

(2009/04/09) Geraldine Van Vuuren - erf 1447, Sandbaai, y. reference: 1447, HSB

Pag

From: "baerbel eckard" <beckard@deunet.co.za>
To: <gvvuuren@overstrand.gov.za>
Date: 2009/04/09 10:24 AM
Subject: erf 1447, Sandbaai, y. reference: 1447, HSB

B. Eckard
 49 Bergsight
 Sandbaai
 Tel. 028 316 4102

TP

Dear Ms van Vuuren,
 as I only got information about the proposed building of a Shopping Centre last night, a formal letter seems to be too late. I hope I get recognition also by this way of comment.
 I would like to support the letter by our chairman Gawie Bester. I do feel betrayed in my choice of a home for my retired life, as it seemed to be nice enough place to enjoy the last couple of years left. I definitely do not wish to be surrounded by shopping centres, Agri buildings, a much bigger Centre planned to be built right next to my bedroom. Seeing this I immediately put my house on the market - of course the value already vanished, no market whatsoever, forget about the mood on the market in general. Our future looks depressingly bleak! A bottle store PLUS a place of entertainment, I do not want to imagine the impact of such a decision....

A very sad fact is that we as affected citizens will have no say, even pay for such obstrusities with our tax money.

Please lets try to find a solution of mutual consens. Do we really need all these shops? What about all the now already empty establishments, and that before the real impact of the financial desaster even hit us yet.....

Sincerely Yours
 signed: Barbara Eckard

FILE NO:	EL 1447 SB
RECEIVED	22
COLLABORATION UNIT	82463

TP - 9 APR 2009

From: Geraldine Van Vuuren
To: Loreita Swarts
Date: 16/04/2009 2:08 PM
Subject: Fwd: Erf 1447: Light of the Cross Ministries



dis kommentaar wat net asb uitgeprint , gecollab en op file moet kom asb thanks

>>> "Andrew Greeff" <acgreeff@netactive.co.za> 2009/04/14 03:18 PM >>>

Ms. M.G. van Vuuren

RE : ERF 1447, c/o R 43 & SANDBAAI MAIN ROAD, SANDBAAI, OVERSTRAND MUNICIPAL AREA : PROPOSED AMENDMENT OF THE GREATER HERMANUS SPATIAL DEVELOPMENT FRAMEWORK & PROPOSED SUBDIVISION, REZONING & CONSENT USE

- 1.. You notice dated 6-02-2009 reference 1447,HSB refers.
- 2.. THE LIGHT OF THE CROSS MINISTRIES hereby submits comment as follows :
- 3.. Amendment of Greater Hermanus SDF : reservation of a portion of Erf 1447, Sandbaai changed from "Urban Area" to "Commercial Node": accepted.
- 4.. Subdivision & Rezoning of three proposed portions of Erf 1447 to Business Zone I, Transport Zone I & Open Space Zone II in order to create a shopping centre : accepted.
- 5.. Consent Use for Supermarket, Bottle Store & Place of Entertainment : we comment as follows :
- 6.. Proposed Building Envelope : the setback from erf 1823, The Hermanus Christian Academy (Institution) varies between approximately 20,0m & 25,0m; this setback is to be clear of all structures excluding boundary walls, including refuse yards, wash bays or any like structure.
- 7.. Ring Road : only a ring road will be permitted within the above 20 - 25,0m setback area, no parking bay(s), parking or off-loading facility of whatsoever nature will be permitted.
- 8.. Landscaping : a landscaped / planted soil berm must be created as part of the landscaping to the entire Southern boundary to ameliorate noise & scale factors.
- 9.. Attenuation Dam : water to be constantly cycled / or treated to prevent mosquito or other insect infestations.
- 10.. Mole Eradication : a combined effort is suggested to eradicate the current mole problem which would cause havoc with planting, landscaping & paving.

Yours sincerely

Andrew Greeff Pr.Arch MI.Arch
TRUSTEE

FILE NO:	EL 1447
SCAN NO:	31
COLLABORATOR NO:	82898

TP
16 APR 2009

Home Owners Association
 Protea Park 50
 Huiseienaarsvereniging
 Tel. 028-316-3676

1st April 2009



The Town Planner
 Overstrand Municipality
 Hermanus Administration
 P O Box 20
 HERMANUS 7200

Your Ref. 1447 HSB

Attention Mr.MG van Vuuren

Dear Sir

ERF 1447, R43 and Sandbaai Main Road, Sandbaai, Overstrand Municipal Area

We thank you for your letter of the 6th February 2009 together with its contents relating to the proposed proposal that has been tabled to change the reservation of a portion of Erf 1447 Sandbaai from "Urban Area" to "Commercial Node". It has been noted that an application has been received by you for the rezoning by you of the proposed three portions from Agricultural Zone 1 to Business Zone 1, Transport Zone 1 and Open Space Zone 11 respectively in order to establish a shopping centre on the property concerned.

We wish to place before you our objection and concerns to the proposals under correspondence

Overplan & Associates re: Development on Erf 1447

1. The Protea Park Home Owners' Association suggests that the site development Plan be turned around so that the service road etc. be on the northern boundary (next to R43) and the surface parking area be on the southern boundary (adjacent to Protea Park) with trees planted against the boundary wall as a dampener to noise. Could not an exit slipway be constructed from northern boundary to the R43? This would stop the noise of delivery traffic during the day and night affecting the well being of residents in what is a residential area.
2. The entrance to the proposed development to remain via Sandbaai Main Road.

FILE NO:	EL 1447
SCAN NO:	
COLLABORATOR NO:	80765

- 2 APR 2009 TP

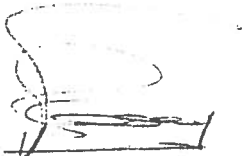
Overstrand Municipality re Rezoning Erf 1447 Sandbaai.

1. Will the municipal sewerage pipes and sewage plant be able to accommodate the additional load?

2. Will the stormwater system down Bergsig Street be able to accommodate the stormwater?

We confirm that the residents living on the northern perimeter received their letters by Registered Post and are aware of the proposals.

Yours faithfully



ROBERT PARRY
Vice Chairman
028 316 1899

TP

MOUNTAIN VIEW HOME OWNERS ASSOCIATION

To all homeowners:-

We have received a notification of a proposed commercial development on Erf 1447 which affects a certain part of our village. If you want to oppose this please write your name, erf no and sign.
Thank You

Hannes Steenkamp
Chairman

BE IN BEFORE 1. 4. 2009

Ben & Isabel Abeln	NO 1983
Rhona Kelly	" 1986
SP Graham	2006

Blvd.
R Kelly
SP Graham ✓

FILE NO:	EL 1447
SCAN NO:	
COLLABORATOR NO:	80797

From: Geraldine Van Vuuren
To: Charlene Pieters
Date: 2009/04/02 12:48 PM
Subject: Fwd: Your reference 1447, HSB
Attachments: Note to MM Owners.doc; Monte Mare Comments.doc



>>> Chris Theron <ctheron@limbo.co.za> 2009/03/30 10:03 AM >>>
 Dear Ms van Vuuren

This is to confirm that the Monte Mare Home Owners' Association notified all the owners about your letter regarding the proposed development on Erf 1447 by means of an insert in our March statements. A copy of this notification is attached as "Note to MM Owners.doc".

I also attach the response by the Monte Mare Home Owners Association to your letter as attachment as "Monte Mare Comments.doc".

I hope you will find this in order.

--
 Chris Theron
 Chairperson
 Monte Mare Home Owners Association
 028 316 3812

TP

30 MAR 2009 TP

FILE NO:	1447
SCAN NO:	
COLLABORATOR NO:	80766



Home Owners Association

(Association incorporated under section 21)

Registration Number 2004/035502/08

Managing agents: Happidaze Property Administrators

216 Main Road - Box 748, Hermanus, 7200

e-mail happidaze@telkom.net 082 399 3925 Tel/Fax 028 312 1049

Dear Owner

The following is a summary of a letter we received from the Municipality:

They had received a proposal for the rezoning of Erf 1447 in Sandbaai from "urban" to "Commercial", and its subsequent subdivision. This erf is situated at the south west corner of the Sandbaai Main Road and the R43, as well as consent to use this erf for a "Supermarket, Bottle Store and a Place of Entertainment".

Some details and motivation of the proposal were attached.

Any comments on the proposal must be submitted in writing to reach them by not later than Thursday, 9 April 2009.

The onus rests on the Home Owners Association to inform all the property owners in the complex about this application.

Comments are to be addressed to:

Ms MG van Vuuren

Overstrand Municipality

PO Box 20

Hermanus, 7200

Fax : 028 313 2093

e-mail: gvvuuren@overstand.gov.za

We have cleared it with the Senior Town Planner that a letter such as this would suffice, and that we may comment on behalf of the Association, but individual owners are free to comment as well.

30 MAR 2009 TP

Home Owners Association

(Association incorporated under section 21)

Registration Number 2004/035502/08

Managing agents: Happidaze Property Administrators

216 Main Road - Box 748, Hermanus, 7200

e-mail happidaze@telkom.net 082 399 3925 Tel/Fax 028 312 1049

25 March 2009.

The Senior Town Planner
Overstrand Municipality
P O Box 20
Hermanus

Attention: Ms MG van Vuuren

Dear Ms van Vuuren

ERF 1447, SANDBAAI, your reference 1447, HSB

In response to your letter, the Directors of the Monte Mare Home Owners' Association would like to make the following comments regarding the proposed shopping complex: ✓

1. General

It must be noted that Sandbaai is a densely built up residential area. The northern Parts, especially those flanking Sandbaai's Main Road and Bergsig Street (Tambali Village, Bergzicht, Carlene, Monte Mare, Villa Anadia, Protea Park, Leisure Park, Green Mountain, Mountain View (partly undeveloped), Mooizicht (undeveloped) and Sundew Villas (also undeveloped)) are all security villages with a desirable village ambience that has been a major motivation for buying property in the area. The proposed shopping centre will impact adversely on this atmosphere

2. Traffic.

We believe that the Traffic Impact Assessment study which was done is totally inadequate as it was done on one Friday afternoon followed on one Saturday morning, and only at the Sandbaai Main Road / R43 intersection in mid-winter when traffic volume is relatively low, followed by a superficial study at the Engen entrance. No study was done about the traffic at the intersection of Main Road and Bergsig Street, where congestions often occur during peak hours. In addition, the study excludes times of heavy traffic along these roads during summer or school holidays. Mention is made of the extension of Bergsig Street towards Onrus which may (or may not) lead to a better traffic flow. We do not think that this would alleviate the traffic congestions in the area, but may even affect it adversely at the Main Road intersection.

3. A Place of Entertainment

Such a facility generates high noise levels, especially during late afternoon and early evening. In a predominating residential area this would be totally unacceptable.

4. Bottle Store

There are already two bottle stores in the vicinity, both within easy reach from Sandbaai. An additional Bottle Store in the Sandbaai residential area will most probably attract many undesirable customers into the area and promote vagrancy along the surrounding streets, to the annoyance of residents. This could adversely affect the crime rate in the area.

Thank you for the opportunity to raise our objections to the proposed development



C J Theron
Chairperson

30 MAR 2009 TP

6-Villa Nadia
Bergsig Street
Sandbaai
7200

1 April 2009.

The Senior Town Planner
Overstrand Municipality
P O Box 20
Hermanus

Attention: Ms MG van Vuuren

Dear Ms van Vuuren

FILE NO:	EL 1447 SB
SCAN NO:	77
COLLABORATOR NO:	81507

ERF 1447, SANDBAAI, your reference 1447, HSB

The chairpersons of the Home Owner's Associations of a number of security complexes in Sandbaai met under the chairmanship of Mr Ehrich of Villa Nadia on a few occasions. The purpose of these meetings was to discuss the desirability of the proposed shopping centre on Erf 1447, and the effects it will have. The unanimous feeling at these meetings was that such a shopping centre in our close proximity would be undesirable.

The complexes involved in these discussions were: Bergzicht, Carlane, Leisure Park, Monte Mare and Villa Anadia. All together these chairpersons represented a total approximately 250 property owners.

In response to your referenced letter we, on behalf of the owners in the respective complexes, and with their consent, would like to make the following comments regarding the proposed shopping centre to substantiate their objection.

1. General

It must be noted that Sandbaai is a densely built up residential area. The northern parts, especially those flanking Sandbaai's Main Road and Bergsig Street include all the complexes mentioned above as well as complexes such as Green Mountain, Protea Park, Mountain View (partly undeveloped), and the undeveloped Mooizicht, Sundew Villas and Hessie's Haven. These complexes are all security villages with a desirable village ambience that has been a major motivation for buying property in the area. The proposed shopping centre will impact adversely on this atmosphere.

2. Traffic.

We believe that the Traffic Impact Assessment study which was done is totally inadequate as it was done on one Friday afternoon followed on one Saturday morning, and only at the Sandbaai Main Road / R43 intersection in mid-winter when traffic volume is relatively low, followed by a superficial study at the Engen entrance. No study was done about the traffic at the intersection of Main Road and Bergsig Street, where congestions often occur during peak hours. In addition, the study excludes times of heavy traffic along these roads during summer or school holidays. Mention is made of the extension of Bergsig Street towards Onrus which may (or may not) lead to a better traffic flow. We do not think that this would alleviate the traffic congestions in the area, but may even affect it adversely at the Main Road intersection.


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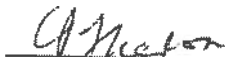
There are already two bottle stores in the vicinity, both within easy reach from Sandbaai. An additional Bottle Store in the Sandbaai residential area will most probably attract many undesirable customers into the area and promote vagrancy along the surrounding streets, to the annoyance of residents. This could adversely affect the crime rate in the area.


The signatures below are these of the Chairpersons present at the meetings, and we thank you for giving us the opportunity to share our concerns.



 J S Bester
 Bergzicht


 H E Stander
 Carlane


 J F Reuvers
 Leisure Park


 C J Theron
 Monte Mare


 M Marziale
 Tambali


 H G Ehrich
 Villa Nadia