

3.7. ACCESS & TRAFFIC IMPACT

Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 currently has a single access (gravel road) from the R43 to the portion north of the R43. This access will be closed to make way for a new access point from the R43 (trunk road 28/2) for Portion 1, a portion of Portion 2 of the farm Strandfontein No. 712, i.e. the Khoisan Bay development. The proposed access point is at the exact same location of the proposed access point for the previous application for the Khoisan Bay Development. This access point was also previously approved by the Department of Transport and Public Works – please refer to their letter dated 15 December 2006. Local distributors will link to the existing De Kelders road network.

The width of the local distributors (public roads) is 18m and 12m respectively, except where the existing De Kelders Main Road connects to the proposed development where the public road is 28m wide. Each group / town house cluster takes access from a 15m wide access road that connects to 13m, 11m, 10m and 8m internal private roads. More than one access lane to the group / town house clusters can be provided to reduce stacking distances at the entrance gates. The width of the proposed private roads was determined by the amount of erven that each private road would serve – more detailed provided in Section 3.8 of this report. The widths of the private roads are also in accordance with the land use parameters of the Gansbaai Scheme Regulations.

The single residential erven and the commercial site will gain access directly from the internal collector roads. The proposed community facility will gain access from a private road that forms part of cluster B's internal road design. Each group / town house cluster's private road will link to the internal collector roads (public roads) and no direct access from the R43 for any group / town house development is proposed.

The design of the roads was done to ensure that speeding is discouraged and unrestricted storm water draining towards the roads can be obtained.

ICE Engineers were appointed to undertake a Traffic Impact Assessment for the proposed development. The following conclusions and recommendations were made:

Conclusions:

- The development will be known as Khoisan Bay;
- The full development is expected to be completed by 2018;
- The Khoisan Bay Development will entail the provision of 472 residential units, a church and 2 024m² lettable retail space;
- The development will join up with the existing De Kelders road network at three points and access to and from the R43 will be obtained through one of these as well as a proposed access to the eastern side of the development.
- The R43 / Proposed Access intersection will be stop controlled.
- The full development will generate 624 trips (172 in, 452 out) during the AM peak hour and 908 trips (596 in, 313 out) during the PM peak hour.
- These trips were distributed to the three access points to the north of the development. The majority of trips were however distributed to the accesses which link the development to the R43.
- The commercial component's trips were distributed between the Khoisan Bay's residential component and the existing residential component of De Kelders. The commercial component has a local function and does not generate many by-pass trips.
- All movements on the R43 / Cove Street intersection will operate at a level of service C or better for both the AM and PM peak hours.
- All movements on the R43 / Cove Street intersection will operate at a level of service C or better for both the AM and PM peak hours.
- The R43 between Cove Street and Guthrie Street will operate at a level of service C during both the AM and PM peak hours.
- All movements on the R43 / Guthrie Street intersection will operate at a level of service B or better during both the AM and PM peak hours.
- The R43 between Guthrie Street and the Proposed Khoisan Bay Development Access will operate at a level of service C or better during both the AM and PM peak hours.
- All movements on the R43 / Proposed Khoisan Bay Development Access will operate at a level of service B or better during both the AM and PM peak hours.

- For safety reasons, the Provincial Road Access Guidelines indicate that right and left turning lanes should be added to the R43 at the R43 / Cove Street, R43 / Guthrie Street and R43 / Proposed Access intersections.

Recommendations:

- A public transport embayment should be investigated near the commercial node of the Khoisan Bay Development.
- Adequate sidewalks must be provided for pedestrians and cyclists on the eastern internal access road of the Khoisan Bay Development.
- Right and left turning lanes should be provided on the R43 at the R43 / Cove Street, R43 / Guthrie Street and R43 / Proposed Access intersections.
- A sidewalk should be provided on at least one side of the eastern internal access road, which links the new commercial development to the R43.

For more information pertaining to the roads and accesses please refer to the Engineering Service Report (August 2011) and Traffic Impact Assessment (May 2012) compiled by ICE Engineers attached.

3.8. SERVICES

An Engineering Services Report was compiled for the amended application by ICE Engineers in August 2011.

As stated in the Engineering Service Report attached the contour plan indicate that a large number of individual dunes exist on the existing surface of the site. These dunes cause various depressed low areas which will in turn provide a large number of depressed low points in the vertical alignment of roads, should the existing surface be followed. It is therefore proposed that these dunes be levelled by means of a cut-to-fill operation, over the proposed site for development, in order to create a general gradient according to the existing boundaries of the site. This will result in a general gradient into a north-westerly direction. Note that a number of additional localized earthwork operations will be required on the proposed surface to ensure optimum storm water drainage.

Below is a summary of the required provision of services for the proposed development as determined by ICE Engineers:

- **Sewerage:**

The existing De Kelders area is not serviced with a sewerage reticulation system. Sewage is transported to the treatment works from conservancy tanks with trucks.

The site will be graded in order to ensure that the internal sewerage reticulation system can be collected at two positions within the proposed development. The sewage from the proposed development will be transported to the existing sewage treatment plant via an underground piped system. The proposed external sewage pipe system will be designed to ensure that the existing De Kelders area can be connected to the proposed system.

- **Water**

The following bulk water reticulation items are required to proceed with the development of the site and to improve residual pressures in areas where problems are currently experienced during peak demand conditions:

- 2.2MI reservoir;
- 300mm diameter parallel pipe reinforcement (560m) – from the proposed reservoir to the branch of the existing De Kelders development and the proposed site;
- 300mm diameter future main (300m) – from the branch mentioned above and the proposed ring-main for the site;
- 200mm diameter future main pipe (4 465m) – proposed ring-main for the site along the boundaries of the site and in the proposed roads (Road 2, R43).

It is also proposed that a variable speed booster pump be provided directly on the reticulation system as part of the bulk supply to ensure that the required residual pressure is maintained.

The internal network will be designed on a ring-main principle and will connect to the proposed bulk reticulation ring-main system at various positions around the boundaries of the site to complete the internal ring-mains.

The impact of the proposed development on the existing water reticulation system, including the reservoir capacity, will be determined by the Local Authority's consulting engineers, if required.

- **Storm water**

Due to the topography of the site the subject property is divided into three main drainage areas. These drainage areas will therefore be the basis on which the drainage patterns will be determined.

The minor storm water system will consist of catch pits and underground concrete spigot and socket pipes, which will discharge as described above. The minimum pipe size will be 375mm diameter and a self cleaning velocity during 75% of the 1:2 year recurrence interval storm event of 0.9m/s will be maintained. The maximum distance between manholes and catch pits will be 90m.

The major storm water system will be conveyed via the roads. Due to the proposed earthworks all erven will discharge onto roads and all roads will be graded without low points. Overland escape routes for the major storm event will be provided where required.

- **Roads**

The proposed development will gain access from the R43, where additional lanes will be provided and from Main Road in the existing De Kelders development.

All internal roads will be provided with an asphalt surface, mountable kerbs on both sides (CK5 and MK10), at a minimum cross fall of 2.0% and sufficient substructure, according to the TRH4.

The proposed roads in the development were classified as follows:

Class	Function	Dwellings units served	Road width
4	Local distributor	400 to 1500	7.4m
4	Local distributor	400 to 1500	7.4m
5a	Residential access collector	Up to 200	5.5m
5b	Residential access loop	Up to 120	5.0m
5b	Residential access collector	Up to 120	5.0m

It is proposed that traffic circles be provided at intersections with major roads for traffic flow and traffic calming measures.

- **Telkom**

Telkom PVC service ducts will be installed with regular inspection chamber / draw boxes, according to the required specifications and connected to the existing network.

- **Electricity**

Worley Parsons Engineers (previously known as Kwezi V3 Engineers) confirmed the following regarding the availability and capacity of electricity for the proposed development:

- **Bulk Electricity Supply**

The inclusion of this development area into the Overstrand Municipal area of supply was approved by the National Energy Regulator of South Africa (NERSA) and the supply authority therefore will be Overstrand Municipality.

The maximum electricity demand for the planned 472 residential units is estimated at 2 000 kVA, with the average demand 1 200 kVA.

The electrical networks in the De Kelders area currently does not have adequate capacity for this additional load and a new bulk supply will therefore have to be installed.

The proposed bulk supply will consist of a new medium voltage cable from the Gansbaai Main switching station some 4,6km away, via this development, linking up the Klipgat supply point and ending in De Kelders where it will be incorporated into the existing networks in Vyfer Street. The connection to De Kelders will ensure a secondary supply should the new primary cable fail.

In addition to the installation of this new bulk supply, an application will also be lodged with Eskom for an increase of 2 000 kVA in the Municipal supply point. This aspect will be done in liaison with the electricity department of Overstrand Municipality.

- Internal Electricity Services

The internal services will consist of medium and low voltage underground cables, miniature substations, consumer distribution kiosks and single phase erf connections.

Design of all new infrastructure will be done as per NRS 034 Specification and the latest design guidelines of the Overstrand Municipality.

Street lighting will be installed as per the architectural guidelines of the development and the design guidelines of the Overstrand Municipality.

All services will be handed over to the Overstrand Municipality after completion and commissioning.

Please refer to the detailed description of the above mentioned services for the proposed development in the Engineering Services Report attached.

3.9. TITLE DEED

The title deed T18024/1971 has no restrictive conditions that need to be removed in order for this application to be approved.

There is no bond registered against the subject property.

3.10. ENVIRONMENTAL IMPACT ASSESSMENT

The vegetation and environmental concerns associated with the subject property was fully addressed in the amended environmental impact assessment undertaken by Johan Neethling Environmental Services for the proposed development.

Section 4.4 (Impact Assessment Evaluation) of the revised ecological report compiled by Dr. Charlie Boucher (3 May 2012) indicates the proposed down-scaled development as described in this application, as the preferred development alternative. Please refer to pages 30-32 of the report. The report confirms that about 50% of the property will be left as Public Open Space and needs to be managed for the conservation of its flora and vegetation. (A formal management plan needs to be developed in conjunction with Cape Nature, the adjacent property managers). The Private Open Space area, including the buffer along the R43 road, is, for the present, to be managed to support natural vegetation. Alternative 3 offers a substantial buffer to the adjacent Walker Bay Nature Reserve and includes a wide Corridor linking inland and coastal areas. Alternative 3 would incorporate examples of all the vegetation types present on the property in a consolidated area. Most of the *Agathosma geniculata* – *Helichrysum retortum* Agulhas Limestone Fynbos community (Community 2) and all of the *Erica plukenetii* var. *plukenetii* – *Olea exasperata* Overberg Dune Strandveld sub-community (Community 1.4) will be left in tact. For the botanical impact assessment of the proposed development (Alternative 3 in the report) please refer to Table 12 on page 35 of the report. The

aforementioned table also describes the potential mitigation measures that should be considered to keep the impact on the environment to a minimum.

The status quo of the Environmental Impact Assessment (EIA) is that the final Environmental Impact Report (EIR) was accepted by the Department of Environmental Affairs and Development Planning on 7 May 2012. Please refer to the letter from DEA&DP dated 7 May 2012 attached. The aforementioned department's decision regarding the application is expected in due course.

3.11. HERITAGE VALUE

The Overstrand Heritage Survey Draft Report (2009) describes the heritage significance of De Kelders through its location on the limestone cliffs that has visual-spatial significance in terms of providing an outstanding view platform across Walker Bay. Furthermore the De Kelders cave received high archaeological and scientific value.

The extent of the proposed development makes the subject property eligible for an archaeological impact assessment in terms of Section 38 of the South African Heritage Resource Act (25 of 1999). For the previous application for the development of the whole portion north of the R43 an archaeological study was compiled by Jonathan Kaplan from the Agency for Cultural Resource Management in March 2006. Please refer to the report attached. The following recommendations were made:

- Shovel testing of archaeological heritage remains are required in order to determine the significance of below ground deposits. If some of the surface scatters are found to have depth and undisturbed deposits, they will have to be sampled by way of controlled archaeological excavation.
- Vegetation clearing operations in the eastern sector of the site must be monitored by a professional archaeologist. Subject to training, these activities could also be undertaken by an Environmental Control Officer. Should any

archaeological remains be uncovered during these operations, shovel testing (and possibly) systematic archaeological sampling may be required.

- Bulk earthworks and excavations must also be monitored by a professional archaeologist. Subject to training, these activities could also be undertaken by an Environmental Control Officer. Should any archaeological remains be uncovered during these operations, shovel testing (and possibly) systematic archaeological sampling may be required.
- Should any human remains be disturbed, exposed or uncovered during excavations and earthworks for the proposed project, these should immediately be reported to the South African Heritage Resource Agency. Burial remains should not be disturbed or removed until inspected by the archaeologist.
- The above recommendations must be included in the Construction Environment Management Plan for the proposed project, to be developed by Johan Neethling Environmental Services.

The amended application proposes the development of a portion one third of the size of the development area proposed for the previous application (from 110,23ha to ±37,8951ha) and creates far less residential opportunities than the previous application (downscaled from 1850 residential units to 472 units).

Although Heritage Western Cape issued two Record of Decisions for the previous, larger scale application (please refer to the Record of Decision from BELCOM dated 19 June 2006 and the Record of Decision from the APM Committee dated 5 May 2006 attached), the amended application was also circulated to Heritage Western Cape for their comments on the amended application. Heritage Western Cape requested that a Notice of Intent to Develop (NID) to be submitted to allow them to comment on the application. Consequently The Agency for Cultural Resource Management was appointed to deal with the heritage application. Please refer to Heritage Western Cape's comments on the NID dated 25 April 2012 attached. A Heritage Impact Assessment (inclusive of a visual impact assessment) has been commissioned.

3.12. FORWARD PLANNING

To determine whether there is a need for this type of development the guidelines ask the following question: Is the land use (associated with the activity being applied for) considered within the timeframe intended by the existing approved Spatial Development Framework (SDF) agreed to by the relevant environmental authority? The strategic planning for a town or municipal area is crucial and the need and desirability for a development can only really be justified if the overall spatial planning policies make provision for the type of development being proposed. The proposed development was evaluated according to the various credible spatial planning policies as follows:

3.12.1. *Western Cape Provincial Spatial Development Framework*

Two of the Western Cape Provincial Spatial Development Framework strategies are relevant for the purposes of the application:

- Protect biodiversity and support agriculture on the Agulhas Plain.
- Manage pressure on coastal resources on the Overberg coast by intensifying existing urban settlements and strictly controlling development outside of the urban edge.

Portion 3, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 will be rezoned to Open Space Zone to ensure that the ecological corridor between the nature reserve, the R43 and the proposed development to the west is maintained. The planning approach followed was to create a development that will add to and advance the natural assets of the area; consequently the open space corridor north of the R43 was incorporated in the layout as well as ample private and public open spaces.

The proposed development therefore acknowledges and contributes towards the protection and conservation of the biodiversity of the area. The proposed down-scaled development is the most preferred alternative (as stipulated in the revised ecological report) and causes the least damage to the environment as a whole, in the long term as well as in the short term.

Portion 2, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 falls within the approved urban edge for the Greater Gansbaai area (refer to Section 3.12.3. of this report) as well as the proposed long term urban edge for the Greater Gansbaai area (refer to Section 3.12.2. of this report).

The proposed development also provides for a variety in housing options to address the needs of the different income groups in the Greater Gansbaai area. The proposed Nett Density of ± 24 du / hectare and Gross Density of ± 14 du / hectare adhere to the gross density of 25du / hectare being implemented on provincial level to intensify existing urban settlements.

In the light of the above it is clear that the proposed development adheres to the spatial planning strategies and proposed densities stipulated in the provincial spatial planning policy.

3.12.2. The draft Overstrand Municipal Wide Spatial Development Framework (2006)

The Overstrand Municipal Wide Spatial Development Framework (2006) recognises the Greater Gansbaai area as an area with high growth potential. The area's growing importance as a tourist destination and its recognised economic potential in terms of mari-culture and the fishing industry makes it imperative that adequate provision is made in the spatial planning of the area to adequately accommodate its future in an orderly and sustainable manner.

The spatial extension of Gansbaai town must be undertaken in a sustainable manner that promotes a compact urban form, efficient land use, economies of scale and environmental integrity. In the light of the aforementioned the subject policy suggests the northern extension of infill residential development on currently undeveloped areas towards the R43.

The Overstrand Municipal Wide Spatial Development Framework (2006) also describes the provision of a balanced mix of residential housing supply to address the full range of socio-economic groupings from subsidised social housing to housing options for the middle and upper income groups as one of the Local Spatial

Development Principles. The policy furthermore restricts urban development outside the demarcated urban edge. Development in the Greater Gansbaai area must also maintain:

- The unique character of the villages;
- The dominance of the natural environment and view sheds as the visual backdrop to the villages;
- The open space corridors;
- The heritage aspects of the "Old Harbour", in particular the slipway, as well as the sites of the old fisherman's cottages.

The draft Overstrand Municipal Wide Spatial Development Framework (2006) earmarks the portion (Portions 1, 2 and 3) of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 north of the R43 (adjacent to De Kelders) for Urban Extension purposes. The remainder portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 south of the R43 is earmarked as Conservation-Agriculture Buffer. The portion north of the R43 falls within the proposed urban edge for the Greater Gansbaai area.

In the light of the above mentioned it is evident that the proposed development was guided by this policy. The proposed development promotes a compact urban form, provides for a balanced mix of residential housing, does not propose any development outside the interim urban edge, is in line with the unique character of the area and makes provision for ample open space corridors throughout the development. Consequently it is clear that the proposed development falls within the existing planning for the Greater Gansbaai area. Please refer to the Spatial Proposals: Greater Gansbaai Area plan attached.

3.12.3. Greater Gansbaai Structure Plan (2000)

This policy indicates that the area north-east of the existing De Kelders residential area is earmarked for a new single residential development. Furthermore the subject

policy states that the R43 serves as buffer between the existing township north of the R43 and the agricultural land east of the R43. The R43 is therefore seen as a restricting factor for the optimal functioning of the residential area of De Kelders. It is consequently proposed to restrict development to the west only, i.e. north of the R43. The area north of the R43 is $\pm 44,89$ ha in extent and can provide for ± 449 single residential erven.

A linear area north of the R43 is earmarked for public open space / buffer area purposes. The proposed layout of Portion 1, a portion of Portion 2 of the farm Strandfontein No. 712, took into consideration the existing open space corridor situated between the R43 and De Kelders. A similar public open space corridor is created between the proposed town extension (Khoisan Bay development) and the R43.

Furthermore the proposed commercial site of ± 5783 m² in extent is situated within the area earmarked in the Greater Gansbaai Structure Plan for commercial purposes.

The proposed Institutional Zone erf, portion 128 on Plan no. 4, as well as proposed Single Residential Zone portion 15, falls within an area earmarked for Business purposes. It is therefore proposed to amend the structure plan to accommodate the aforementioned institutional and single residential portions on Portion 1.

The Greater Gansbaai Structure Plan earmarks a larger area of Portion 1, a portion of Portion 2 (Lang Bosch) for residential purposes. It is not proposed to develop the whole area earmarked for residential extension, but only the area indicated as Portion 1 on Plans no. 2 and 4. It is proposed to substitute an area earmarked for residential development, but not included in the proposed layout, with an area closer to the R43, indicated as Cluster Development D on Plan no. 4. The area where Cluster Development D is situated is however earmarked as ecological corridor / conservation network. The botanical study does however not indicate significant conservation worthy vegetation on this portion of the subject property (to be confirmed by the environmental impact assessment). It is consequently proposed to amend the Greater Gansbaai Structure Plan to establish a town house development ($\pm 15\,628$ m² in extent) on Portion 1.

Portions 16-23 and 38-43 (proposed single residential zone erven) indicated on Plan no. 4 falls within an area earmarked for medium to high density residential development. Provision is made for ample medium to high density residential development throughout the whole development of Portion 1. The single residential zone erven outline most of the internal collector roads to create the illusion of the development being single residential viewed from the public roads. To ensure that the last mentioned can be obtained along most of the public roads in the development, it is proposed to amend the Greater Gansbaai Structure Plan to accommodate the proposal.

From the above mentioned it is evident that the portion north of the R43 is earmarked for residential, public open space / buffer area and business purposes. The proposed development took into consideration the approved planning policy and therefore it is not proposed to develop the whole portion north of the R43, but only Portion 1 of ±37,8951ha in extent, situated within the approved (interim) urban edge for the Greater Gansbaai area. The proposed structure plan amendments are only proposing minor alterations to the Greater Gansbaai Structure Plan to achieve the most desired layout for the proposed development of Portion 1. Please refer to the Greater Gansbaai Structure Plan attached.

3.12.4. Overstrand Municipal Spatial Growth Management Strategy (2010)

A portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 forms part of Planning Unit 3 as identified by the OMSGMS (2010). Please refer to Figure 1 below indicating the De Kelders planning units.

Figure 1: De Kelders planning units

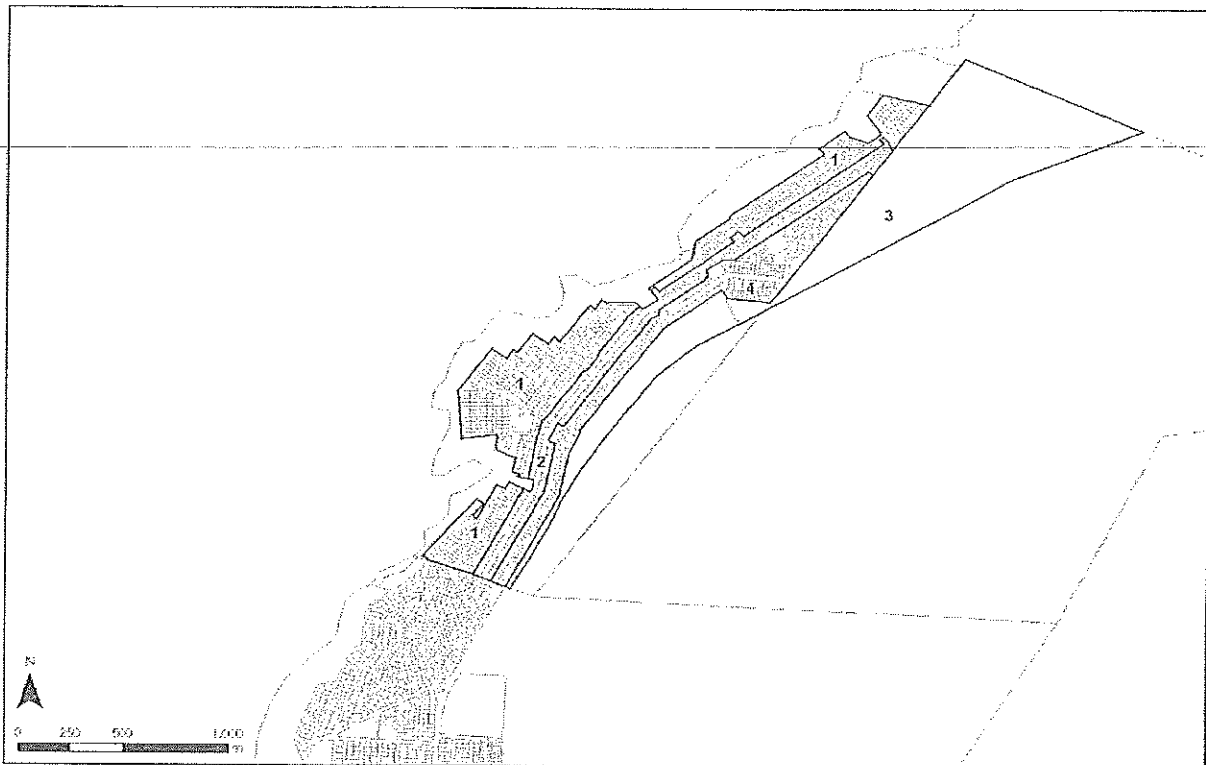


Figure 7.1: De Kelders Planning Units

(Source: OMSGMS, 2010)

Development in terms of Block Development in the format of free-standing simplex, duplex as well as two storey walk-up simplex row housing is proposed for an assumed 50% of this Planning Unit area. Based on this assumption this proposal can potentially contribute to approximately 1100 additional dwelling units at a density of 12,9 dwelling units per hectare. Furthermore the OMSGMS earmarks the subject property for densification of up to 10-20 density units per hectare and also stipulates that developments in Planning Unit 3 must make provision for community facilities such as primary schools, pre-primary schools, a community hall, worship facilities and public / private open spaces.

In terms of the OMSGMS (2010) the portion north of the R43 is earmarked for densification of up to 10-20 density units per hectare.

The application proposes a Net Density of $\pm 24\text{du} / \text{hectare}$ (residential component only) and a gross density of $\pm 14\text{du} / \text{hectare}$ for the whole development. The

proposal is therefore compatible with the OMSGMS (2010). Please refer to the OMSGMS's (2010) proposal plan for De Kelders attached.

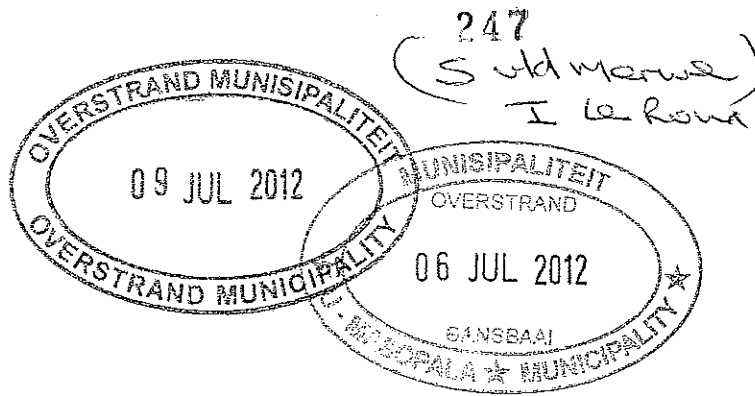
To conclude, it is evident that the proposed subdivision and rezoning of a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 adheres to the planning policies for the Greater Gansbaai and specifically the De Kelders residential area and therefore falls within the existing planning for the Greater Gansbaai and De Kelders area. It is also evident that the credible spatial planning policies determine that the proposed development can occur at this point in time. The proposed development also recognises the need for an inclusionary development that provides for residential units that meets the need of various income levels in the greater Gansbaai area.

4. RECOMMENDATION

When this application is evaluated it is important to take note of the following:

- The proposed development is in line with the existing spatial and detailed planning policies for the De Kelders residential area;
- The proposal is compatible with the existing built character of the area;
- The proposed development will contribute and advance the natural assets of the area;
- The proposed development will contribute to the creation of a variety of residential / housing opportunities in the urban structure to provide for the various income levels in the Greater Gansbaai area;
- The ecological corridor between the nature reserve, the R43 and the proposed development to the west is maintained;
- The proposed development adheres to the development parameters of the Gansbaai Scheme Regulations w.r.t. densities, the provision of public and private open space and minimum erf sizes;
- Only one access point from the R43 to the Khoisan Bay development (Portion 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712), is proposed;
- The proposed development is in line with the existing spatial and detailed planning policies for the De Kelders residential area;
- The proposed development is practical and cost effective from a civil engineering point of view;
- Services with adequate capacity is available;
- The impact on the traffic of the Gansbaai / De Kelders area will be kept to a minimum;
- The proposed down-scaled development is the most preferred alternative and causes the least damage to the environment as a whole in the long term as well as in the short term.

With regards to the above mentioned it would be appreciated if Council would recommend the application for the subdivision, rezoning, amendment of the structure plan and establishment of Home Owners' Associations of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 for approval.



Normandiestraat 20
De Kelders
Posbus 1238
GANSBAAI
7220
3 Julie 2012

Direkteur: Infrastruktuur & Beplanning
OVERSTRAND: Gansbaai Administrasie
Posbus 26
GANSBAAI
7220
(Dringende aandag: Mnr S.W. van der Merwe)

FILE NO:	Ptn 2/712
SCAN NO:	
COLLABORATOR NO:	367888

Geagte mnr Van der Merwe

**AANSOEK OM HERSONERING EN ONDERVERDELING: GEDEELTE 2
(LANG BOSCH) VAN DIE PLAAS STRANDFONTEIN NR 712**

Ek erken hiermee ontvangs van u skrywe met aanhangsels onder lêerverwysing 2/712 (1867) gedateer 15 Junie 2012 i.v.m. bogenoemde aangeleentheid.

Graag wil ek dit duidelik stel dat ek geensins gekant is teen deurdagte en haalbare ontwikkeling binne ons geliefde dorpsgebied nie, maar ek is bevrees dat ek my beslis uitspreek **teen** die hersonering en onderverdeling van spesifiek die bogenoemde eiendom en wel om die volgende redes:

- (1) Die betrokke stuk grond is geleë op 'n **duineveld met uiters sensitiewe ekologie** en die onvermydelike vernietiging daarvan as gevolg van die proklamering en vestiging van 'n dorpsgebied is daarom onwenslik: My vraag is of 'n deeglike impakstudie van die betrokke grondgebied gemaak was.
- (2) Die ekologie van hierdie stuk grond reg oorkant Normandiestraat vorm deel van die besondere Walkerbaai fynbos streek met sy **unieke fynbos plantegroei en spesies wat bewaar moet word vir die nageslag**. Dit sou jammerlik wees indien hierdie stuk grond ook slagoffer sou word van dorpsuitbreidings soos wat dit reeds gebeur met ander fynbosstreke aan ons land se wes- en suidkus.
- (3) Gansbaai het miskien tans genoegsame water om aan die bestaande huishoudings water te kan voorsien in die nabye toekoms, maar die beoogde dorpsgebied in u bylaes in die vooruitsig gestel, sal verdere **druk plaas op watervoorsiening** en selfs tot waterskaarste lei soos wat reeds in Hermanus ondervind word. Ek kan nie glo dat die Overstrand Munisipaliteit so 'n situasie sou wou laat ontstaan nie.
- (4) Vir my as **belastingbetaler en huiseienaar hier in De Kelders** wat direk deur die voorgestelde betrokke dorpsontwikkeling geraak sal word, is dit ook onaanvaarbaar. Ons het sewe jaar gelede hierdie spesifieke eiendom gekoop (nadat tientalle ander oorweeg en te lig bevind was) juis omdat dit in 'n omgewing geleë is, regoor 'n oop stuk veld met pragtige ongeskonde fynbos. Trouens, die eiendomsagent wat toendertyd die eiendom aan ons gewys het,

*Onkewer
Gendel 712
17/07/12*

het ons verseker dat die stuk grond regoor Normandiestraat en digby die Walkerbaai Natuureservaat nooit ontwikkel sou word nie (*sic*)

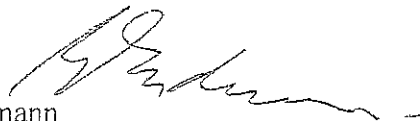
- (5) Derhalwe is die proklamering van 'n nuwe dorpsgebied op my drumpel met **gepaardgaande rusverstoring** en daarmee toenemende en onvermydelike voorkoms van kriminaliteit onaanvaarbaar. Enigiets vanaf die oprigting van sub-ekonomiese wooneenhede tot die daarstelling van 'n eksklusiewe golf-landgoed sal ek teenstaan.
- (6) Daar is tientalle selfs **honderde onbeboude erwe** in De Kelders, Perlemoenbaai ens. in die Gansbaai omgewing wat na eerste of nuwe eienaars soek wat bereid sal wees om 'n eie "holte vir die voet" daar op te rig. Sou dit nie eerder 'n prioriteit wees om allereers daaraan aandag te gee voordat die munisipaliteit die proklamering van 'n nuwe, bykomende dorpsgebied sou oorweeg nie? Wat is die sin daarvan?
- (7) Waarom kan daar nie oorweging geskenk word aan die moontlikheid om die betrokke stuk grond van nagenoeg **700 ha in 'n reservaat vir kleinwild te omskep** nie. Dit is gerieflik aangrensend aan die gewilde Walkerbaai Natuureservaat se Plaat geleë. Naas die walvisbesigtiging en "shark-cage diving" hier ter plaatse sal dit 'n verdere toeriste - aantreklikheid vestig wat 'n bykomende finansiële hupstoot vir die dorp en sy besighede tot gevolg kan hê. Dit kan vir die eienaar van die stuk grond ook 'n verdere konstante inkomste verseker.

Ek vertrou dat my skrywe wat vroegtydig ingedien word, bevattende my besware rakende die aansoek om hersonering en onderverdeling, sekere vrae wat gestel word en waarmee afgesluit word met 'n positiewe voorstel (par. 7), ook u aandag sal geniet.

Vriendelik gegroet

Die uwe

Leon Endemann



249

DE KELDERS EN PERLEMOENBAAI BELASTINGBETALERS-EN INWONERSVERENIGING



Datum

Verwysing

Navrae

17 Julie 2012

Khoisan Bay Ontwikkeling

Jannie Botha

(Suld Meneer)
Ile Roux

Mnr Kat Myburgh
Overstrand Munisipaliteit
(Gansbaai Administrasie)
Posbus 26
Gansbaai
7220
Meneer

KOMMENTAAR OP DIE ONDERVERDELING, HERSONERING EN ONTWIKKELING VAN GED 2 VAN DIE PLAAS STRANDFONTEIN NR 712 (OPGEDATEER MEI 2012) KHOISAN BAY ONTWIKKELING

Die De Kelders/Perlemoenbaai Belastingbetalers en Inwonersvereniging verwelkom die geleentheid om kommentaar te kan lewer op bogenoemde aansoek.

1. Die goedkeuring van die Wes-Kaap se Dept. van Vervoer en Openbare Werke is op 15/12/2006 verkry en het reeds op 15/12/2007 verval soos in die skrywe vervat. Daar sal dus weer aansoek gedoen moet word vir goedkeuring van die voorgestelde ontwikkeling padaansluiting op die R43.

2. Ofskoon daar verwys word na verkeertellings wat gedoen is, word daar voorsien dat die impak wat hierdie ontwikkeling gaan hê op die toekomstige toename in verkeer op die R43 nie behoorlik nagevors is nie. Geen melding word gemaak van naweek en vakansieverkeer en watter invloed dit op die R43 gaan hê nie. Daar moet ook ingedagte gehou word dat ongeveer 40% van eiendom in De Kelders, Kleinbaai, Franskraal en Pearly Beach nog onbeboud is wat nog groter druk op ons padstelsel gaan plaas. 'n Direkte padaansluiting by die R43-hoofpad moet gewaarborg word. Die mate waarin die verhoogde verkeersvloei na en van die voorgestelde dorpsuitbreiding die bestaande strate en paaie in De Kelders sal beïnvloed moet aangespreek en by die berekening van kapitaalbydraes deur die ontwikkelaar asook die dienste-ooreenkoms ingesluit word. Geen verwysing word gedoen oor die verbetering/instandhouding van residensiële paaie na en van die voorgestelde ontwikkeling wat tans 'n "stofbekamping" status het.

VOORSITTER

JANNIE BOTHA

028-3841993

Cell 0825731100

janmossie@telkomsa.net

SEKRETARIS

STEVE CELLIERS

028-3842165

Cell 0824441367

scelliers@absamail.co.za

TESOURIER

JOHN COLLINGS

028-3843820

Cell 0798882817

johncollings@telkomsa.net

3. Die installasie van interne dienste wat voldoen aan aanvaarbare standarde moet voor oorweging van die aansoek volledig gedokumenteer word. Die tydige oprigting van 'n waterreservoir, uitbreiding en retikulasie van bestaande riool uitvalwerke, elektriese transformators, vergroting van die Munisipaliteit se aanvraag-limiet vanaf ESKOM, ens., asook die inskakeling by bestaande eksterne dienstenetwerke, -bronne en -fasiliteite moet insgelyks volledig uiteengesit word voordat die aansoek gefinaliseer kan word.

Kwessies soos die nakoming van alle voorwaardes deur die aansoeker, ontwikkelaars, die huidige eienaars asook alle regsopvolgers in moet in moontlike goedkeuringsdokumentasie ingesluit word..

'n Volledige dienste-ooreenkoms waarin alle aspekte van die aansoek asook munisipale en ander owerhede en instansies se goedkeuringsvoorwaardes vervat word moet volledig opgestel en deur alle partye onderteken word voordat enige stappe ter uitvoering van 'n moontlike goedkeuring 'n aanvang neem.

Relevante & realistiese finansiële bydraes tot die Munisipaliteit se kapitaalontwikkelingsfondse moet vooraf bepaal word.

Die Munisipaliteit moet in besit gestel word van haalbare en afdwingbare waarborge dat alle voorwaardes (beide finansiël en nakoming van voorwaardes) nagekom sal word.

4. Dit moet pertinent gestel word dat die bewaring van die Klipgatgrot asook aangrensende gebied wat van historiese- en bewaringsbelang is en besondere aandag moet geniet. Dit moet op geen manier bedreig of andersins nadelig beïnvloed word nie.

5. Afgesien van die 118 enkel residensiële erwe word daar ook voorsiening gemaak vir :

79 Group House ZoningCluster A
 34 Town House Zoning.....Cluster A
 64 Group House Zoning.....Cluster B
 20 Town House Zoning.....Cluster B
 93 Town House Zoning.....Cluster C
 32 Group House Zoning.....Cluster C
 32 Town House Zoning.....Cluster D

Uit die aansoek is dit nie duidelik wat die verskil tussen n 'townhouse' en n 'group house is' nie. Moontlik word voorsiening gemaak word vir lae koste behuising of word die ontwikkelaar verplig om daarvoor voorsiening te maak.

6. Uit die aansoek is dit nie duidelik wie verantwoordelik gehou gaan word vir die instandhouding van "straatligte", substasies en ander infrastruktuur (selfs al is daar

VOORSITTER

JANNIE BOTHA

028-3841993

Cell 0825731100

janmossie@telkomsa.net

SEKRETARIS

STEVE CELLIERS

028-3842165

Cell 0924441367

scelliars@absamail.co.za

TESOURIER

JOHN COLLINGS

028-3843820

Cell 0798882817

johncollings@telkomsa.net

geen kopers nie) Vgl. Kolgansbaai, Romansbaai, die ontwikkeling agter die polisiestatie en ander onvoltooide ontwikkelings in die Groter Gansbaai omgewing. Hierdie aanvanklike kapitale uitgawes in die verskaffing en voorsiening van infrastruktuur het die belastingbetaler seker al baie gekos. In die tussentyd staan die ontwikkelings stil en word daar geen inkomste genereer nie.

6. Geen argitektoniese ontwerp/styl word in die aansoek aanbeveel of voorgeskryf nie, tog word gemeld dat voorstelle aan 'n publieke deelname proses blootgestel kan word. Histories het Gansbaai ontstaan agv die vissersbedryf. Om hierdie nalatenskap vir die nageslag te bewaar is dit nog nie te laat om die voorgestelde behuisingontwikkeling argitektonies by die Gansbaai karakter te laat aanpas nie. Die tipiese vissershuisie geuwels, venster ontwerp en bypassende skoorsteen sal aan toekomstige eienaars 'n identiteit uit die verlede gee waarop hulle kan trots wees.

7. Dit is te betwyfel of die voorgestelde ontwikkeling enige volhoubare werkgeleentheid na die Groter Gansbaai gaan lok. Gansbaai sal seker nog vir lank hoofsaaklik 'n aftreedorp en vakansie/naweek en toeriste bestemming bly.

Die De Kelders/Perlemoenbaai Belastingbetalers en Inwonersvereniging ondersteun die onderverdeling en hersonering aansoek onderworpe aan die volgende aanbevelings:

1. Hersiene goedkeuring moet van die Wes-Kaap se Dept. van Vervoer en Openbare Werke verkry word betreffende die voorgestelde ontwikkeling padaansluiting na die R43.
2. 'n Direkte padaansluiting by die R43-hoofpad en verbetering van publieke residensiële toegangspaaie moet gewaarborg word.
3. Die finansiering en installasie van interne dienste wat voldoen aan aanvaarbare standarde moet voor oorweging van die aansoek volledig gedokumenteer en in 'n dienste-ooreenkoms met die Munisipaliteit gesluit word.
4. Oorweging behoort daaraan gegee te word om 'n Gansbaai boustyl te ontwerp en dokumenteer wat as bouvoorwaarde vir die ontwikkeling kan dien.
5. Gegewe die getal onvoltooide goedgekeurde ontwikkelings in die Groter Gansbaai gebied is dit te betwyfel of die Munisipaliteit die voorgestelde ontwikkeling finansiëel moet ondersteun.

Groete

Jannie Botha

Voorsitter

VOORSITTER

JANNIE BOTHA

028-3841993

Cell 0325731100

janmossie@talkomsa.net

SEKRETARIS

STEVE CELLIERS

028-3842165

Cell 0824441367

scelliers@absamail.co.za

TESOURIER

JOHN COLLINGS

028-3843820

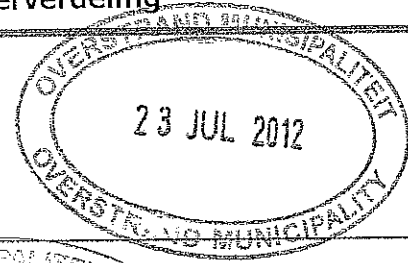
Cell 0798882817

johncollings@talkomsa.net

Ilze le Roux - Fwd: Strandfontein Plaas Hersonerig en onderverdeling

252

From: Schalk van der Merwe
To: Ilze le Roux
Date: 19/07/2012 08:10 AM
Subject: Fwd: Strandfontein Plaas Hersonerig en onderverdeling



Print asb en liasseer.
 Schalk

SW van der Merwe
 Senior Stadsbeplanner / Townplanner
 Overstrand Munisipaliteit / Municipality
 Gansbaai Administrasie / Administration
 Tel: (028) 384 8300
 Faks / Fax: (028) 384 0241
 Epos / Email: svdmerwe@overstrand.gov.za



(SvdMerwe)
 I le Roux

>>> "Louis Smit" <lsmit@cybersmart.co.za> 7/18/2012 8:55 pm >>>

U krywe 2/712(1867) gedateer 15 Junie 2012 het betrekking.

Dit het tot my wete gekom, dat daar beoog word om 'n gemeenskapssentrum op te rig in die omgewing van die nuwe wateraanleg (De Kelders), wat naby aan my eiendom is. Ek en my bure is merendeels van 'n meer gevorderde ouderdom en almal het die eiendomme aangeskaf as aftree eiendomme, spesifiek vir rus en vrede.

Soos u bewus is, sal die aktiwiteite van 'n gemeenskapssentrum in hierdie omgewing totaal indruis teen die oogmerk van die eienaars van die eiendomme in die betrokke omgewing. Dit sal gevolglik waardeer word indien die beoogde ontwikkeling na 'n ander area (dieper in die beoogde area verskuif kan word).

Soos u ook kan verstaan, is almal besorgd oor gevare van veiligheid van persoon en eiendom met die gemeenskapssentrum en die ontwikkeling as geheel. Dit sal waardeer word indien u ons kan voorsien van sekuriteitsmaatreels wat in plek gestel sal word tydens die bouproses in geheel.

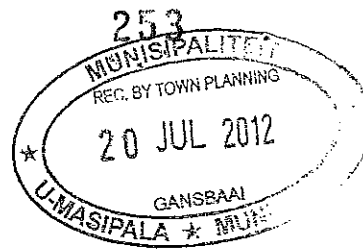
Die uwe,

Mnr J.L. Smit

FILE NO:	PHW 2/712
SCAN NO:	
COLLABORATOR NO:	372409

Beyersstraat 11,

De Kelders.



Posbus 474
GANSBAAI
7220

20 Julie 2012.

S W VAN DER MERWE
POSBUS 26
GANSBAAI
7220



18 Julie 2012

Geagte mnr. van der Merwe

(S van der Merwe)
I Le Roux

BOU VAN GEMEENSKAPSENTRUM OP AANGEDUIDE PERSEEL

Meneer,

Ons in die omgewing is bekommerd oor die bou van die bogenoemde sentrum waar dit beoog word, aangesien die meeste inwoners in die omgewing bejaarde afgetredenes is.

Ons voel dat as die bou van genoemde saal op die huidige aangeduide perseel sou plaasvind, daar 'n moontlikheid kan wees dat wanneer daar funksies plaasvind, veral danspartye, daar wel geraas sal wees as gevolg van oorverdowende harde musiek, motorvoertuie en stemme.

Sover is ons omgewing stil en rustig en sal ons verkies dat dit so sal bly.

Ek hoop van harte dat u dit ernstig dit sal oorweeg om die bou van die saal na 'n alternatiewe perseel te verskuif verder van die huidige woongebied en meer na die hoofpad toe. Ons is nie gekant daarteen en sal bly wees indien bogenoemde area waarop u tans besluit het dan na 'n groen gebied te verander.

Dit is die gevoel van al die ondergetekendes

Baie dankie by voorbaat en ek hoop u sal dit vriendelik ontvang.

Die uwe

B. van der Merwe
(mev.) B. van der Merwe

FILE NO:	fm 2/712
SCAN NO:	
COLLABORATOR NO:	372412

*Onw. e.k.
Ged. 1/11/12
11/11/12*

254

BESWAAR TEEN DIE OPRIGTING VAN DIE ONTSPANNINGSAAL
OP HUIDIGE AANGEDUIDE PERSEEL

VAN	ADRES	TEL. NO
1	C. Geyel Crescent Str 1 De Kelders	028 384 1943
2	L. van Wyk Crescent str. 3 De Kelders	028 384 1220
3	J. van Wyk Crescent str. 3 De Kelders	do.
+	S. J. Mauer Crescent str. 5 De Kelders	028 384 1202
5	J. E. Naudé Crescent str. 5 De Kelders	do.
6	J. H. Roux Beyersstr 15 De Kelders	072 260 9875
7	B. van der Merwe 13 Beyersstr De Kelders	028 384 0684
8	J. C. Roux Beyersstr 26 De Kelders	028 384 2568
9	A. de Roux BEYERST 26 DE KELDERS	082 417 8723
10	A. E. Wessels BEYERSTRAAT 22, DE KELDERS	084 657 2905
①	A. Botha Crescent str 8 De Kelders	072 199 1071
②	M. Bosse Crescent str. 11 De Kelders	082 778 2810

255

(S. J. de Merve)
I. Le Roux

17 Crescent St

De Kelders

Gansbaai 7220

20th July 2012



TOWN AND PLANNING GANSBAAI

Dear Sir

In reference to the new development planned for De Kelders I would like to register my concern about the size and position of the planned recreation hall. I chose De Kelders as a place to retire to because of the quietness and the country atmosphere and I feel that a building of this size could be used for celebrations that would generate a lot of noise and so destroy the peaceful surroundings of an area mainly occupied by retirees.

I would be most grateful if you would take this into consideration when passing the plans for this development.

I would also be grateful if you could hold a public meeting for all the owners of property in De Kelders so that we could have a discussion with the developer and have any questions that we may have answered.

Sincerely

IH Arbuthnot [Mrs]

FILE NO:	PH 2/112
SCAN NO:	
COLLABORATOR NO:	372410

Overstrand
20/7/12
I. Le Roux



256

(S Admerwe)
I le Roux

Mr T. V. Hanslo,
17 De Villiers Street,
De Kelders.

20 JUL 2012

Residential Address.....4 Johanneson Road,
Penlyn Estate,
Lansdowne,....7780.

ATTENTION Ms I Leroux Overstrand/Gansbaai Municipality. Fax No. 028 3848337

Objection/ Comment...Portion 2(Lang Bosch) Farm Strandfontein No. 712.

The comment of the proposed document indicated that it took into consideration the existing character of this section of De kelders. I STRONGLY DISSAGREE WITH THIS COMMENT BECAUSE:

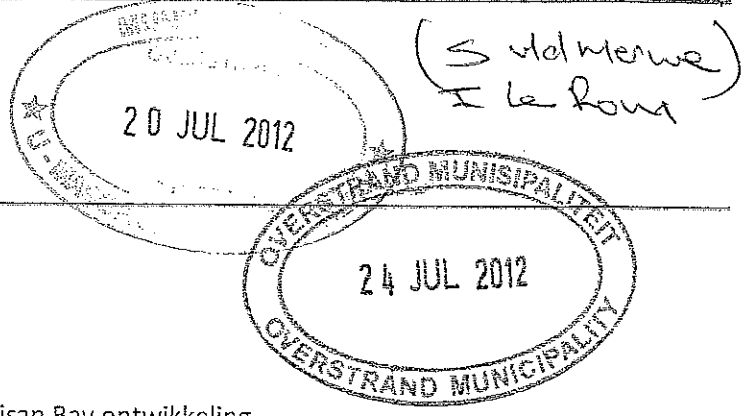
1. There are no Commercial Sites currently at this section of De Kelders. THIS ASPECT MUST REMAIN AS IS. There are numerous bussinesses closing in Gansbaai due to the economic situation and should the economic situation improve the oppertunity for bussiness should be in the Gansbaai Town which is only four kilometers from De kelders. This will automatically curtail the flow of traffic in this section of De Kelders. Enough Traffic is generated for visitors to DIE PLAAT RESERVE. (that's the reason for the speed bumps!
2. The above will result in only one of the proposed connecting roads be connected to the existing DE Kelders
3. This portion of the existing De Kelders has no street lights. We the existing owners have purposely kept it this way. The development should also have no street lights if their objective is to retain the character of existing De Kelders. The existing owners leave their front stoep lights on as required!
4. No solid high security walls that are associated with group/town housing clusters must be allowed now and in the long term.
5. Should the developers adress the above issues to the existing owners satisfaction, they are welcome to submit a revised application.
6. I rely on the municipality of Gansbaai to heed these objections and support us as existing owners.

Mr. T.V. Hanslo.

T. Hanslo 20/07/2012.

FILE NO:	PTN 2/712
SCAN NO:	
COLLABORATOR NO:	372898

From: <Charl.Theron@absacapital.com>
To: <ileroux@overstrand.gov.za>
Date: 20/07/2012 03:27 PM
Subject: Besware



Hi Schalk,

Dankie vir die gesels vroeer vandag.

Ek het 'n paar besware, kommentaar oor die voorgestelde Khoisan Bay ontwikkeling.

Daar gaan 'n voorgestelde 472 erwe, een kommersiele erf en 'n gemeenskaps fasiliteite erf wees in die voorgestelde ontwikkeling, sonder enige toevoegings van hoofroetes wat De Kelders binnegaan. Daar is slegs een nasionale pad van Hermanus se kant, en die verkeer gaan eksponentieel toeneem.

Die hele ontwikkeling gaan groot getal gesinne huisves, maar geen ander groot ontwikkelinmg in terme van uitbreiding in die dorp gaan gebeur nie, so hoe gaan die munisipaliteit seker maak hulle kan die toenemende getal gesinne huisves met be... ande fasiliteite, eg. Mediese sorg, skole, ens.

Het die ontwikkelaars enigsins die toename in geraas in ag geneem met die ontwikkeling?

Al die inwoners van De Kelders koop hier met 'n doel – om die rustigheid van die plattelandse dorp te ervaar. Al wat hier gaan gebeur is dat De Kelders 'n tweede Hermanus gaan word met een hoofroete wat al klaar 'n gemors is. Ek dink dit gaan afstuur op 'n ramp.

Die Klein Baai ontwikkeling het baie sleg verkoop, en in my opinie hoekom het mens 'n tweede ontwikkeling nodig in die huidige ekonomiese omstandighede, as een ontwikkeling nie eers kan verkoop en ontwikkel word nie?

Ek sal graag wil op hoogte gehou word met die ontwikkeling, en meer besonderhede verkry. Ek hoop daar is ander eienaars wat soos ek voel oor die ontwikkeling.

Baie dankie
 Charl

FILE NO:	PTW 2/712
SCAN NO:	
COLLABORATOR NO:	372901

Charl Theron
 Associate Principal
 Finance Change
 Absa Capital
 Tel +27 11 895 7556
 Fax + 27 11 895 7804
Charl.Theron@absacapital.com

15 Alice Lane, Sandton, 2196, South Africa

These terms and conditions apply to the e-mail communication, attachments and all subsequent communications and attachments Absa Capital, a division of Absa Bank Limited (registration number: 1986/004794/06) ("we"/"us") may send you (collectively referred to as "the communication").
 The information contained in this communication is confidential and may be legally privileged or exempt from disclosure under the applicable law. It is intended solely for the use of the named addressees and others authorised by us to receive it (□intended recipient□).
 If you are not the intended recipient of this communication, then:
 (a) please notify the sender of this communication immediately by return e-mail, facsimile or telephone and thereafter delete this message from your system;