



Received 12/2/2016

12h00 RduP

The Mayor
 Mrs. Nicolette Botha-Guthrie
 P.O. Box 20
 Hermanus
 7200
 Email : nbotha-guthrie@overstrand.gov.za

TR A Theart
 (H Olivier)

Mr. & Mrs. G. Kroes
 8 Sunny Brae Cresc.,
 Hermanus, 7200
 10 February 2016.

FILE NO:	Even 1938 + 2018
SCAN NO:	2w
	43
COLLABORATOR NO:	876411

Dear Mrs. Botha-Guthrie

Planned Transit Site Development, Westcliff, Hermanus

We are property owners in Westcliff, Hermanus.

We have just been informed of the intention to create a Transit Site on the corner of Stil and Church Streets and that the municipality has placed an advertisement about the intended development in some newspapers to advise the residents of the project and provided time for objections till the 15th of February. We have not as yet seen this advert and therefore do not know the full extent of the intended project. We do however not need to know every aspect thereof to know that such a Transit Area can have a very material negative influence on property values and are surprised that a notice of such cardinal importance to the residents in the affected surrounding area was not sent by personal mail.

We have been informed that the management of Beach Club and others have been having discussions with the municipal executive during a stage when they were under the impression that the development area was going to be a low-cost housing area and that these discussions were semi-concluded before there was a decision taken to place a Transit Site on the development area. We understand the following from feedback so received and we append our comments, concerns and objections thereto below:

- We have further been informed that you as Mayor have made a commitment that nothing would be done that would negatively affect Westcliff's property values. This project will also affect our living conditions if not controlled properly. We see this as an infringement of our right to be consulted on issues that could affect us both financially and socially. We object to the fact that we as property owners were not directly advised of these intended developments.
- We have been told that it is the intention to develop a commercial zone on the corner of Stil and Church streets and that Beach Club and others have raised their concern about potential spaza shops, taxi ranks and possibly free trading areas that could be developed

there. We herewith object to this potential development site unless written assurances are given that the development site will be kept in a pristine condition. We further require written assurances that we as property owners will be consulted about potential development plans of the site before decisions are taken, and thereafter provided information on the preferred development and a period to object to such a development if it is considered as having a potentially negative impact on the residential area.

- We have also been told that the Municipality initially planned a formal SR1 zoned housing development on the site and that this has now been altered to cater for a Transit Area that may remain as such for a period of up to 5 years.

We object strongly to this strategy unless you can provide our community with written assurances of such a nature that we can take legal action against the municipality for failure to perform. These performance terms should cover commitments that the intended site will be kept clean, that regulations regarding noise be applied strictly, no informal trading be allowed anywhere along Church or Stil streets, no shacks or any form of extension to the initial housing structure be allowed, refuse be removed on at least the same regular basis as served on the rest of our residential community and that facilities be provided to the residents to enable them to keep the living area clean (waste bins) and that you contractually bind yourselves to manage the site according to rules and regulations as if it was a SR1 zoned property development (other than the transit occupational provision).

- We understand that you have committed that no double-storey units be constructed within the bottom half (i.e. the half towards Church Street). We wish to gain your commitment that this restriction will be placed in the title deeds when the houses are eventually transferred to the eventual owners and that until that time you undertake in writing that the houses will not under any circumstances be altered to accommodate double or any other form of multiple storey structure, and that only the owners and their immediate family members may occupy the units.
- Wall enclosure

We understand that there is now going to be provision made for a 1,8 metre high wall around the perimeter of the development. We would like to suggest a wall similar to that along Marine Village on the other side of Stil Street and that the maintenance thereof (including the painting of the wall) needs to be committed to in writing by the municipality.

- Toilet and washing facilities

We do not have clarity on the intended toilet and washing facilities and herewith object to any facility being created which is not intended to serve ONLY the occupants of the intended dwellings.

We need a written commitment from the Municipality which states that the washing facilities will be of such a nature that no petitioning or mass action can or will originate

because of the nature or inadequacy thereof and a further commitment that there will be sufficient thereof to ensure that no resident needs to relieve him or herself in any other place and in so doing foul the environment and place the health of our community at risk. We need your commitment in writing that the toilet facilities will be kept in a clean and functional operational status at all times and that there will be sufficient water per living unit to adhere to washing, toilet and living requirements.

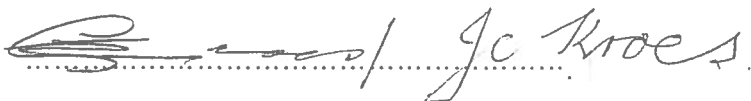
- Objections

We have recorded our objections and acceptance terms above and wish to state that should these acceptance terms not be considered as achievable by yourselves then any apparent acceptance that may be considered as being derived from the content of this document of objection of ours be considered as withdrawn and a blanket objection to the intended development be considered as in its stead.

We understand the need to provide housing for people and have no argument in that regard. However, We do not understand and it does not make sense why, after the initial plans were drawn up in September 2014 (information gained from Mrs G Bucker, 106 Canterbury Street) for permanent built housing, the Municipality wants to take this route. Surely the permanent structures can be built and then the people who qualify for them can be moved directly into the houses, and the areas in Zwelihle where they vacate from can then be upgraded? We state that where such a development is very likely to materially affect property values, safety and living standards, our needs and rights need to be given serious attention and if not attended to then you should expect our serious objection and expect repercussions as a result thereof.

Please acknowledge receipt of our objections and we request your confirmation of your willingness to place your commitment to ensure our safety and property values in writing.

Yours in objection.



CC: smuller@overstrand.gov.za rkuchar@overstrand.gov.za

Ps. Please respond to the following address

Mr. Gabriël Kroes & Mrs. Johanna Kroes

8 Sunny Brae Cresc.

West Cliff, Hermanus, 7200, Tel: 028 313 0584, kroesgj@vodamail.co.za



(Magnus S. Karlberg

The Mayor

Mrs. Nicolette Botha- Guthrie

P.O. Box 20

Hermanus

7200

Email : nbotha-guthrie@overstrand.gov.za

29 January 2016

TP- A Theart
(C M Olivier)

19 Westcliff Road

7200 Hermanus

FILE NO:	Even 1938 + 2018
SCAN NO:	2w
	23
COLLABORATOR NO:	876326

Dear Mrs. Botha- Guthrie

Planned Transit Site Development, Westcliff, Hermanus

I am a property owner in Westcliff, Hermanus.

I have just been informed of the intention to create a Transit Site on the corner of Still and Church Streets and that the municipality has apparently placed an advertisement about the intended development in some newspapers to advise the residents of the project and provided time for objections till the 14th of February. I have not as yet seen this advert and therefore do not know the full extent of the intended project. I do however not need to know every aspect thereof to know that such a Transit Area can have a very material negative influence on my property value and am surprised that an issue of such cardinal importance to the residence in the affected surrounding was not informed by personal mail of the intention thereof as opposed to the simple placement of an advert which has obviously not been seen by the majority (if not all) of the affected property owners.

I have been advised that the management of Beach Club and others have been having discussions with the municipal executive during a stage when they were under the impression that the development area was going to be a low-cost housing area and that these discussions were semi-concluded before there was a decision taken to place a Transit Site on the development area. I understand the following from feedback so received and I append my comments, concerns and objections thereto below:

- You as Mayor have apparently made a commitment that nothing would be done that would negatively affect West Cliff's property values. How am I to believe this if I have not even been advised of the intended development of a Transit Site that is very likely to materially affect my living conditions if not controlled properly – I see this as an infringement of my constitutional rights to be consulted on issues that could affect me both financially and

socially. I object to the fact that I as a property owner in an affected area was not directly advised of either of these intended development scenarios.

- It is apparently the intention to develop a commercial zone on the corner of Still and Church streets. I have been told that Beach Club and others have raised their concern about potential Spaza shops, taxi ranks and possibly free trading areas that could be developed there. How is this area going to be kept clean and clear of vagrants and rubbish and all types of unwanted elements that will negatively affect our complete residential zone ? – I herewith object to this potential development site unless written assurances are given that the development site will be kept in a pristine condition. I further require written assurances that we as affected property owners will be consulted about potential development plans of the site before decisions are taken and thereafter provided information on the preferred development and a period to object to such a development if it is considered as having a potentially negative impact on the residential area.
- The Municipality apparently initially planned a formal, SR1 zoned housing development on the site. This has now apparently been altered to cater for a Transit Area that may remain as such for a period of up to 5 years.

I object strongly to this strategy unless you can provide our community with written assurances of such a nature that we can take legal action against the municipality for failure to perform. This performance terms should cover commitments that the intended site will be kept clean, that regulations regarding noise be applied strictly, no informal trading be allowed anywhere along Church or Stil streets, no shacks or any form of extension to the initial housing structure be allowed, refuse be remove on at least the same regular basis as served on the rest of our residential community and that facilities be provided to the residents to enable them to keep the living area clean (waste bins) and that you contractually bind yourselves to manage the site according to rules and regulations as if it was a SR1 zoned property development (other than the transit occupational provision)

- I understand that you have committed that no double- storey units be constructed within the bottom half (i.e. the half towards Church Street). I wish to gain your commitment that this restriction will be placed in the title deeds when the house is eventually transferred to the eventual owners and that till that time you undertake in writing that the houses will not under any circumstances be altered to accommodate double or any other form of multiple storey structure or more immediate families and family members that apparently planned for (two families per unit comprising ONLY actual family members.. not friends and extended family members of any sorts)
- Access road to Church Street:
 - I have been advised that Beach Club and other representatives objected to an intended access road from the proposed development onto Church Street – I have inspected the proposed access position and fully support their objection to any access road into Church Street. The intended access positioned is close to a blind bend with viewing further restricted by an Abalone wall and is a disaster in waiting. Few of the intended residents have transport and even one access road to the site should surely be sufficient

bar the fact that provision need possibly be made for fire safety reasons. Church Street provides the only access to the residential areas beyond that point and it would be an unacceptable risk to create a potential risk area like this that can lead to the closing of the road to their development. I herewith state my objection to the access street to Church Street and lend my support the objections to the intended road already made by the other parties and support a proposal to a second access road from Stil Street if a second access point is indeed required.

- Wall enclosure

I understand that there is apparently now going to be provision made for a 1,8 metre wall around the perimeter of the development. This wall is apparently only going to be "bagged". I feel the height of the wall does not provide sufficient security for the residents and should be increased in height and the bagging of the wall does not enhance the area and will not prevent our property values from devaluing.

I was told that there are thoughts of increasing the height of the wall to 3 metre and to the plastering & painting of the wall and the placement of security lighting and gardens along Church Street and possibly even the planting of a tree lane down Church Street from Stil Street onwards towards Beach Club.

This wall and garden area and the maintenance thereof (including the painting of the walls need to be committed to in writing by the municipality)

I support an enhanced featured wall as referred to above and reject as inadequate the intended 1,8 metre bagged wall and state my total objection to the intended Transit Area unless a wall is constructed BEFORE a single occupant is placed on the development site.

- Toilet and washing facilities

I do not have clarity on the intended Toilet and Washing facilities and herewith object to any facility being created which is not intended to serve ONLY the occupants of the intended dwelling.

I need a written commitment from the Municipality which states that the washing facilities will be of such a nature that no petitioning or mass action can or will originate because of the nature or inadequacy thereof and a further commitment that there will be sufficient thereof to ensure that no resident needs to relieve him or herself in any other place and in so doing foul the environment and place the health of our community at risk. I need your commitment in writing that the toilet facilities will be kept in a clean and functional operational status at all times and that there will be sufficient water per living unit to adhere to washing, toilet and living requirements.

- Objections

I have recorded my objections and acceptance terms above and wish to state that should these acceptance terms not be considered as achievable by yourselves then any apparent acceptance that may be considered as being derived from the content of this document of objection of mine be considered as withdrawn and a blanket objection to the intended development be considered as in its stead.

I understand the need to provide housing for people and have no argument in that regard but where such a development is very likely to materially affect property values, safety and living standards of myself, my family and friends then our needs and rights need to be given serious attention and if not attended to then you should expect my serious objection and expect repercussions as a result thereof.

Please acknowledge receipt of my objections and I request your confirmation of your wiliness to place your commitment to ensure our safety and property values in writing.

Yours in objection,



Magnus Karlberg

Ps. Please respond to the following address

Magnus S. KARLBERG
19 Westcliff Road

HERMANUS
7200

Tel no: 083 3801230]



TP- A Theart
(Holivier)

D.E. + D.J. Grace

The Mayor
Mrs. Nicolette Botha-Guthrie
P.O. Box 20
Hermanus
7200
Email : nbotha-guthrie@overstrand.gov.za
29 January 2016

5 Windsor Crescent
Westcliff
Hermanus

FILE NO:	Even 1938 + 2018
SCAN NO:	2W
COLLABORATOR NO:	875988

Dear Mrs. Botha-Guthrie

Planned Transit Site Development, Westcliff, Hermanus

We are property owners in Westcliff, Hermanus.

We have been informed of the intention to create a Transit Site on the corner of Stil and Church Streets and that the municipality has apparently placed an advertisement about the intended development in some newspapers to advise the residents of the project and provided time for objections till the 15th of February. We have not as yet seen this advert and therefore do not know the full extent of the intended project. We do however not need to know every aspect thereof to know that such a Transit Area can have a very material negative influence on my property value and am surprised that an issue of such cardinal importance to the residents in the affected surrounding area was not informed by personal mail of the intention thereof as opposed to the simple placement of an advert which has obviously not been seen by the majority (if not all) of the affected property owners.

- You as Mayor have apparently made a commitment that nothing would be done that would negatively affect Westcliff's property values. How are we to believe this if we have not even been advised of the intended development of a Transit Site that is very likely to materially affect our living conditions if not controlled properly? We see this as an infringement of my constitutional rights to be consulted on issues that could affect us both financially and socially. I object to the fact that we as property owners in an affected area was not directly advised of either of these intended development scenarios.
- It is apparently the intention to develop a commercial zone on the corner of Stil and Church streets. How is this area going to be kept clean and clear of vagrants and rubbish and all types of unwanted elements that will negatively affect our complete residential zone? We herewith object to this potential development site unless written assurances are given that the development site will be kept in a pristine condition. I further require written assurances that we as affected property owners will be consulted about potential

TP

16 FEB 2016

17 FEB 2016

development plans of the site before decisions are taken, and thereafter provided information on the preferred development and a period to object to such a development if it is considered as having a potentially negative impact on the residential area.

- The Municipality apparently initially planned a formal SR1 zoned housing development on the site. This has now apparently been altered to cater for a Transit Area that may remain as such for a period of up to 5 years.

We object strongly to this strategy unless you can provide our community with written assurances of such a nature that we can take legal action against the municipality for failure to perform. These performance terms should cover commitments that the intended site will be kept clean, that regulations regarding noise be applied strictly, no informal trading be allowed anywhere along Church or Stil streets, no shacks or any form of extension to the initial housing structure be allowed, refuse be removed on at least the same regular basis as served on the rest of our residential community and that facilities be provided to the residents to enable them to keep the living area clean (waste bins) and that you contractually bind yourselves to manage the site according to rules and regulations as if it was a SR1 zoned property development (other than the transit occupational provision)

- We understand that you have committed that no double-storey units be constructed within the bottom half (i.e. the half towards Church Street). I wish to gain your commitment that this restriction will be placed in the title deeds when the houses are eventually transferred to the eventual owners and that until that time you undertake in writing that the houses will not under any circumstances be altered to accommodate double or any other form of multiple storey structure, and that only the owners and their immediate family members may occupy the units.
- Wall enclosure

We understand that there is apparently now going to be provision made for a 1,8 metre wall around the perimeter of the development. This wall is apparently only going to be "bagged". I feel the height of the wall does not provide sufficient security for the residents and should be increased in height and the bagging of the wall does not enhance the area and will not prevent our property values from devaluing.

We were told that there are thoughts of increasing the height of the wall to 3 metres and to the plastering & painting of the wall and the placement of security lighting and gardens along Church Street and possibly even the planting of a tree lane down Church Street from Stil Street onwards towards Beach Club.

This wall and garden area and the maintenance thereof (including the painting of the walls) need to be committed to in writing by the municipality.

We support an enhanced featured wall as referred to above and reject as inadequate the intended 1,8 metre bagged wall and state my total objection to the intended Transit Area.

- Toilet and washing facilities

We do not have clarity on the intended toilet and washing facilities and herewith object to any facility being created which is not intended to serve ONLY the occupants of the intended dwellings.

We need a written commitment from the Municipality which states that the washing facilities will be of such a nature that no petitioning or mass action can or will originate because of the nature or inadequacy thereof and a further commitment that there will be sufficient thereof to ensure that no resident needs to relieve him or herself in any other place and in so doing foul the environment and place the health of our community at risk. I need your commitment in writing that the toilet facilities will be kept in a clean and functional operational status at all times and that there will be sufficient water per living unit to adhere to washing, toilet and living requirements.

- Objections

We have recorded my objections and acceptance terms above and wish to state that should these acceptance terms not be considered as achievable by yourselves then any apparent acceptance that may be considered as being derived from the content of this document of objection of mine be considered as withdrawn and a blanket objection to the intended development be considered as in its stead.

We understand the need to provide housing for people and have no argument in that regard. However, We do not understand and it does not make sense at all why, after the initial plans were drawn up in September 2014 (information gained from Mrs G Bucker, 106 Canterbury Street) for permanent built housing, the Municipality wants to take this route. Surely the permanent structures can be built and then the people who qualify for them can be moved directly into the houses, and the areas in Zwelhile where they vacate from can then be upgraded? We state that where such a development is very likely to materially affect property values, safety and living standards of myself, my family and friends then our needs and rights need to be given serious attention and if not attended to then you should expect my serious objection and expect repercussions as a result thereof.

Please acknowledge receipt of my objections and we request your confirmation of your willingness to place your commitment to ensure our safety and property values in writing.

Yours in sincerely,


Your signature here

CC: smuller@overstrand.gov.za rkuchar@overstrand.gov.za

Ps. Please respond to the following address

D.E.+ D.J. Grace

5 Windsor Crescent

Westcliff

Hermanus

7200

Cell: 083-7923314

E-mail: denisgrace@telkomsa.net

TP A Theart
(Choliver)



From: "Gerrit Lombard" <gerrit@lombardconsult.com>
To: <nbotha-guthrie@overstrand.gov.za>, <smuller@overstrand.gov.za>, <skucka...>
CC: <online2214885@telkomsa.net>
Date: 14/02/2016 06:05 AM
Subject: STILL/CHURCH STREETS TEMPORARY HUMAN SETTLEMENT DEVELOPMENTS

Dear Councillor/Official.

We are also dead against this development in Still Rd due to the following reasons:

1. As residents at Westcliff Rd 32 we are subjected to the traffic to and from Zwelihle in Westcliff Rd:

Although there have been numerous letters written by myself and other residents to the local authority and the media, only two 60km/h signs have been installed to calm the traffic flow along Westcliff rd in the past 5 years. This development is without doubt going to increase the negative impact that this traffic flow has on the neighbourhood. I am a civil engineer with vast experience of similar developments throughout the country and with all these developments the developers are nowadays requested to submit a TIA (traffic impact assessment) or at least a short report from a traffic engineer that states what the impact of the traffic will be. If such a document exists, I would like to study it to establish whether the traffic engineer addressed the total impact of the Still/Church Rd developments. If such a document does not exist, I insist that it must be done. Previous correspondence that the local authority has on file as well as public participation by the residents should be taken into consideration with such a report.

2. The value of all property in the Westcliff area will be affected by the Still Rd development:

At the time that I developed my property, the rights on the property in Still Rd was not for 40 residential units/Ha (this is the lowest density applicable to this type of development). In actual fact, sub-divisions of erven in Westcliff is limited to a size that, if translated to density will be approximately 10 res. units/Ha. The investments decisions that property owners made in the past were based on what the rights of properties in the immediate vicinity were at the time. It is common knowledge, and many precedents can be quoted, where property value was reduced due to adjacent high density human settlement developments. This has been one of the most common showstoppers for high density human settlement developments in the country or alternatively where the developments carried on regardless property developers suffered enormous losses.

Seeing that limited time is available to object against this development, more factual information could not be obtained and hence these two objections in general are to be noted with our vote against these developments.

Kind regards
 Gerrit and Greta Lombard
 32 Westcliff Rd
 Hermanus
 082 551 5004 (mobile no)

FILE NO:	Even 1938+
	2018-2w
SCAN NO:	33
COLLABORATOR NO:	876006

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

From: online2214885@telkomsa.net [mailto:online2214885@telkomsa.net]
 Sent: 12 February 2016 02:24 PM
 To: gerrit@lombardconsult.com
 Subject: More email addresses

More email addresses for you..

Greta - I think her surname is Lombard? but the email address is gerrit@lombardconsult.com She is very

TP

against it too - please add her to the list!

Axx



HIK ABALONE FARM (PTY) LTD.

PO Box 199
HERMANUS 7200
SOUTH AFRICA

Reg No 1998/23580/07

Ph: +27-28-313-1055
Fax: +27-28-312-2288
Email: Info@hik.co.za



TP A Theart
E H Olivier

16 February 2016

Dear Mr Oliver

Re: Unregistered ERF 1938, and unregistered ERF 2018, Zwelihle, Hermanus file reference 1938 & 2018 HZW

We would like to raise some concerns/queries with regard to the proposed departure to erect a Temporary Relocation Area (TRA):

- It appears that the density of the new TRA site will be higher than the original housing plan as proposed in the letter dated 2 October 2014 (file reference 315 & 243 HZW 2675) What are these densities?
- There are no ablution facilities inside the TRA structures, only one per 4 households. What is the maximum number of residents per household and how many therefore need to share these facilities?
- Over the last few years we have had ongoing issues with regard to sewerage in the storm water line, with E.coli being measured in the incoming water and resulting in at least one farm closure and therefore loss of business. Overstrand Municipality is acutely aware of this and the potential impacts that it could have on the farms and the livelihoods of people working there. What measures will be in place to prevent the use of the storm water system to handle additional waste and thereby make the current situation even more unstable?
- Is the existing infrastructure able to handle the additional waste load from the likely higher density of the TRA?
- Who is responsible for the maintenance and upkeep on the dwellings, are they the property of Overstrand Municipality or do the families jointly own them?
- What measures are there in place to prevent temporary dwellings from being erected on the open spaces as depicted on the site plan?

While we support the municipality's efforts in providing permanent housing we feel that our concerns are legitimate and deserve consideration to avoid devastating outcomes in the future.

Regards

Greg Tutt
(Technical manager)

FILE NO:	EZ
	Open 1938+2018
SCAN NO:	ZW
	19
COLLABORATOR NO:	876276

DIRECTORS: C.R. HAW, P.D. INGLIS (CHAIRMAN),
R.G. KROHN, I. STRAUSS, R. VAN NIEKERK, B. VAN OORDT

16 FEB 2016

TP

16 FEB 2016

FILE NO:	Even 1938 + 2018
SCAN NO:	2W
	55
COLLABORATOR NO:	876101



TP- A Theart
(Hollisier)

The Mayor

Mrs. Nicolette Botha-Guthrie

P.O. Box 20

Hermanus

7200

Email : nbotha-guthrie@overstrand.gov.za

29 January 2016

Mrs H M Powers

Erf 10 & 9

149 & 147 Church Street

Hermanus

Dear Mrs. Botha-Guthrie

Planned Transit Site Development, Westcliff, Hermanus

I am a property owner in Westcliff, Hermanus.

I have just been informed of the intention to create a Transit Site on the corner of Stil and Church Streets and that the municipality has apparently placed an advertisement about the intended development in some newspapers to advise the residents of the project and provided time for objections till the 15th of February. I have not as yet seen this advert and therefore do not know the full extent of the intended project. I do however not need to know every aspect thereof to know that such a Transit Area can have a very material negative influence on my property value and am surprised that an issue of such cardinal importance to the residents in the affected surrounding area was not informed by personal mail of the intention thereof as opposed to the simple placement of an advert which has obviously not been seen by the majority (if not all) of the affected property owners.

I have been advised that the management of Beach Club and others have been having discussions with the municipal executive during a stage when they were under the impression that the development area was going to be a low-cost housing area and that these discussions were semi-concluded before there was a decision taken to place a Transit Site on the development area. I understand the following from feedback so received and I append my comments, concerns and objections thereto below:

- You as Mayor have apparently made a commitment that nothing would be done that would negatively affect Westcliff's property values. How am I to believe this if I have not even been advised of the intended development of a Transit Site that is very likely to materially affect my living conditions if not controlled properly – I see this as an infringement of my constitutional rights to be consulted on issues that could affect me both financially and socially. I object to the fact that I as a property owner in an affected area was not directly advised of either of these intended development scenarios.

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15 FEB 2016

15 FEB 2016

- It is apparently the intention to develop a commercial zone on the corner of Stil and Church streets. I have been told that Beach Club and others have raised their concern about potential spaza shops, taxi ranks and possibly free trading areas that could be developed there. How is this area going to be kept clean and clear of vagrants and rubbish and all types of unwanted elements that will negatively affect our complete residential zone? I herewith object to this potential development site unless written assurances are given that the development site will be kept in a pristine condition. I further require written assurances that we as affected property owners will be consulted about potential development plans of the site before decisions are taken, and thereafter provided information on the preferred development and a period to object to such a development if it is considered as having a potentially negative impact on the residential area.

- The Municipality apparently initially planned a formal SR1 zoned housing development on the site. This has now apparently been altered to cater for a Transit Area that may remain as such for a period of up to 5 years.

I object strongly to this strategy unless you can provide our community with written assurances of such a nature that we can take legal action against the municipality for failure to perform. These performance terms should cover commitments that the intended site will be kept clean, that regulations regarding noise be applied strictly, no informal trading be allowed anywhere along Church or Stil streets, no shacks or any form of extension to the initial housing structure be allowed, refuse be removed on at least the same regular basis as served on the rest of our residential community and that facilities be provided to the residents to enable them to keep the living area clean (waste bins) and that you contractually bind yourselves to manage the site according to rules and regulations as if it was a SR1 zoned property development (other than the transit occupational provision)

- I understand that you have committed that no double-storey units be constructed within the bottom half (i.e. the half towards Church Street). I wish to gain your commitment that this restriction will be placed in the title deeds when the houses are eventually transferred to the eventual owners and that until that time you undertake in writing that the houses will not under any circumstances be altered to accommodate double or any other form of multiple storey structure, and that only the owners and their immediate family members may occupy the units.

- Access road to Church Street:

- I have been advised that Beach Club and other representatives objected to an intended access road from the proposed development onto Church Street – I have inspected the proposed access position and fully support their objection to any access road into Church Street. The intended access position is close to a blind bend with viewing further restricted by an abalone farm wall. Few of the intended residents have transport and even one access road to the site should surely be sufficient bar the fact that provision need possibly be made for fire safety reasons. Church Street provides the only access to the residential areas beyond that point and it would be unacceptable to create a potential risk area like this that can lead to the closing of the road to their development.

I herewith state my objection to the access street to Church Street and lend my support to objections to the intended road already made by the other parties and support a proposal to a second access road from Stil Street if a second access point is indeed required.

- Wall enclosure

I understand that there is apparently now going to be provision made for a 1,8 metre wall around the perimeter of the development. This wall is apparently only going to be "bagged". I feel the height of the wall does not provide sufficient security for the residents and should be increased in height and the bagging of the wall does not enhance the area and will not prevent our property values from devaluing.

I was told that there are thoughts of increasing the height of the wall to 3 metres and to the plastering & painting of the wall and the placement of security lighting and gardens along Church Street and possibly even the planting of a tree lane down Church Street from Stil Street onwards towards Beach Club.

This wall and garden area and the maintenance thereof (including the painting of the walls) need to be committed to in writing by the municipality.

I support an enhanced featured wall as referred to above and reject as inadequate the intended 1,8 metre bagged wall and state my total objection to the intended Transit Area.

- Toilet and washing facilities

I do not have clarity on the intended toilet and washing facilities and herewith object to any facility being created which is not intended to serve ONLY the occupants of the intended dwellings.

I need a written commitment from the Municipality which states that the washing facilities will be of such a nature that no petitioning or mass action can or will originate because of the nature or inadequacy thereof and a further commitment that there will be sufficient thereof to ensure that no resident needs to relieve him or herself in any other place and in so doing foul the environment and place the health of our community at risk. I need your commitment in writing that the toilet facilities will be kept in a clean and functional operational status at all times and that there will be sufficient water per living unit to adhere to washing, toilet and living requirements.

- Objections

I have recorded my objections and acceptance terms above and wish to state that should these acceptance terms not be considered as achievable by yourselves then any

apparent acceptance that may be considered as being derived from the content of this document of objection of mine be considered as withdrawn and a blanket objection to the intended development be considered as in its stead.

I understand the need to provide housing for people and have no argument in that regard. However, I do not understand and it does not make sense at all why, after the initial plans were drawn up in September 2014 (information gained from Mrs G Bucker, 106 Canterbury Street) for permanent built housing, the Municipality wants to take this route. Surely the permanent structures can be built and then the people who qualify for them can be moved directly into the houses, and the areas in Zwelihle where they vacate from can then be upgraded? I state that where such a development is very likely to materially affect property values, safety and living standards of myself, my family and friends then our needs and rights need to be given serious attention and if not attended to then you should expect my serious objection and expect repercussions as a result thereof.

Please acknowledge receipt of my objections and I request your confirmation of your willingness to place your commitment to ensure our safety and property values in writing.

Yours in objection,

Signed H M POWERS(Mrs)

CC: smuller@overstrand.gov.za rkuchar@overstrand.gov.za

Ps. Please respond to the following address

Mrs H M Powers
Mrs MF B Macdonald
15 Midwood Avenue
Newlands
7700

Tel no: 021 788 5897 / 076 357 0530

hpowers@worldonline.co.za

FILE NO:	Erven 1938 + 2018
SCAN NO:	2w
	54
COLLABORATOR NO:	876097



TR A Theart
(CH Olivier)

Judy Cheney

1 Strand Street

Westcliff

Hermanus 7200

The Mayor

Mrs. Nicolette Botha-Guthrie

P.O. Box 20

Hermanus

7200

Email : nbotha-guthrie@overstrand.gov.za

February 15, 2016

Dear Mrs. Botha-Guthrie

Planned Transit Site Development, Westcliff, Hermanus

I am a property owner in Westcliff, Hermanus.

I have just been informed of the intention to create a Transit Site on the corner of Stil and Church Streets and that the municipality has apparently placed an advertisement about the intended development in some newspapers to advise the residents of the project and provided time for objections till the 15th of February. I received notice from my neighbour yesterday as I have been away. I have not seen this advert and therefore do not know the full extent of the intended project. Except what I have been told. I do however not need to know every aspect thereof to know that such a Transit Area can have a very material negative influence on my property value, with an increase in crime and my feeling of security, I am surprised that an issue of such cardinal importance to the residents in the affected surrounding area was not informed by personal mail of the intention thereof as opposed to the simple placement of an advert which has obviously not been seen by the majority (if not all) of the affected property owners.

Management of Beach Club and others have apparently been having discussions with the municipal executive during a stage when they were under the impression that the development area was going to be a low-cost housing area and that these discussions were semi-concluded before there was a decision taken to

TP

15 FEB 2016

17 FEB 2016

place a Transit Site on the development area. I understand the following from feedback so received and I append my comments, concerns and objections thereto below:

- You as Mayor have apparently made a commitment that nothing would be done that would negatively affect Westcliff's property values. How am I to believe this if I have not even been advised of the intended development of a Transit Site that is very likely to materially affect my living conditions if not controlled properly – I see this as an infringement of my constitutional rights to be consulted on issues that could affect me both financially and socially. I object to the fact that I as a property owner in an affected area was not directly advised of either of these intended development scenarios.
- It is apparently the intention to develop a commercial zone on the corner of Stil and Church streets. I have been told that Beach Club and others have raised their concern about potential spaza shops, taxi ranks and possibly free trading areas that could be developed there. How is this area going to be kept clean and clear of vagrants and rubbish and all types of unwanted elements that will negatively affect our complete residential zone? I herewith object to this potential development site unless written assurances are given that the development site will be kept in a pristine condition. I further require written assurances that we as affected property owners will be consulted about potential development plans of the site before decisions are taken, and thereafter provided information on the preferred development and a period to object to such a development if it is considered as having a potentially negative impact on the residential area.
- The Municipality apparently initially planned a formal SR1 zoned housing development on the site. This has now apparently been altered to cater for a Transit Area that may remain as such for a period of up to 5 years.

I object strongly to this strategy unless you can provide our community with written assurances of such a nature that we can take legal action against the municipality for failure to perform. These performance terms should cover commitments that the intended site will be kept clean, that regulations regarding noise be applied strictly, no informal trading be allowed anywhere along Church or Stil streets, no shacks or any form of extension to the initial housing structure be allowed, refuse be removed on at least the same regular basis as served on the rest of our residential community and that facilities be provided to the residents to enable them to keep the living area clean (waste bins) and that you contractually bind yourselves to manage the site according to rules