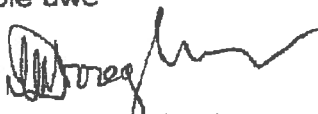
U skrywe van 12 April 2013 verwys.

Ek verneem graag of daar enige verdere vordering met die proses is, aangesien ek as Belanghebbende Party geen verdere kommunikasie in hierdie verband ontvang het nie.

Ons vertrek ook hierdie week op vakansie na die buiteland en sal eers weer teen die einde van Julie 2013 terug wees. Ek versoek u dus, indien daar in die volgende maand enige dringende kommunikasie uitgaan, om dit asseblief ook na my prokureur mnr Audie van Noordwyk, by Burgers van Noordwyk, 10 Warrington Place, Harbour Road, Hermanus, faks (028) 312 1420 te stuur.

Wat die inhoud van u skrywe van 12 April 2013 betref, kan daar verseker verskeie standpunte en lang bespreking oor wees. Op hierdie stadium kan ek net noem dat die planne wat ek tot dusver gesien het, juis die braai- en ander ontspanningsgeriewe wat huidiglik deur die histories agtergeblewe groeperings gebruik word, wil wegneem.

Die uwe



D M Hoogenhout

Cc : Audie van Noordwyk

# EnviroAfrica

Environmental Planning and Impact Assessment Consultants  
Omgewingsbeplanning en Impakbeoordeling Konsultante

50

5 September 2013

Mnr D.M Hoogenhout  
Jonkershoekweg 21  
STELLENBOSCH  
7600

Beste Mnr Hoogenhout

## **1673/1/1/E2/14/13: VOORGESTELDE OPGRADERING VAN DIE PIET SE BOS EN GROTTOSTRAND AREA, HERMANUS**

U briewe van 12 April en 1 Julie 2013 met betrekking tot bovermelde aangeleentheid verwys.

Ons het terugvoer van die munisipaliteit gekry oor u navraag in u brief van 12 April 2013 en gee dit weer soos ons dit van die munisipaliteit ontvang het in Engels.

Question:

**What exactly is the idea behind the establishment of an Amphitheatre. I was under the impression that Hermanus has a site where such open air theatre functions can be held. Is that not so?**

Answer: There is an increase in the growth of tourism in Hermanus as well as a younger population who requires amenities and activities according to their needs. The Forest Theatre is situated in the Hemel-and-Aarde valley within a rural area which caters for specific events such as single performances.

Question:

**What were the reasons why the Municipality has decided to use this area so close to a Flue Flag Beach for use for an Amphitheatre? It seems that possibly a consideration was that it was a way to use the rubble and builders material that will be removed during the "upgrade" of the Wetland re-establishment. Is that correct?**

Answer: The existing rubble that was used to fill in the original wetland will be removed to restore the current function of the system and only suitable rubble will be used, where necessary, with the development of the amphitheatre. Unsuitable rubble will be removed to the most suitable landfill site. The removed material could also be used for a number of other fill applications in the area, for instance to rehabilitate the washed away banks of the Grotto car park at the Kleinrivier Lagoon. We are sure that there are other uses for the

*EnviroAfrica*

excavated material as well, but the Municipality has decided that to use it for an amphitheatre offers an enhanced use of the area from which income can be generated to offset the cost of registering a Blue Flag Beach. Note that the use is in keeping with the concept of the Blue Flag Beach.

## Question:

**What alternative locations have been considered by the Municipality to cater for such events and what process was followed to proceed with the development in this location**

Answer: There are no suitable sites available with existing facilities. The municipality is not looking for an area where an amphitheatre can be constructed, but is looking at the upgrading and rehabilitation of the Piet se Bos area. A feasible option that the municipality has come up with is an amphitheatre that will meet the requirement under the Integrated Coastal Management Act, which requires that coastal areas be made more accessible to the general public.

## Question:

**To what specific type of event has the Municipality in mind to be staged in this proposed Amphitheatre. This will give an idea of the additional facilities that have to be provided for such events.**

Answer: The municipality has in mind plays, classical performances or suitable musical events as per request, under strict conditions such as suitability, time limits and conditions of the temporary removable infrastructure that has to be put in place by the individual organisers

## Question:

**Who is the target market to which these events will be directed. What is the proposed entrance fee for a typical event.**

Answer: The broader community spectrum. The entrance fee will be determined by the individual organisers and dependent on the event.

## Question:

**What is the budgeted cost of the Amphitheatre and what is the anticipated income that is to be generated from the staging of events.**

Answer: The cost of the amphitheatre can only be determined when the tenders for the upgrading of the area have been finalised. The anticipated income to be generated will be dependent on the type of event and agreements reached between the municipality and individual organisers.

## Question:

**How often is it intended to be put to use (no of uses per month over each month of the full year)**

Answer: This can only be determined once requests for use of the amphitheatre are submitted by individual organisers.

*EnviroAfrica*

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Question:

**What are the proposed operating times and on which days of the week will such events be staged**

Answer: This will once again be dependent upon request, but all performances will end before 12:00 pm.

Question:

**What is the MAXIMUM no of visitors that are to be accommodated (seated and standing) in this Amphitheatre.**

Answer: An absolute maximum of 340 persons (250 seated and 90 standing).

Question:

**What considerations have been given to the existing road system being able to handle the additional traffic**

Answer: The existing road network is deemed adequate and the current parking at the Grotto area makes provision for all types of vehicles. The existing parking is deemed adequate and when necessary, Overstrand municipal traffic officials will deal with the traffic flow.

Question:

**What loudspeaker and amplification system is envisaged – location, height and direction of loudspeakers and wattage**

Answer: This is not known at the moment as it will be dependent on the individual event and organiser requirements, but will be approved by the municipality for each event.

Ons vertrou die inligting is vir u duidelik

Beste groete



Charel Bruwer

To: ,0865132141

20-MAR-2013 15:51 From: OVERSTRANDMUNICIPALY 0283132962

67

R'cid 15/4

Aan: Enviro-Africa

15 April 2013

I herewith wish to register as an interested and affected party for the development of Grotto area and the proposed restaurant facility.

Thank you

*John Heyns*  
John Heyns

215 5<sup>th</sup> street

Voëlklip

028 314 1480

PRovided on 25/4  
to get postal address.

P.O. Box 1077 HENNINGSDORP 7200

997

6a

Rec'd 29/4

Response delivered to Municipality to NYS Heyns.

Aan: Enviro-Africa  
April 25, 2013  
Fax 0865132141

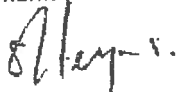
I refer to my fax concerning registration as an interested and affected party, sent 15 April 2013.

I wish to add my postal address, as below.

I also want to point out that the information in the notice in the Hermanus Times is too vague to make any comment, other than that the public participation process required according to the MFMA regarding the need for the restaurant is seriously lacking.

We eagerly await the documentation.

Thank you



John Heyns

P O Box 1077, Hermanus, 7200 (for communication)

215 5<sup>th</sup> street, Voëlklip

028 314 1480

083 253 3758

6b

# EnviroAfrica

Environmental Planning and Impact Assessment Consultants  
Omgewingsbeplanning en Impakbeoordeling Konsultante

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25 April 2013

Ms S Heyns  
P O Box 1077  
HERMANUS  
7200

Dear Ms Heyns

**16/3/1/1/E2/14/2026/13: PROPOSED UPGRADE OF PIET SE BOS AND GROTTA BEACH AREA,  
HERMANUS**

Your faxes received on 15 and 25 April 2013 respectively, as well as our telephone conversations regarding the abovementioned project, refer. Please note that your first fax did not have a postal address as requested in the adverts.

We wish to confirm that you are registered as Interested and Affected Party.

With regard to your statement on the vagueness of the newspaper add we wish to explain that this is the very onset of the environmental impact assessment process as required by the National Environmental Management Act. The newspaper advert makes very clear reference to the availability of the draft Basic Assessment Report (BAR) in the Hermanus Library, from 18 March 2013, as well as other ways in which you may obtain more information. As Hermanus resident this should be easily accessible to you.

We also wish to point out that the NEMA process calls for pro-active engagement by potential Interested and Affected Parties (I&APs), thus requiring them to follow the guidelines given to obtain more information where required. We furthermore wish to stress that at this stage of the process it is very important that I&APs raise the issues, concerns and impacts that they wish to see addressed in the final BAR.

We include for your information the Background Information Document that was made available to potential I&APs and as agreed telephonically we have delivered this letter at your workplace to speed up delivery. Thank you for the interest that you take in the environment.

Yours sincerely



Charel Bruwer

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Charel Bruwer Snr  
Jerry Avis  
Charel Bruwer Jnr  
Bernard de Witt

**Hanneen van der Stoep - Re: Fw: Grotto Beach - Background**

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**From:** Stephen Muller  
**To:** John Heyns  
**Date:** 5/6/2013 5:15 PM  
**Subject:** Re: Fw: Grotto Beach - Background  
**CC:** Riaan Kuchar

---

Dear Mr Heyns,

I refer your enquiry to Mr Riaan Kuchar, the project manager for the project.

Best regards

Stephen Müller  
Director: Infrastructure and Planning  
Overstrand Municipality  
Hermanus, South Africa

Tel: +27 (0)28 313 8019  
Mobile: +27 (0)82 495 1924  
email: [smuller@overstrand.gov.za](mailto:smuller@overstrand.gov.za)

>>> "John Heyns" <jheyns@hermanus.co.za> 5/6/2013 4:26 PM >>>  
Dear Mr Muller,

I email you because I see from the Overstrand website that you are the responsible authority in respect of the proposed Grotto Development. I have some queries in respect of the attached pdf file, which Ms Maxie Lerm passed on to me. Perhaps you can provide answers to my queries:

1. Does a business plan exist to support the goal of ensuring that this development results in "Grotto Beach and the Blue Flag status become self sustainable"? The experience of running restaurants in Hermanus, particularly in the off-season and in Voelklip, is not a happy one.
2. How will Duchies be affected?
3. The document refers to people "trespassing into the wetlands"...but these no longer exist. What does this mean?
4. In a document from EnviroAfrica I see mention of the development of an amphitheatre in what was previously the wetland. What is the thinking behind this, and what is the financial plan? There are various existing venues in Hermanus which are already available.

The documentation I have seen tells us what is proposed and the steps necessary to implement the proposals, but is very light on why this course should be adopted.

I would much appreciate your comments on the above.

Many thanks,

John Heyns

1000

----- Original Message -----

From: Maxie Lerm

To: jheyns@hermanus.co.za

Cc: tmch@mweb.co.za

Sent: Friday, May 03, 2013 5:52 PM

Subject: Grotto Beach - Background

Dear Mr Heyns

Herewith attached information which I received from the relevant department.

I am not quite sure if you have received this yet?

If you have any additional questions please just indicate.

Regards

Maxie Lerm

Dear Maxie Lerm,

A few days ago I spoke to you about the proposed Grotto Beach Development. You suggested that I send you an email, and that you would then keep me posted on developments. As a Hermanus resident I am particularly interested in the rationale behind the plans. Not knowing anything about the rationale leaves me thinking that the municipality is about to waste a lot of money which could be better used, in these difficult times.

Thank you for offering to keep me posted.

Regards,

John Heyns

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# EnviroAfrica

Environmental Planning and Impact Assessment Consultants  
Omgewingsbeplanning en Impakbeoordeling Konsultante

27 Augustus 2013

Mr J Heyns  
P O Box 1077  
HERMANUS  
7200

Dear Mr Heyns

**16/3/1/1/E2/14/2026/13: PROPOSED UPGRADE OF PIET SE BOS AND GROTTA BEACH AREA, HERMANUS**

Your query referred to us by Ms Hanneen van der Stoep on 8 May 3013 regarding the abovementioned project, refers.

With regard to your questions we can answer as follows after consultation with the Overstrand Municipality.

1. There exists no business plan that will ensure that the proposed development will achieve self-sustainability of the Blue Flag status of Grotto Beach. The onus of successful running of any restaurant lies with the owner or lease holder.
2. It is not known how Dutchies will be affected.
3. There are remnants of the wetlands left against the Grotto rock face where the public has currently access to and litters. With proposed restored section of the wetland the idea is to have a raised boardwalk over the wetland area. When you step off this you will be walking in the water and muddy substrate, which should act as a deterrent to such action.
4. Overstrand Municipality have an environmental management section that oversees the conservation in the municipal area and plan which areas need to be rehabilitated to improve biodiversity. The present state of the area was compromised many years ago when the original wetland area was filled in. The current system is dysfunctional and does not ensure proper filtering of the river that enters the Blue Flag beach, which is one of the requirements for the implementation and retaining of a Blue Flag programme. The Overstrand Municipality is currently busy with an Environmental Management Plan for Fernkloof Nature Reserve and the municipality is of the intention to include this area into the management plan and Environmental Framework for the municipality. There is an increase in the growth of tourism in Hermanus as well as a younger population who requires amenities and activities according to their needs. There is no financial plan available at the moment and this will only become available once tenders have been called for.

Thank you for the interest that you take in the environment.

Yours sincerely

  
Charel Bruwer

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See 12a

7  
Rec'd 15/4

Page 1 of 1

Enviro Africa Overberg  
EP & I Consultant  
Charel Bruwer  
PO Box 4  
Onrus River 7201  
Fax no 086 513 2141

**Kai Albrecht**  
Physical Address of Holiday home  
209 9th Street, Voelklip  
Postal Address  
PO Box 4750  
Cape Town 8000

Email - kha@kfa.co.za  
Tel (Bus): 021-469 3660  
Fax (Bus): 021-461 1811  
Cell: 082 375 1111

15 April 2013

Dear Charel

Development at Grotto Beach – Ref 16/3/1/1/E2/14/2026/13

I refer to our constructive discussion on 8<sup>th</sup> April in your offices in Onrus. I am preparing my response to the papers you kindly gave me and have again read through them. These consisted of the following:

- Covering letter dated 15<sup>th</sup> march
- Advert listing:
  - Listed Activities
  - Proposed Establishment of New Agricultural Fields
- a A3 Plan from Andrew Greeff Architects Drg No 0.2

I do not recall you mentioning that there is a "A Draft Basic Assessment report" available. Reference is made to this in the last sentence of your covering letter and it says that we can obtain this "upon request". Could I ask you to please fax this to me by return.

By way of record, I act on behalf of the Trustees of the Nacuca Trust, owner of a property overlooking Grotto beach.

With kind regards

Kai Albrecht



18/04 2013 11:35

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ANNEXURE D 111/551

#4648 P.001/002

6834

B

Rec'd 16/4

EnviroAfrica:

Ref. No 16/3/1/1/E2/14/2026/13

Overberg.(Piet se Bos)

PO Box 4

Onrus 7201.

16th April 2013

Dear Sirs

As a property owner immediately above Grotto, we hereby wish to register as an Interested & Affected Party with respect to the development at Grotto Beach Hermanus.

**Our Hermanus property is at 204, 10<sup>th</sup> Street Voelklip (erf No: 6834).**

Name: MR NG Fine

Postal contact address: 1 Vale Rd, Rondebosch, Cape Town 7700

Tel no's: Home 021-689 1478 Cell 082-979 0066

No fax no. Email address: [nic@johnsfine.co.za](mailto:nic@johnsfine.co.za)

Our major concerns are noise levels, crowd control & management of alcohol consumption in the neighborhood. We are also concerned with possible future developments at Piet se Bos, whereby the open natural habitat will be further developed, thus removing our sea views and decreasing the value of property in the area.

Specific questions:

- What were the reasons why the Municipality has decided to use this area so close to a Flue Flag Beach for use for a Amphitheatre?
- What alternative locations have been considered by the Municipality?
- To what specific type of event has the Municipality in mind?
- Who is the target-market to which these events will be directed?
- What thought has been given for parking and traffic flow?
- What is the budgeted income and cost of the Amphitheatre?
- How often is it intended to be put to use?
- What are the proposed operating times and on which days of the week will such events be staged?
- What is the MAXIMUM no of visitors that are to be accommodated

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18/04 2013 11:36

{seated and standing)?

• What plans for sewerage disposal have been made?

• { What is a cross sectional view along a N-S axis and West East axis through the centre of the Amphitheatre stage indicating max heights of the structures above reference datum elevation. This will give us an idea of the impact of the Amphitheatre on our view of the beach and sea.?

{ How is it proposed that such visitors will arrive, park there - by bus, taxi car. Where will they park?

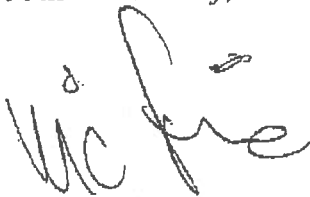
• { What level of noise will be anticipated - what studies have been done to determine that level and how will this be controlled

• What lighting system is envisaged?

• How is it envisaged to attenuate the sound emanating for events being held?

Please confirm receipt of this letter and fax.

Yours faithfully,



Mr NG Fine

# EnviroAfrica

Environmental Planning and Impact Assessment Consultants  
Omgewingsbeplanning en Impakbeoordeling Konsultante

(SAB)

25 April 2013

Mr N G Fine  
1 Vale Road  
RONDEBOSCH  
7700

Dear Mr Fine

## 16/3/1/1/E2/14/2026/13: PROPOSED UPGRADE OF PIET SE BOS AND GROTTO BEACH AREA, HERMANUS

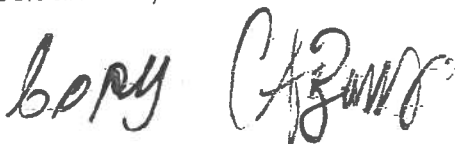
Your fax received on 16 April with regard to the abovementioned project refers.

We wish to confirm that you are registered as Interested and Affected Party who will be further involved in the impact assessment process. Your general concerns regarding noise levels, crowd control and management of alcohol consumption *in the neighbourhood* can be answered that there are municipal by laws regulating these actions.

With specific regard to the proposed upgrade of Piet se Bos, some questions raised in your letter dated 16 April 2013 that can be answered now with are as follows.

- o Overstrand Municipality present plans are to incorporate the whole of the Piet se Bos area into the Fernkloof Nature Reserve in the near future. With regard to your right to the present views that you enjoy, this must be assessed within the rights that currently exist on the municipal erf and as far as we can make out the municipality has an obligation under the Integrated Coastal Management Act, which requires that coastal areas be made more accessible to the general public.
- o In the conversations that we have had with municipality they are not looking for an area where an amphitheatre can be constructed, but is looking at the upgrading and rehabilitation of the Piet se Bos area. A feasible option that the Municipality has come up with is an amphitheatre that will meet the requirement under the Integrated Coastal Management Act, which requires that coastal areas be made more accessible to the general public. The proposed amphitheatre the use is in keeping with the concept and regulations of the Blue-Flag Beach.
- o Sewage disposal will be incorporated into the existing municipal infrastructure in the area.
- o A cross sectional view is in the process of being prepared and will be sent to you as soon as it becomes available.
- o The rest of the questions that you have raised can only be answered by the Municipality and have been referred to them. Their response was that these issues will be addressed as soon as the comment period on the draft BAR has closed as there are a number of I&APs who have requested virtually *verbatim* the same information. Once this information becomes available from the Municipality it will be disseminated to registered I&APs.

Yours sincerely



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Bernard de Witt

# EnviroAfrica

Environmental Planning and Impact Assessment Consultants  
Omgewingsbeplanning en Impakbeoordeling Konsultante

5 September 2013

Mr N G Fine  
1 Vale Road  
RONDEBOSCH  
7700

Dear Mr Fine

**16/3/1/1/E2/14/2026/13: PROPOSED UPGRADE OF PIET SE BOS AND GROTTO BEACH AREA, HERMANUS**

Your fax received on 16 April with regard to the abovementioned project refers.

We wish to inform you that, apart from our reply dated 25 April 2013, we have received the following answers from the municipality to your questions.

The municipality reiterated that it must be noted that the Piet se Bos and Grotto Beach under jurisdiction of the Overstrand Municipality has been used as a recreational area for a very long time and is also indicated as such in the Spatial Development Framework. It is also a highly utilized area during the summer holidays, over weekends and public holidays when the weather is good and with this the associated noise, vehicular and pedestrian traffic is to be expected during such periods.

From information that we have obtained from the Overstrand Municipality, they have indicated that Hermanus has as its prime focus to be an excellent tourist destination. Thus with the increasing growth of tourism in the area, increased affluence among a large sector of the Overstrand community and a younger population who requires amenities and activities according to their needs, the public utilization of areas such as the Grotto area has increased and will continue to increase in future. It is also one of the few areas in Hermanus where visitors and patrons can access the beach and have the opportunity to enjoy the restaurant and bar facilities that go with such public places.

Question:

I have read under "Project Location & Description" what is intended in regard to the Upgrade of Wetlands. I would like to know what has motivated this Wetlands upgrade – what is wrong with what is there now and what is its budgeted cost?

Answer: Overstrand Municipality have an environmental management section that oversees the conservation in the municipal area and plan which areas need to be rehabilitated to improve biodiversity. The present state of the area was compromised many years ago when the original wetland area was filled in. The current system is dysfunctional and does not ensure proper filtering of the river that enters the Blue Flag beach, which is one of the requirements for the implementation and retention of a Blue-Flag Programme. The Overstrand Municipality is currently busy with an Environmental Management Plan for Fernkloof Nature Reserve and the municipality is of the intention to include this area into the management plan and Environmental Framework for the municipality.

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The upgrade is in the planning stage and once environmental authorization is obtained can the upgrade process be put out to tender and only then will the costs be known.

Question:

**What exactly is the idea behind the establishment of an Amphitheatre. I was under the impression that Hermanus has a site where such open air theatre functions can be held. Is that not so?**

Answer: There is an increase in the growth of tourism in Hermanus as well as a younger population who requires amenities and activities according to their needs. The Forest Theatre is situated in the Hemel-and-Aarde valley within a rural area which caters for specific events such as single performances.

Question:

**What were the reasons why the Municipality has decided to use this area so close to a Blue Flag Beach for use for an Amphitheatre? It seems that possibly a consideration was that it was a way to use the rubble and builders material that will be removed during the "upgrade" of the Wetland re-establishment. Is that correct?**

Answer: The existing rubble that was used to fill in the original wetland will be removed to restore the current function of the system and only suitable rubble will be used, where necessary, with the development of the amphitheatre. Unsuitable rubble will be removed to the most suitable landfill site. The removed material could also be used for a number of other fill applications in the area, for instance to rehabilitate the washed away banks of the Grotto car park at the Kleinrivier Lagoon. We are sure that there are other uses for the excavated material as well, but the Municipality has decided that to use it for an amphitheatre offers an enhanced use of the area from which income can be generated to offset the cost of registering a Blue Flag Beach. Note that the use is in keeping with the concept of the Blue Flag Beach.

Question:

**What alternative locations have been considered by the Municipality to cater for such events and what process was followed to proceed with the development in this location**

Answer: There are no suitable sites available with existing facilities. The municipality is not looking for an area where an amphitheatre can be constructed, but is looking at the upgrading and rehabilitation of the Piet se Bos area. A feasible option that the municipality has come up with is an amphitheatre that will meet the requirement under the Integrated Coastal Management Act, which requires that coastal areas be made more accessible to the general public.

Question:

**To what specific type of event has the Municipality in mind to be staged in this proposed Amphitheatre. This will give an idea of the additional facilities that have to be provided for such events.**

Answer: The municipality has in mind plays, classical performances or suitable musical events as per request, under strict conditions such as suitability, time limits and conditions of the temporary removable infrastructure that has to be put in place by the individual organisers

Question:

**Who is the target market to which these events will be directed. What is the proposed entrance fee for a typical event.**

Answer: The broader community spectrum. The entrance fee will be determined by the individual organisers and dependent on the event.

Question:

**What is the budgeted cost of the Amphitheatre and what is the anticipated income that is to be generated from the staging of events.**

Answer: The cost of the amphitheatre can only be determined when the tenders for the upgrading of the area have been finalised. The anticipated income to be generated will be dependent on the type of event and agreements reached between the municipality and individual organisers.

Question:

**How often is it intended to be put to use (no of uses per month over each month of the full year)**

Answer: This can only be determined once requests for use of the amphitheatre are submitted by individual organisers.

Question:

**What are the proposed operating times and on which days of the week will such events be staged**

Answer: This will once again be dependent upon request, but all performances will end before 12:00 pm.

Question:

**What is the MAXIMUM no of visitors that are to be accommodated (seated and standing) in this Amphitheatre.**

Answer: An absolute maximum of 340 persons (250 seated and 90 standing).

Question:

**How is it proposed that such visitors will arrive, park there**

Answer: The existing road network is deemed adequate and the current parking at the Grotto area makes provision for all types of vehicles.

Question:

**How will such additional persons be accommodated in the existing parking areas, when such available parking as is currently there has already proven to be quite tight during the high season**

Answer: The existing parking is deemed adequate and when necessary, Overstrand municipal traffic officials will deal with the traffic flow.

Question:

**What considerations have been given to the existing road system being able to handle the additional traffic**

Answer: The existing road network is deemed adequate and the current parking at the Grotto area makes provision for all types of vehicles. The existing parking is deemed adequate and when necessary, Overstrand municipal traffic officials will deal with the traffic flow.

Question:

**What loudspeaker and amplification system is envisaged – location, height and direction of loudspeakers and wattage**

*EnviroAfrica*

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Answer: This is not known at the moment as it will be dependent on the individual event and organiser requirements, but will be approved by the municipality for each event.

Question:

**What lighting system is envisaged – location, height and direction of all spot lights and their type and wattage**

Answer: The municipal lighting will be flood lighting. The individual lighting is not known at the moment as it will be dependent on the individual event and organiser requirements.

Question: \_

**How is it envisaged to attenuate the sound emanating for events being held in the amphitheatre and to what extent**

Answer: This will only be attended to in detail once the business plan for the amphitheatre is drawn up

Question:

**How will the sewerage be disposed – I hope not into the sea at Grotto beach!**

Answer: It will be linked to the existing sewage reticulation system in the Grotto area and in addition portable toilet facilities may also be a condition in individual instances for organisers of events, depending on the requirement.

The cross sectional view is included for your information

Yours sincerely



Charel Bruwer

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