

SUPPLEMENTARY A G E N D A

MUNICIPAL PLANNING TRIBUNAL

26 MARCH 2020

***ITEM 4.5 : REMAINDER ERF 243,
HERMANUS, SCHULPHOEK BOULEVARD,
SANDBAAI, OVERSTRAND MUNICIPAL
AREA : APPLICATION FOR CONSENT USE
(UTILITY SERVICES), MESSRS WRAP
CONSULTANCY ON BEHALF OF THE
OVERSTRAND MUNICIPALITY (p166-257)***

4.5**REMAINDER ERF 243, HERMANUS, SCHULPHOEK BOULEVARD, SANDBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE (UTILITY SERVICES), MESSRS WRAP CONSULTANCY ON BEHALF OF THE OVERSTRAND MUNICIPALITY****Rem Erf 243, HMS (3489)****H van der Stoep****2 March 2020****(028) 313 8900****Hermanus Administration****1. EXECUTIVE SUMMARY**

An application for consent use in terms of Section 16.(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning 2015 (By-Law) for “utility services” in order to develop a waste materials recycling plant with associated facilities and infrastructure, as well as a drop off facility on a portion of Remainder Erf 243, Hermanus has been received on 7 November 2019 from Messrs WRAP Consultancy on behalf of the Overstrand Municipality.

A Locality Plan is attached as Annexure A. The Motivation Report from the applicant in support of the application is attached as Annexure B, while the Site Development Plan is attached as Annexure C.

2. DECISION AUTHORITY

Municipal Planning Tribunal

3. BACKGROUND / SITE HISTORY

The portion of the Remainder Erf 243, Hermanus under discussion has been surveyed and is 18,1142 ha in extent. The Hermanus waste water treatment plant is developed on the site and the proposed waste materials recycling plant and drop off will also be developed on the same site. The subdivision of Remainder Erf 243 will be handled separately as the procedures are exempted from the provisions of the By-Law. The site is located east of Schulphoek Boulevard. The previous waste materials recycling plant has been destroyed during protest actions and the only suitable site in the area to develop a new plant is where the current waste water treatment works of Hermanus is located.

4. SUMMARY OF APPLICANT’S MOTIVATION

Only a summary of the main points of motivation are conveyed as follows (the detailed motivation report is attached as Annexure B):

- ❖ Recycling will be undertaken inside the main building. The Municipal vehicles that collect the clear recycling bags from households and businesses will offload it on the concrete floor inside the building after accessing the site through a gate and weighbridge to determine the weight of incoming loads. The contents of the bag will be placed on a conveyer belt for manual sorting of the waste materials after which it will be baled/collected for sale. The remaining waste will be taken to the Karwyderskraal landfill site.

- ❖ The drop off facility for the public will consist of a raised area with waste collection containers below. When full, it will be taken to the Karwyderskraal landfill site for disposal.
- ❖ Recycling paper saves trees and recycling of plastic results in less new plastic being made.
- ❖ Recycled products require less energy than making it from new raw materials.
- ❖ Recycling reduces carbon emissions since less energy is required on sourcing new raw materials.
- ❖ Recycling reduces the pressure on disposal at landfill sites.
- ❖ The total extent of all structures will be approximately 634m².
- ❖ Services will be connected to the existing services on the site.
- ❖ The character of the area will not be adversely affected due to the nature of the buildings.
- ❖ The drop off facility is elevated to allow for drop off into containers and trees will be planted on the western slope.
- ❖ The facility will most probably create job opportunities.
- ❖ No heritage or environmental legislation is triggered.
- ❖ Security measures will be in place.
- ❖ The recycling of materials will not be noxious in nature, thus not interfering with the health of surrounding property owners. It is also not a risk or excessive noise activity.
- ❖ The wall around the facility is approximately 2m high to ensure that waste recovery occurring in the building is not visible from the street.
- ❖ The Provincial Spatial Development Framework promotes a transition to innovation in the waste sector to increase recycling.
- ❖ The property is designated as a community facility which serves the community and is therefore in harmony with the spatial proposals.
- ❖ The scale and character of the proposed development fits in appropriately on the site and the surrounding residential context.
- ❖ The property is zoned as authority zone and the proposed plant is in harmony with the existing authority use character which is prevalent on the property.
- ❖ The proposal will improve the aesthetic quality of the character of the landscape on the property.
- ❖ The proposal is in line with the planning principles as set out in SPLUMA.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Internal Departments	Yes	26 November 2019	24 January 2020
Ward councillor	Yes	26 November 2019	24 January 2020
Notices	Yes	20 November 2019	24 January 2020
Total letters of support	NONE		
Total comments	THIRTY FOUR (34)		
Was public participation undertaken in accordance with Section 46 - 50 of the By-Law on Municipal Land Use Planning?			Yes
Was the application processed correctly?			Yes

Is the proposal consistent with the principles referred to in Chapter 2 of SPLUMA and Chapter VI of LUPA?	Yes
In case of application for removal, amendment or suspension of restrictive title conditions if notices in accordance with Section 35(3)(d) of the By-Law on Municipal Land Use Planning was served on all persons mentioned in the title deed for whose benefit the restriction applies	N/A

6. SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS

Name	Date received	Summary of comments
Building Department	28/11/2019	No objection. Any building plan application applies with all applicable law.
Local Heritage	3/12/2019	Supported.
Environmental Services	17/01/2020	Septic tank not supported, connect to main sewer line. It is proposed that the area should be landscaped along Schulphoek Road to mitigate visual impact. Site clearance should be done in phases to mitigate dust impact.
Telkom	6/12/2019	Attached as Annexure G
Fire Department	28/11/2019	No objection.
Electro Technical Services	28/11/2019	No comments on the proposal.
Engineering Services	23/01/2020	Attached as Annexure F
District Health	5/02/2020	Approval is recommended.
Department of Transport and Public Works	11/12/2019	Access to the proposed facility is off a municipal street and has no significant impact on the Provincial proclaimed network. No objection.

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION

Thirty four (34) objections were received from residents of Sandbaai, but none from the residents of Zwelihle. The majority of the main points of the objections are basically identical. The main points of all the objections are thus summarised and addressed as follows (the objections are attached as Annexure D):

The location of the transfer station bordering residential properties and the impact of the development with regard to the increase of traffic, the danger it poses to the children of the adjacent Zwelihle Primary School and safety and security issues for residents and their properties.

Applicant's comment

Although abutting residential areas the property is zoned for authority use purposes it can in terms of its primary uses be used as a military training centre and installation, road station and road camp, fire services, municipal depot, standby emergencies, municipal offices, clinics, library and any other associated uses approved by Council to provide necessary required services, without any public participation or town planning consent. The proposal is of a much lower intensity compared to the permissible land uses.

By implication the surrounding property owners should have done research regarding surrounding zonings and the impact it would have on the area should the property owner exercises the primary uses. The land use rights of the surrounding property owners would therefore be minimally impacted upon. There is an existing sewage works on the property which is of a higher intensity compared to the proposal.

When the zoning of the property was conferred the high intensity land uses were projected to have a traffic impact which was anticipated and planned for since the road surface of Schulphoek Road is 7m and the road reserve is 30m reserved for future expansion. Considering the scale of the proposal that is much lower than the primary rights, the traffic that will be generated will be much lower than that initially anticipated and should therefore not have unacceptable traffic implications.

The proposal should not have any detrimental impact on the students at the Zwelihle Primary School since the noise that will emanate from the premises would not be excessive.

Access to the plant is gained from Schulphoek Road and most vehicles will enter the road from the R43. Access to the school is gained from Sisulu Road and students currently do not even pass Schulphoek Road when going to school and back. The traffic to the plant and the school do not compete with each other and will have no impact on the school children.

The increased traffic will be additional surveillance on the property and that of neighbours that will contribute to the reduction in crime. The plant is not sought after by criminals and therefore no increase in crime in the area is projected. Additional security measures and access control will be implemented. Schulphoek Road is a higher order road which makes it easier to absorb increased traffic.

The proposal should not interfere with the viability of the upmarket guesthouses in Sandbaai.

The statement that the proposal will be detrimental to the popularity of the area is not substantiated since no evidence is provided to support the claim which makes it difficult to respond to.

The destroyed transfer facility and the proposed transfer facility, as well as the transfer facilities that are currently under construction at the Riviersonderend Municipality are adjacent to residential areas, so it is not an uncommon practice.

The sewage works already has an existing impact. The proposal is of a much lower scale and impact comparing to the sewage works. It is also planned to install CCTV cameras at the proposed plant and drop off that will be linked to armed response.

At the height of the protests, the protesters never attempted to destroy the sewage works and the rationale to establish plant and drop off on the subject property is due to the fact that the subject property is a political neutral site which is unlikely to be attacked in times of political instability. The Municipality is not empowered to refuse a land use application based on assumption that a protest might lead to the destruction of the property as it is speculative. The greater community is also demanding a replacement facility for recyclable waste.

The facilities will be positioned as far away as possible from the residential areas and the primary school.

Planner's comment

The applicant's response on the points of objection is supported.

A traffic impact statement was done by Deca Consulting Engineers (attached as Annexure H). The recommendations flowing from the impact statement should be laid down as conditions, should the application be approved.

It should also be noted that the majority of these low impact recycling facilities throughout the Overstrand are situated within or in close proximity to residential areas to the advantage of those residents. The subject property's location is the only suitable and strategic site available in the broader area and the proposal fits in well with the existing waste water treatment plant on the property, thus regarded as ancillary to the primary rights of the property. The recycling works will occur in an approximate 554m² materials recovery building and not on open areas on the property. It will further only operate during daytimes.

Traffic may slightly increase in Schulphoek Boulevard as the main arterial to the sewage works and the proposed recycling plant. It is however illogical to assume that traffic will increase within the surrounding residential areas due to the relative small scale of the proposed plant. Without the plant in close proximity of the residential areas the risk is high that people will rather dump their waste on open spaces or even next to roads than traveling to approved landfill sites. Development parameters i.e. 10m building lines to lessen any visual impacts, as well as 25m stacking distance for vehicles at the access point should alleviate any possible view impacts and the congestion of vehicles.

It must be stressed that the proposed development is not a landfill site per se, but a recycling plant that has a mentionable lesser impact than that of a landfill site itself since waste is selectively separated for recycling within a materials recovery building.

It should also be noted that the site is fenced off and it is unlike that the pupils of the primary school will be able to access the site.

Impact on health and well-being of surrounding communities, environmental related issues/studies, noise factors and loose papers and materials being blown into the sea by winds.

Applicant's comment

The Municipality is committed to ensure that the plant is managed in an environmental sensitive manner that is conscious to the health of employees and surrounding property owners. The concerns relating to sound can be averted when sound management practises are implemented which the Municipality is committed to.

Waste will not lie in the bins for days at the drop off until it is full since it is anticipated that there will be daily collection of full bins since the bins have a limited storage capacity and the facility will have sufficient storage for the anticipated volumes. The longest anticipated storage in the bins is expected over weekends. Even the small drop off facilities of the Overstrand where bins are removed less frequently did not result in complaints from neighbours or site users regarding odour or health issues associated with the storage of waste.

Environmental impact studies are not required as both facilities only need to conform to the relevant gazetted norms and standards.

The proposed drop off is of a much smaller scale than the destroyed transfer station. The large domestic waste collection vehicles will deliver loads directly to the Karwyderskraal land fill site.

The plant will be clean which deals with the clear bags and other clean recyclables collected by the Municipality.

The plant has a 30m³ tailings container at the end of the sorting conveyer where any waste that is not removed during the sorting process will be taken to the Karwyderskraal landfill site.

Staff is to be deployed at the drop off who will be responsible for the collection of any waste that is blown or spilled out of the containers during offloading. This will prevent wind from blowing waste into the sea.

Noise that will be created at the plant will not be excessive compared to the vacuum sewage tanker trucks at the waste water plant on a daily basis, and there are a lot of mechanical equipment operating 24/7, i.e. aerators, mixers and pumps. There was no noise study undertaken since noise has not been an issue at the other drop off facilities.

Planner's comment

The applicant's response to the points of objections is supported.

It must be noted that should the application be approved a condition will be imposed that the applicant submits an Operational Management Plan to address the daily operation of the plant, the management of loose rubbish and papers that may be blown around the site and beyond the site, as well as security aspects to ensure

minimal environmental and safety impacts on the site and the surrounding areas. A Landscape Plan will also be required to address visual mitigation measurements.

Objections pertaining to property values due to the latest influx of people into the area and the destruction of the milkwood forest.

Applicant's comment

The land invasions which occurred in the south of Zwelihle are not a reflection on the desirability of the application.

Planner's comment

It is agreed that the land invasions has no relevance to the merit of the application. No further comment is offered.

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

As above.

9. MUNICIPAL ASSESSMENT OF COMMENTS

As above.

10. MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)

10.1 Background

N/A

10.2 (In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

The application is in line with the planning objectives applicable to this application.

The objectives relating to:

Spatial Justice

The application will not perpetuate spatial injustices.

Spatial Sustainability

The application is located within the urban edge and will thus not lead to urban sprawl. No natural habitat will be mentionable impacted upon since conditions will be laid down to ensure that any impacts on the environment are to be avoided or reduced to the minimal. It will be required that an Operational Management Plan and Landscaping Plan be submitted for approval.

Efficiency

The application will optimize the use of property in terms of combined municipal services and infrastructure on one site that is regarded as desirable.

Spatial Resilience

The proposal will ensure that the existing resource (land) is used to its maximum in an affordable manner and in line with the Overstrand Municipality's forward planning documents.

Good Administration

The application follows the required planning procedures and a good public participation process has been followed.

10.3 (In)consistency with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014)

Same as 10.2 above.

10.4 (In)consistency with the IDP/Various levels of SDF's/Applicable Policies

Partly inconsistent with the Zoning Scheme, but consistent with the Spatial Development Framework.

10.5 (In)consistency with guidelines prepared by the Provincial Minister

N/A

10.6 Impact on Municipal engineering services

The existing services are available and have been viewed positively by the Engineering Department.

10.7 Outcomes of investigations/applications i.t.o other legislation

N/A

10.8 Existing and proposed zoning comparisons and considerations

The application is in line with the Overstrand spatial documents.

10.9 Additional Planning Motivation For Removal of Restrictive Condition

N/A

10.10 THE DESIRABILITY OF THE PROPOSAL

When considering the application the following points of desirability must be taken into consideration:

- Recycling will be undertaken inside the main building and not on open areas on the site.
- The previous waste material recycling plant has been destroyed during protest actions and the only suitable site in the area to develop a new plant is where the current waste water treatment works of Hermanus is located. A dire need exists for the new recycling plant since no such plant currently exists in the area.

- Both the existing waste water treatment works and the proposed recycling plant on one site is desirable since both services are utility services that are to the advantage of the broader community.
- Recycling reduces the pressure on disposal at landfill sites.
- The total extent of all structures will be approximately 634m² in relation to the extent of the site.
- Services will be connected to the existing services on the site.
- The character of the area will not be adversely affected due to the nature of the buildings.
- The drop off facility is elevated to allow for drop off into containers and trees will be planted on the western slope of the property to mitigate any impacts.
- The facility will create job opportunities.
- No heritage or environmental legislation is triggered.
- Security measures will be put in place.
- The recycling of materials will not be noxious in nature, thus not interfering with the health of surrounding property owners. It is also not a risk, noxious or excessive noise activity.
- The existing wall around the facility is approximately 2m high to ensure that waste recovery occurring in the building is not visible from the street.
- The Provincial Spatial Development Framework promotes a transition of the modernisation of the waste sector to increase recycling.
- The property is designated as a community facility which serves the community and is therefore in harmony with the spatial proposals.
- The property is zoned as Authority Zone and the proposed plant is in harmony with the existing authority use character which is predominant on the property.
- The zoning status of the property will remain unchanged.
- The majority of the points of objections are not substantiated or of such a nature that the refusal of the application can be justified.
- Conditions will be laid down that an Operational Management Plan and a Landscaping Plan be submitted for approval in order to mitigate any impacts on the environment and the surrounding residential areas.

In terms of the Zoning Scheme the Municipality must consider the development parameters applicable to the property. Internal discussions were held and the following parameters should apply:

- The height of the main recycling and sorting structure may not exceed 11,5m in height. All other structures are limited to 8m in height.
- Ten meter (10m) building lines will apply to the property.
- Site coverage not to exceed 75%.
- Thirteen (13) standard parking bays to be provided that includes a parking bay for the disabled.
- A designated parking area for trucks to be provided.
- Two (2) loading bays to be provided.
- A stacking distance for vehicles of at least 25m at the access point.

In view of the above, it is the opinion that the application under consideration holds sufficient merit not to be deemed undesirable from a town planning perspective and should be supported in the manner as set out in the recommendation of this submission.

11. RECOMMENDATION

1. that the objections be noted;
2. that the application for consent use in terms of Section 16.(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for “utility services” in order to develop a waste material recycling plant with associated facilities and infrastructure, as well as a drop off facility on a portion of Remainder Erf 243, Hermanus, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the following development parameters for the site **be approved**:
 - the height of the main recycling and sorting structure be limited to 11,5m and all other structures be limited to 8m in height;
 - ten meter (10m) building lines to apply to the whole property;
 - site coverage is limited to 75%;
 - thirteen (13) standard parking bays that includes a parking bay for the disabled;
 - a designated parking area for trucks, and
 - two (2) loading bays.
4. that the above approval in 2. above be subject to the following conditions:
 - (a) that a Site Development Plan be submitted for approval indicating 10m building lines, the 11,5m maximum height restriction of the main recycling and sorting building only and that the proposed subdivided portion’s coverage be limited to 75%;

- (b) that building plans be submitted to the Building Department and that all requirements of the Building Department and Fire Services at that stage be complied with - all buildings on the property must be in compliance with SANS10400;
 - (c) that all sewage must be connected to the main sewer line;
 - (d) that site clearance be done in phases to mitigate dust impact;
 - (e) that the area should be landscaped along Schulphoek Road to such an extent that the recycling plant be concealed as far as possible;
 - (f) that an Operational Management Plan that includes security measurements and a Landscaping Plan must be submitted for approval in order to mitigate any impacts on the environment and the surrounding residential areas – the landscaping plan must provide for the planting of trees at the western side of the site - once approved these plans must be implemented immediately;
 - (g) that the conditions of Telkom and Engineering Services (attached as Annexures G and F), be complied with;
 - (h) the recommendations of the traffic impact statement prepared by Deca Consulting Engineers (attached as Annexure H) as set out in paragraph 9 of its statement must be implemented;
 - (i) that no on-street parking be allowed;
 - (i) that the recycling plant with associated infrastructure be conducted in such a manner that it is not detrimental to the surrounding residential areas;
 - (j) that no recycling of waste material may occur outside the main recycling and sorting building;
 - (k) that this approval does not absolve the landowner from compliance with any other relevant legislation, and
 - (l) that all other applicable development parameters as prescribed in the relevant Zoning Scheme, be complied with.
5. that the applicant and the objectors be notified of their respective appeal rights in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditional approvals.

12. REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ The recycling activities will be undertaken inside the main building and not on open areas on the site.

- ❖ The previous waste material recycling plant has been destroyed during protest actions and the only suitable site in the area to develop a new plant is where the current waste water treatment works of Hermanus is located.
- ❖ A dire need exists for the new recycling plant since no such plant currently exists in the area. The recycling plant with associated infrastructure is thus to the advantage of the broader community.
- ❖ Recycling reduces the pressure on disposal at landfill sites.
- ❖ The total extent of all structures will be approximately 634m² that is regarded as of relative small scale in nature.
- ❖ The overall character of the area will not be adversely affected and it will not impact on the surrounding residential areas since the recycling plant with associated infrastructure is not regarded as a noxious trade or a landfill facility.
- ❖ The drop off facility will be elevated to allow for drop off into containers and trees will be planted on the western slope of the property to mitigate any impacts.
- ❖ The facility will create much needed job opportunities.
- ❖ The Provincial Spatial Development Framework promotes a transition of the modernisation of the waste sector to increase recycling.
- ❖ The property is zoned as Authority Zone and the recycling plant is in harmony with the existing authority use character which is predominant on the property.
- ❖ The property is designated as a community facility which serves the community and is therefore in harmony with the spatial proposals.
- ❖ The objections received are not substantiated and has no regard to the dire need that exists for the facility in favour of the broader communities.
- ❖ An Operational Management Plan and a Landscaping Plan will be implemented in order to mitigate any impacts on the environment and the surrounding residential areas.
- ❖ Is not regarded as being undesirable from a town planning point of view.

13. Annexures

Annexure A:	Locality Plan
Annexure B:	Motivation Report
Annexure C:	Site Development Plans
Annexure D:	Objections received
Annexure E:	Applicant's comments on objections
Annexure F:	Engineering Services
Annexure G:	Comment: Telkom
Annexure H:	Traffic Impact Statement by Deca Consulting Engineers

SIGNATURES

REGISTERED PLANNER:

Name: **H VAN DER STOEP**


SACPLAN Reg No: **A/1708/2013**

Signature: _____

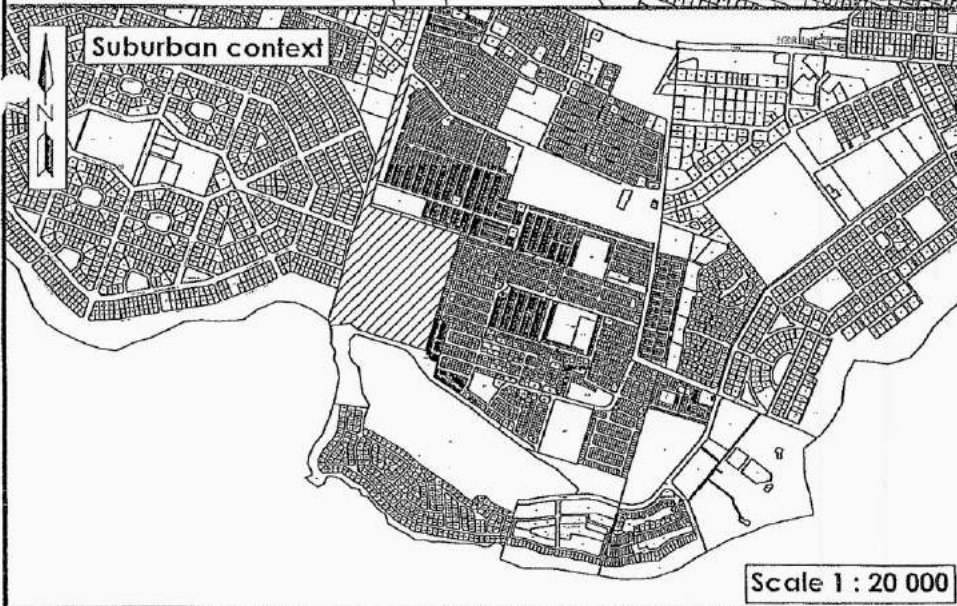
Date: _____

Plan 1: Locality Plan Remainder of Erf 243 Hermanus

Please note that the portion of the subject property which is depicted in this locality plan is only pertinent to this application.

 Subject property

tel: 028 313 1411
Email: admin@wrapgroup.co.za
Plan prepared in November 2019
File number 19/118
35 Duiker Street, Hermanus, 7200.
Plan prepared by: Reallehite Jankie
All distances are approximate
and subject to a survey





EXECUTIVE SUMMARY

1. ABBREVIATIONS

OMZS	Overstrand Municipality Zoning Scheme, 2013
SDF	Overstrand Municipality Spatial Development Framework, 2006
OM	Overstrand Municipality
OM By-Law	Overstrand Municipality By-Law on Municipal Land Use Planning, 2015
OMGMS	Overstrand Municipal Growth Management Strategy, 2010
LUPA	Land Use Planning Act, 2014
DEADP	Western Cape Department of Environmental Affairs and Development Planning
SDP	Site Development Plan
AU	Authority Zone: Authority Usage

2. SUMMARY OF STATUS QUO PROPERTY DETAILS

Property description	Remainder of Erf 243 Hermanus
Registered owner	Overstrand Municipality
Consultant	WRAP Project Office
Restrictive title deed conditions	None
Current zoning	Authority Zone: Authority Usage Primary rights: authority use, rooftop base station Consent uses: cemetery, transmission tower, utility service, any other use determined by Council

3. BACKGROUND

The OM has a mandate to create an enabling environment for waste to be collected and recycled to promote a circular waste economy which is sustainable in comparison with the dominant linear waste systems. The proposal is to confer the most appropriate land use rights to the subject property for the establishment of a Materials Recycling Recovery Facility and Drop Off (hereafter referred to as MRF and DO).

4. LAND OWNERS INTENT AND APPLICATION

- 4.1 A consent use for utility services is sought on the subject property for the establishment of an MRF and DO. The OMZS defines utility services as follows:

4.1.1 "utility services"

Means a use or infrastructure that is required to provide engineering and associated services for the proper functioning of urban development and includes a water reservoir and purification works, electricity substations and transmission lines, waste water pump stations and treatment works, renewable energy infrastructure such as wind turbines and solar panels, whether above or below ground or water, and may include such sustainable service delivery technology as the Council may approve, but does not include road, or transport use.



EXECUTIVE SUMMARY

- 4.2 The proposed MRF and DO complies with the definition of utility services as it can be interpreted as a sustainable service delivery technology. This proposed facility will serve the residents in the OM and will contribute to fostering a waste recovery and recycling ethos among the residents.
- 4.3 The MRF and Do is intended function and operate as follows.
- 4.3.1 The MRF**
The MRF will be a steel portal frame structure with concrete work and cladding. Recycling (recovery) of resources from household waste will be undertaken inside the building. Municipal waste collection vehicles will collect the clear bag (recyclable) waste from households and businesses in the area and offload it on a concrete floor inside the building after accessing the site through a gate and over a weighbridge that will determine the weight of the incoming load. Workers will open the bags and place the contents on a conveyer belt where manual sorting will remove glass, plastic, paper etc, from the waste stream. The recovered materials will be baled/collected for sale and the remaining waste will be taken to Karwyderskraal landfill.
- 4.3.2 The DO**
The drop-off will be accessed through a separate entrance and will consist of a raised area with waste collection containers below. Members of the public can access the facility to dispose of their bulky uncollected waste materials as well as builder's rubble. The waste containers will then be removed when full and taken to Karwyderskraal landfill for disposal.
- 4.4 The recovered waste on the subject property is intended to be sold and recycled which will have the following benefits.
- 4.4.1 Recycling conserves natural areas**
Recycling paper saves trees, recycling plastic results in less new plastic being created. Recycling also leads to reducing the need for risky expensive and damaging mining extraction of materials.
- 4.4.2 Recycling protects ecosystems and wildlife**
Recycling reduces the need to grow, harvest or extract new raw materials from the earth. That in turn lessens the harmful disruption and damage being done to the natural world: fewer forests cut down, rivers diverted, wild animals harmed or displaced, and less pollution of water, soil and air. Recycling keeps waste outside of the environment.
- 4.4.3 Recycling protects people**
The increased need for new materials potentially leads to rural or forest communities being evicted as forests are chopped down in search of additional trees. Recycling reduces the likelihood of pollution as waste is not blown into the seas and does not end up thousands of miles away.
- 4.4.4 Recycling saves energy**
Recycled products require less energy than making from new raw materials.

**EXECUTIVE SUMMARY****4.4.5 Recycling cuts climate-changing carbon emissions**

Recycling reduces carbon emissions as less energy is required on sourcing new raw materials. This reduces the carbon dioxide which is emitted into the atmosphere which reduces the adverse impacts of climate change.

4.4.6 Recycling reduces landfill waste

Recycling reduces the pressure on disposal to landfill which is positive.

4.4.7 Recycling reduces the burning of waste

Recycling reduces the need to burn waste which is wasteful to valuable resources that could be reused or recycled. This process also generates carbon emissions which contribute to climate change as well as potential air pollution problems.

5. The OM acknowledges the benefits of waste recovery and recycling and opted to enable the proposed MRF and DO due to all the benefits which can be derived from the facility. Considering this, WRAP Project Office has been appointed to apply for the following:
 - 5.1 **Consent use** for utility services to accommodate a materials recovery facility and drop off on the subject property in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning Act, 2015.



MOTIVATION

6. URBAN FABRIC

The subject property is surrounded by residential properties. The proposed MRF and DO is compatible with the surrounding residential land uses as it is located on the edges of the abutting Sandbaai and Zweilhe residential area and is not projected to interfere with the prevailing residential character.

7. ZONING

The following zoning parameters were assessed in conjunction with the AU zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:

Authority Zone: Authority Usage			
	Parameters	Proposal	Comply or deviate
Primary use	Authority use, rooftop base station	Authority use	Existing land uses comply
Consent use	Cemetery, transmission tower, utility service, any other use determined by Council	Utility services	Applied for and motivated
Development rules			
<p>The following development rules apply:</p> <p>a) No structure shall be erected, nor property used in this zone, unless it is considered by Council to be compatible or associated with the primary or consent use;</p> <p>b) Council may require and approve a site development plan submitted in terms of 16.3 and/or an environmental management plan submitted in terms of 16.4; and</p> <p>c) Council shall determine the development rules that apply to this zone when;</p> <p>i. Approving the zoning of a property to this zone;</p> <p>ii. Any site development plan or environmental management plan is considered; or</p> <p>iii. Prior to the approval of any building plan or engineering services plan.</p>		<p>The OM has the discretion to determine the development rules pertaining to the submitted proposal.</p>	

Size of the buildings

Building/land use	Size
MRF	554,6m ²
MRF mess building	34,7m ²
MRF ablution building	17,2m ²
Main entrance control building	10,5m ²
Drop Off Control Building, canteen and ablution	17,4m ²
Total size	634,4m²



MOTIVATION

B. SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and can be illustrated as follows:

8.1 Electricity

The proposed building on the subject property will connect to the reliable OM electricity network.

8.2 Water

The proposed building will connect to the existing potable water network which is provided by the OM.

8.3 Sewage

Sewage on the proposed MRF buildings will be disposed of into the Municipal sewer network. The sewage from the DO building will be collected in a septic tank.

8.4 Access and egress

Access and egress to the MRF and DO facilities will be gained off the sewerage works entrance road, as such there will be no additional intersections added to the Schulphoek road

9. NEED AND DESIRABILITY

The need and desirability for the approval and implementation of this proposal will be illustrated in accordance with Section 66 (1) (c) of the OM By-Law and DEADP Provincial Support Document on Relevant Considerations, 2015. The purpose of addressing the desirability of this proposal is to place the decision maker in a position to consider whether any positive advantages will accrue to the area or community by approving this application.

9.1 Need and desirability

Desirability also refers to two components where need refers to "time" and desirability refers to "place". In other words, is it the right time and is it the right place for locating the type of land use/activity being proposed? Considering that the previous MRF in Zwelihle has been destroyed, a need has arisen for an alternative MRF which illustrates that this is the right time for the submission and approval of this proposal. The proposed place is also desirable as it is on a property which is zoned AU and surrounding property owners have become accustomed to the property being used for authority purposes.

9.2 Impact on views, sunlight and character of the area

The proposed MRF structure will be a steel portal frame structure with concrete work and cladding. The character of the area will also not be adversely affected due to the nature of the proposed buildings.

The DO is elevated to allow for offloading into containers from the vehicles and trees will be planted on the western slope.

9.3 Economic impact

The proposed facility will most likely employ people from Zwelihle who reside within a walking distance from the subject premises. This is a positive economic impact as this will



MOTIVATION

contribute to the reduction of unemployment/poverty. The proximity of the property to Zwelihle will enable the workers to walk to work which will eliminate the amount of money spent on transportation which will increase the disposable incomes of residents and can therefore be regarded as a positive economic impact. This creation of economic opportunities for Zwelihle residents is contextually appropriate and is not projected to disrupt the historic urban fabric and surrounding land uses which surrounding property owners enjoy.

9.4 Impact on heritage

None of the provisions in the National Heritage Resources Act, 1999 are triggered by this proposal.

9.5 Environmental impact

No listed activities in terms of the National Environmental Management Act are triggered by this proposal.

10. SPLUMA MOTIVATION REQUIREMENTS

The following are relevant considerations in terms of Section 42 (c) of SPLUMA and is motivated as follows:

10.1 Public interest

The capacity of the existing landfill site in Karwyderskraal is reduced due to the additional waste which is dumped there. The OM recognises that this method cannot be the only way of waste disposal and proposes that an MRF and DO be established to promote waste recovery and recycling which is a sustainable form of waste disposal. The approval and implementation of this proposal will promote sustainability and is therefore in the public interest.

10.2 Constitutional transformation imperatives of the state

The constitutional transformation imperative of the state includes creating an environment which caters for a variety of economic opportunities located close to areas of residence. The approval and implementation of this proposal could enable the state to implement its constitutional transformation imperatives as unemployed residents of Zwelihle could benefit from this proposal.

10.3 Social impact

The employment opportunities which will be created on the subject property will give unemployed residents a sense of purpose and hope which could be a positive psychological social impact. Increase in employment rates also potentially decreases crime levels which is a positive social impact.

10.4 Impact on safety, health and wellbeing of the surrounding community

The approval and implementation of this proposal could lead to additional people entering and egressing the subject premises which could subsequently lead to additional surveillance which is projected to contribute to the reduction of crime in Zwelihle and Sandbaai. Additional security measures will be in place.

The recovery of recyclable materials which will be done on the subject premises will not be noxious and therefore not interfere with the health of surrounding property owners.



MOTIVATION

The approval and implementation of this proposal could encourage people to partake in waste recovery and recycling initiatives and cleaning up campaigns which would contribute to the wellbeing of the community.

10.5 Opportunity costs

An opportunity cost in the context of land use planning refers to a development proposal which leads to the devaluation or forgoing a valued land use right of interested and affected parties when an application is approved. The approval and implementation of this proposal does not result in an opportunity cost as surrounding property owners' rights will not be devalued.

10.6 Respective rights and obligations of all those affected

The land use rights and obligations of all those affected will be maintained if this proposal is approved. This proposal also acknowledges that mutual rights of neighbours to freely use and enjoy respective properties on the one hand and for the proposed MRF and DO to not unduly infringe on the rights which neighbours enjoy. The proposed MRF and DO facility is not a risk activity or excessively noisy activity and would therefore not interfere with the land use rights of surrounding property owners. The wall around the subject property is approximately 2m high will ensure that the waste recovery occurring in the proposed building is not visible from the street.

11. PROPOSED CONDITIONS OF APPROVAL

The impositions of conditions of approval is a relevant consideration in terms of the DEADP Provincial Support Document on Relevant Considerations, 2015.

11.1 The following stringent conditions of approval are proposed for this proposal to not have an adverse impact on the residential character of the area it is recommended that:

- 11.1.1 No noxious land uses are permitted in the proposed MRF and DO;
- 11.1.2 Building plans which depict the structures of the SDP shall be submitted to the OM Building Control Department;
- 11.1.3 The facility must comply with Health and Safety legislation; and
- 11.1.4 All other conditions of approval which are made by other departments will have to be complied with.

12. SPATIAL PLANNING POLICIES

The consistency of this proposal with all relevant spatial planning policies was investigated. This is a relevant consideration in terms of Section 66 (1) (h), (j) (u) (k) and (l) of the OM By-Law:

12.1 PSDF

The aim of the PSDF is to give spatial expression to the national and provincial development agendas and serves as a basis for coordinating, integrating, and aligning ground delivery of national and provincial departmental programmes. The framework also aims to communicate the government's spatial development intentions to the private sector and civil society.

Policy proposals which are pertinent to this application was assessed, and the outcome is as follows:



MOTIVATION

12.1.1 The PSDF promotes a transition to innovation in the waste sector to increase recycling and reuse.

The OM is committed to incremental transition from the prevalent linear waste disposal to innovative waste recovery which leads to recycling and reuse as illustrated by this proposal.

12.1.2 A mindset of 'reduce, reuse, recycle' still needs to be mainstreamed.

The availability of a MRF will contribute to the mainstreaming of the mentality of reduce, rethink and recycle.

12.1.3 Expand recycling technologies.

The approval and implementation of this proposal will contribute to expanding waste recovery facilities which lead to the expansion of recycling facilities and technologies in the OM.

12.2 SDF

The SDF identifies areas where growth and changes are projected and contains policy proposals which ensure that this occurs to the benefit of the inhabitants of the area. Policy proposal in the SDF which are pertinent to this proposal are recorded below.

12.2.1 Promote the efficient use of energy resources.

The proposed MRF and DO is intended to promote waste recovery and recycling which entails the efficient use of energy resources as less energy is required to recover and recycle compared to sourcing the new raw material.

12.2.2 Preserve the character and form of the existing settlement pattern.

The subject property is zoned AU and is currently used for authority purposes. The proposed MRF and DO on the subject property is in harmony with the existing authority use character which is prevalent on the subject property as prescribed in the SDF.

12.2.3 Improve the aesthetic quality of the landscape

The subject property is not entirely used which results in the area where the subject building/land uses are proposed not being a visual asset in the landscape. This proposal is therefore intended to improve the aesthetic quality of the landscape on a portion of the subject property.

12.2.4 Spatial proposal plan

The subject property is designated as a community facility in the SDF. The proposed MRF and DO is a facility which serves the community and is in harmony with the spatial proposal plan.

12.3 OMGMS

The OMGMS aims to guide a process which would institute the enhancement of the quality and efficiency of the built environment. Policy proposals in the SDF which are pertinent to this proposal are recorded below:

12.3.1 Ensure that the scale and character of proposed developments are appropriate within the immediate context.



MOTIVATION

The proposed building as illustrated in the SDP fits in appropriately on the subject site and the surrounding residential context.

12.3.2 Support the development of mixed land uses

The proposed MRF and DO promotes a mixture of authority land uses on the subject site as prescribed by the OMGMS. This proposal is therefore to support the development of mixed land use as prescribed by the OMGMS.

12.3.3 Spatial proposal plan

The spatial proposal plan designates the subject property as a densification zone of more than 30 dwelling units a hectare. Considering that the subject property is zoned AU and that this proposal does not entail a rezoning, a deviation from the SDF is not necessary as there is no change in zoning involved in the subject application.

13. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains planning principles which each development application must be guided by. Policy proposal in SPLUMA which are pertinent to this proposal are recorded below:

13.1 Spatial Justice

Spatial justice in the context of spatial and land use planning refers to development proposals which redress the past apartheid spatial development imbalances. The apartheid development pattern entailed formal economic activities being located and concentrated far from peripheral settlements which resulted in a fragmented spatial structure and high travel distances and cost. This proposal being within walking distance from Zwelithe could unlock economic opportunities in the area and contributes to addressing the spatial development pattern of peripheral settlements being located far from economic opportunities.

13.2 Spatial Sustainability

Spatial sustainability refers to the need of promoting compaction, mixed use urban environments which allow for a functional space economy to flourish. This proposal promotes a mixed use of complementary authority usages on the subject property which increases compaction on this uncompact site and contributes to a functional space economy which is in harmony with the spatial sustainability prescripts.

13.3 Efficiency

Efficiency in the context of land use planning refers to the need to create a settlement that optimally make use of space, infrastructure, energy, land and resources. The waste recovery facility which will lead to recycling activities as encouraged on the proposed MRF and DO will optimally make use of space, be less energy consumptive compared to unsustainable facilities and is the most optimal way the subject site can be utilised.

13.4 Spatial Resilience

Spatial resilience in the context of land use planning refers to spatial plans, policies and land use management systems that should enable the communities to resist, absorb and accommodate these shocks and to recover from these shocks in a timely and efficient manner. This proposal is aligned with the spatial resilience principles contained in the PSDF, SDF and OMGMS.

**MOTIVATION****13.5 Good administration**

The OM is the organ of state which is responsible for good administration by means of public participation and complying with the prescribed time frames in the By Law. It is widely accepted that the OM will uphold the principles of good administration.

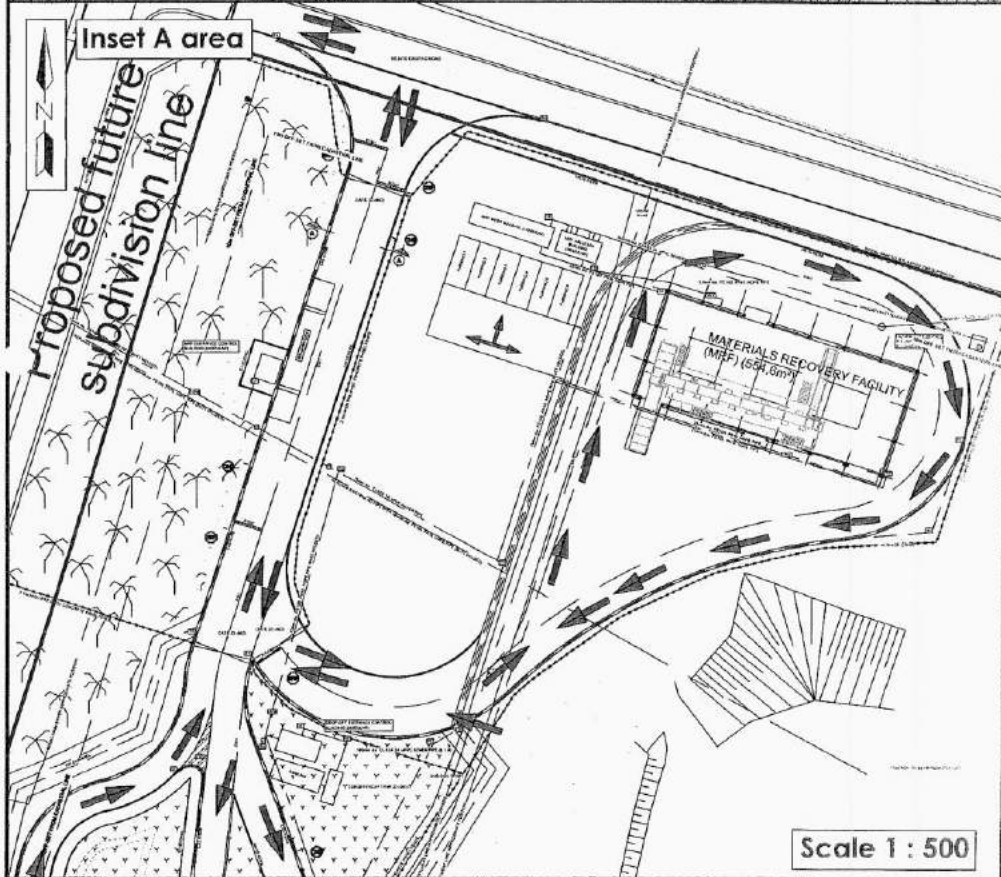
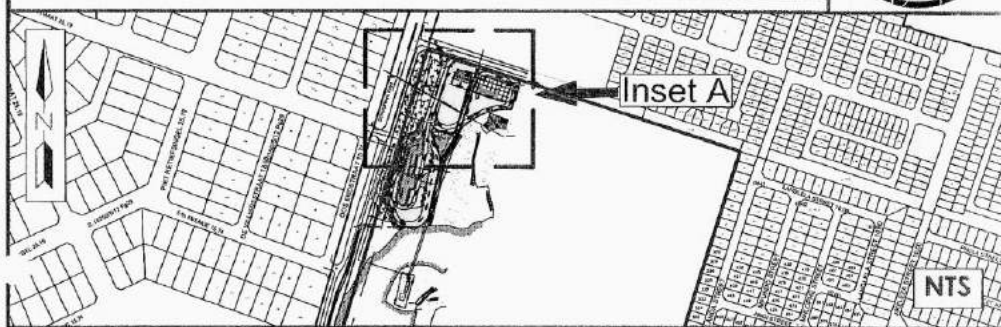
Plan 3: SDP Erf 243 Hermanus

Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Plan prepared in February 2020
File number 19/118
35 Duiker Street, Hermanus, 7200
Plan prepared by: Rectifhile Jankie
All distances are approximate
and subject to a survey



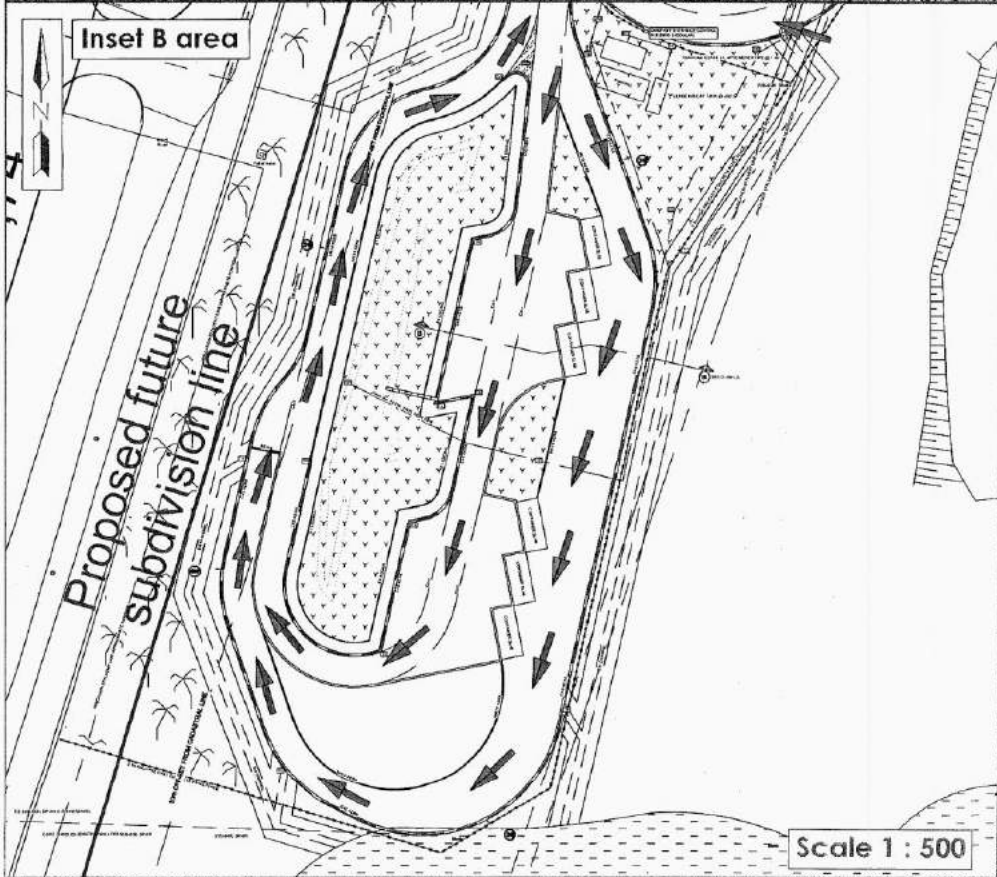
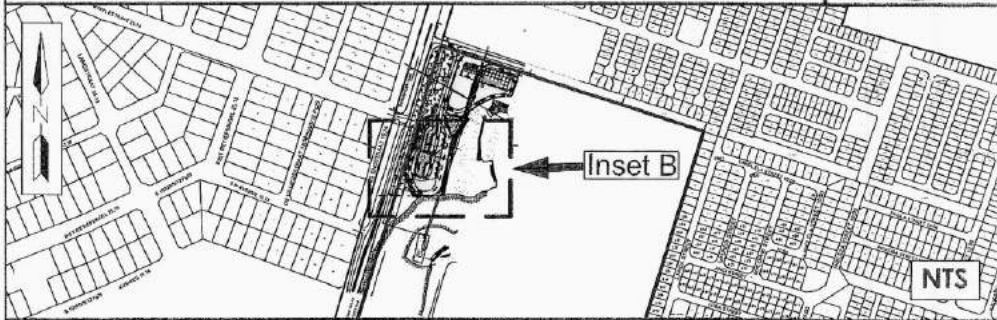
Plan 3: SDP (Inset A) Erf 243 Hermanus

Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Plan prepared in February 2020
File number 19/118
35 Duiker Street, Hermanus, 7200
Plan prepared by: Realife/He Jankie
All distances are approximate
and subject to a survey



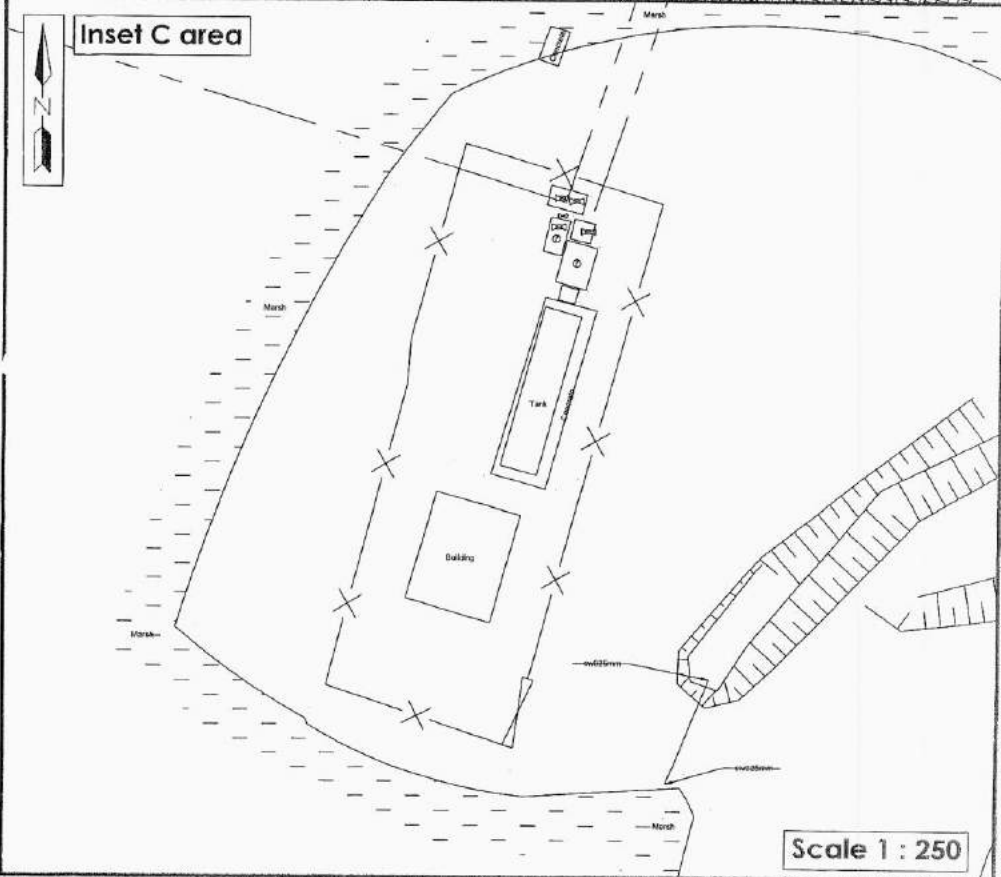
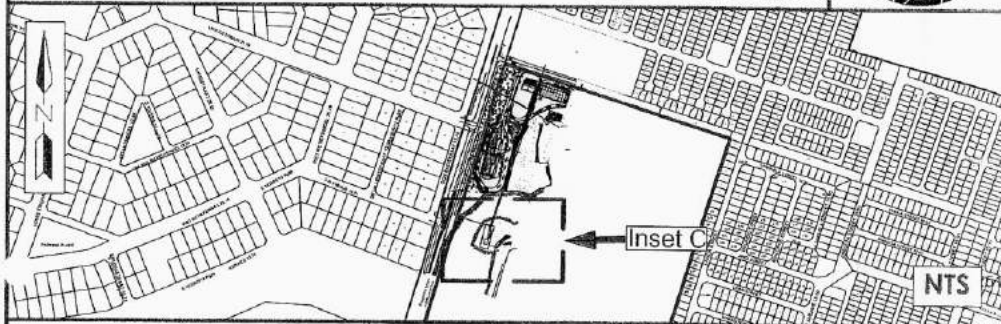
Plan 3: SDP (Inset B) Erf 243 Hermanus

Tel: 028 315 1411
Email: admin@wrapgroup.co.za
Plan prepared in February 2020
File number 19/118
35 Duiker Street, Hermanus, 7200
Plan prepared by: Reeliehe Jankie
All distances are approximate
and subject to a survey



Plan 3: SDP (Inset C) Erf 243 Hermanus

Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Plan prepared in February 2020
File number 19/118
35 Duiker Street, Hermanus, 7200
Plan prepared by: Reallehile Janke
All distances are approximate
and subject to a survey



*P. N. Ahear
(A. Oliud)*



From: Paul Kuestermann <paulkuestermann@gmail.com>
To: <loretta@overstrand.gov.za>
Date: 24/01/2020 11:48 AM
Subject: Municipal notice No.167/2019. Remainder ref 243,Hermanus,application for consent use,Wrap consultancy on behalf of the Overstrand Municipality

Good day Sir/ Madam

I would like to submit my objections to this notice

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of this transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study been undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

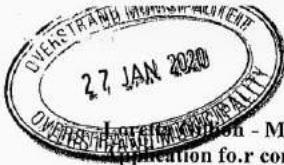
Please acknowledge receipt of this objection

With kind regards Paul Kuestermann
6 Kusweg Sandbaai. 076-7296523

Sent from my iPad

FILE NO:	<i>Rom Cik 243 ✓</i>
	<i>Hermanus</i>
SCAN NO:	
	<i>PAUL</i>
COLLABORATOR NO:	
	<i>1377392</i>

24 JAN 2020



TP - D. /thead
(H. Olliver)

Page 1 of 2
2/40

Application for consent use: WRAP Consultancy
Municipal Notice No 167/2019: Remainder Erf 243, Hermanus,

From: <deon.beukes@mweb.co.za>
To: <loretta@overstrand.gov.za>
Date: 24/01/2020 12:22 PM
Subject: Municipal Notice No 167/2019: Remainder Erf 243, Hermanus, Application for consent use: WRAP Consultancy

FILE NO:	Ran of 243 Hermanus ✓
SCAN NO:	Beukes
COLLABORATOR NO:	1377201

Dear Sir/Madam

Re: Application to develop a Waste Materials Recycling Plant with associated facilities and infrastructure as well as a Drop Off Facility on remainder of erf 243, Hermanus.

Firstly, I fully support the need to develop a Waste Materials Recycling Plant (MRF) to replace the facility that was destroyed during unrests. A Drop Off facility (DO) could also be of an advantage to the community.

Secondly, however, the desirability to use this specific 'space', is problematic.

1. This Erf, where the current waste water treatment works is situated, is surrounded by residential properties, as is rightfully acknowledged in the application. This includes Zwelihle, Sandbaai and currently an informal settlement with thousands of shacks on the Schuplhoek piece of property. It is envisaged that more than 7,000 residential units will be built here. If this fails, the area will most probably develop into one massive informal settlement. It is definitely not feasible to build a MRF and DO right in the middle of residential areas, let alone a sewerage works. When the sewerage works was developed, it was at that stage on the edge of residential areas. Now it is right in the middle. To even state that 'surrounding property areas have become accustomed to this property', is insinuating that residents are satisfied with any kind of utility service that the Municipality deems fit to create, where and when they wishes. The fact is that property values have dropped substantially, especially since the Municipality allowed the informal settlements to take over the Schulphoek area.
2. Impact on safety, health and well-being of the surrounding communities:
 - 2.1 At the Drop Off Facility, people will be allowed to dump any household waste in, I presume, black bags into open bins, which will only be emptied when full. Therefore, rotten food, contaminated waste articles could potentially lie for days in the open, causing severe noxious situations and serious health issues. There is a school situated directly next to this facility which causes a health risk. The noise if the MRF will also cause a hindrance to the close community when bottles are crushed, compacting machines running the whole day compacting plastic, tins and other materials. Also, nowhere does this application specify what happens to the waste not recovered, ie where it is kept, for how long before it is removed. Another health risk.
 - 2.2 An influx of people to these facilities, will increase human traffic to this area, which we all know creates opportunities for criminals to be more active. Which will cause crime to increase, not decrease.
 - 2.3 Traffic will increase dramatically in specific Schulphoek Boulevard, but also in residential areas, where small entrepreneurs will use this facility to dump their waste. The Municipality will have additional trucks to collect the recycle bags and take to the MRF, other businesses will also drop their waste, which all will increase traffic flow. The DO waste will also have to be taken to Karwyderskraal. As far as I know, no traffic and road

24 JAN 2020

file:///C:/Users/loretta/AppData/Local/Temp/XPgrpwise/5E2AE199HermanusMunpo... 2020/01/27

usage evaluation was done. Surely there could be serious congestions at the entrance to this erf.

- 2.4 If the managing of the MRF site is given to a private company, they would most probably want to extend their business to become more profitable. Thus, more noise, more health risk etc. Just go and have a look what a recycling company's site looks like (eg Walkerbay Recycling).
3. During the unrests of a couple of years ago, the previous MRF and surrounding buildings were completely destroyed. With the informal settlements in Hermanus getting bigger by the day and with no real solutions acceptable to all on the table, the risk of a new facility also being destroyed, is extremely high. To even contemplate building a new facility on this property before any firm solutions to the above problems are found, is acting in a reckless and self-fulfilment fashion with no feeling or respect for the residents and the assets of the Municipality.

I thus firmly oppose the development of a MRF and DO on this piece of property.

Kind regards

G J (Deon) Beukes
108 Piet Retief Crescent
Sandbaai
Hermanus 7200

Cell : 082 5548781
Home: 028 3163892
Email: deon.beukes@mweb.co.za



TP. D. /heard
(I.I. Olivia)

4/40

A J Matthee
Flat @ 143 BeVilliers Street
072 508 2972
eaglehigh30@yahoo.com
22 January 2020

Attention : Mr H Boshoff / Loretta

Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

FILE NO:	Rem of 243 ✓
	Hermanus
SCAN NO:	Matthee
COLLABORATOR NO:	1377194

MUNICIPAL NOTICE NO. 167/2019

REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE OVERSTRAND MUNICIPALITY

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully

A J Matthee

24 JAN 2020



Tel: 076 801 7781

e-mail donmiems8@gmail.com

TP. D. (Heart
C.I. Olivier)

5/40

PO Box 1111,
Hermanus
7200

Attention : Mr H Boshoff / Loretta

24 January 2020

Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

FILE NO:	kom af 243 Hermanus ✓
SCAN NO:	Kearney
COLLABORATOR NO:	1377176

**MUNICIPAL NOTICE NO. 167/2019
REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE: WRAP
CONSULTANCY ON BEHALF OF THE
OVERSTRAND MUNICIPALITY**

I hereby submit my objection to the proposed consent use of the said property as a refuse transfer station.

The proposed location of the transfer station is not at all appropriate for such a facility as it should not be established in an area immediately adjoining residential properties.

1. It would be situated directly next to the Zwelihle Primary School.
2. It would be situated in an area surrounded by residential properties. The area of Sandbaai in Kusweg and surrounds constitutes numerous very upmarket guest houses. The failure to stop the land invasion of the Schulphoek area, where these property owners expected to see organised property development in terms of town planning scheme regulations and environmental legislation has already had a negative impact on surrounding properties. A further establishment of a refuse transfer station nearby will be even more detrimental to the popularity of the area.
3. The establishment of a refuse transfer station right next to the sea is unacceptable. It is evident that the negative environmental implications of having the transfer station so close to the sea have not been fully considered. The operation of the waste-water treatment works at this location is totally different. The effluent is contained in pipes, canals and dams. Bulk household refuse is hazardous and far more difficult to contain. Every gust of wind (which can be very severe in that area) can lift loose items of paper and plastic and blow them into the sea – an environmental disaster. Any contamination of the soil of the transfer station will eventually leach down to the sea, polluting the beach front area and the sea. This is one of the long-term impacts.

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4. There will be a tremendous increase of both heavy and other vehicles travelling to the transfer station along Schulphoek Road and along the residential roads in Sandbaai, particularly the eastern section. A thorough traffic impact study is unavoidable.
5. There will be noise pollution and disturbance of what should be a quiet area for people wishing to enjoy the sounds of the sea and surrounding nature. The sound of trucks and machinery working all day will be detrimental. The emitting smell will be detrimental to all surrounding properties, not to mention the increase of pests such as flies and other vermin.
6. The security measures to the property concerned will have to be increased which will be additional costs to the taxpayer. High walls with electric wires as well as guards will be required, at what cost? What guarantee is there that the "new" transfer station will not be targeted again?
7. The once off presentation to the ward 7 committee is inadequate to be considered as public participation for a matter with such a high impact economically, physically and environmentally. I am also of the opinion that an EIA and Traffic impact study will have to be conducted and the results should be workshopped with the public before any decision is taken.

Yours faithfully

WF & DI Kearney
(Hemel-en-Aarde Estate – WARD 7)



TP. N. /head
(H. Olivier)

Elaine Harris
92 Kusweg, Sandbaai
0824664259
emharris@mweb.co.za

Attention : Mr H Boshoff / Loretta

23 January 2020

Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

FILE NO:	Rom OF 243 ✓
	Hermanus
SCAN NO:	Harris
COLLABORATOR NO:	1377168

MUNICIPAL NOTICE NO. 167/2019

REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE OVERSTRAND MUNICIPALITY

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site. In addition, a letter received from the Mayor on the 16/05/2019 specifically stated that a Traffic Impact Assessment needed to be carried out on the proposed project. I have to date not been sent the result of this Traffic Impact Assessment.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully

Elaine Harris
pp Transformation E Trust

27 JAN 2020



TP. D. Theart
(H. Olivier)

Steg nr 8/40

Re: Remainder Erf 243
Hermanus

Private Bag X15
Suite 204
Hermanus 7200
January 23, 2020

FILE NO: <u>Rem Erf 243</u>
<u>Hermanus</u>
SCAN NO:
<u>Edwards</u>
COLLABORATOR NO:
<u>1376723</u>

Mobile: 082 820 3346
Landline: 028 820 3346

Municipal Acc: 900000081356
Erf 2765 Sandbaai

The Town Planner
O M Town Planning Department
16 Paterson Street
Hermanus 7200

Objection – Municipal Notice No. 167/2019 Refers

Dear Sir,

My interest in this matter is due to the fact that I make regular use of Schulphoek Road numerous times daily. The reason for this is the proximity of Schulphoek Road to my residence.

Objections/Comments:

- 1) The cut off date for comments precludes any further discussion of the issue at Ward Committee Level. The first Ward Committee meeting is due to take place some time between 10 – 14 February, 2014.
- 2) Between the aerial view and Plan 3 in the document there is a difference in the naming of the roads. The aerial view names Skilpad Road as running next to the property in question, with Plan 3 using the name Schulphoek Road. Which of the two is it? One can only assume that Schulphoek Road is the correct one.
- 3) Schulphoek and Myrtle Roads are of extreme strategic importance to Sandbaai residents, it being one of only two means of ingress or egress for Sandbaai. The strategic importance of Schulphoek Road was made very clear at the time when the demonstrations took place.
- 4) Referring to the notice itself, no mention of a traffic impact study can be found. There is also no reference to any study of the potential noise impact that the lorries may create.
- 5) Due to the narrowness of Schulphoek Road traffic is regularly impeded by vehicles stopping on both sides of the roads while totally ignoring the red lines. Much of the time the reason for people stopping is, firstly, to drop off and pick scholars. Secondly, employers pick up and drop off employees at any time of the day.
- 6) There is often a build up of traffic at the traffic circle at Adam and Schulphoek Roads. A 'bottleneck' is created due to poor design regarding the outer diameter of the road around the circle (with no slipways) and the proximity of the circle to the traffic lights at

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27 JAN 2020

the junction of Schulphoek Road and the R43. Traffic is also impeded by heavy vehicles (some with long trailers) turning into the road at Lenthalco.

Furthermore, due to the narrowness of Schulphoek at the bottom end another 'bottleneck' will be created.

- 7) Any extra vehicular traffic on Schulphoek, in particular lorries, will only serve to exacerbate the problems.
- 8) Article 9.3 of the motivation is based on assumption and not fact.
- 9) Article 10.3 of the motivation is also based on assumption. What does "phycological" mean? The word is not to be found in any dictionary!
- 10) Article 10.4 is also based on assumption and not on fact. The language used in Art. 9.3, 9.4 and 10.3 attests to my assertion that they are based on assumption and not fact.

Trusting that this document will receive serious consideration,

I remain,

Yours faithfully,



M A Edwards Cert.Eng. Rtd.

10/40

PIERRE L LE ROUX

149 Jan van Riebeeck Crescent Sandbaai 7200
 Tel: 028 316 4964 Mobile: 082 603 5049
 E-Mail: pierre149@sonicmail.co.za



TP. D. Theart
 (H. Olivier)

Attention : Mr H Boshoff / Loretta

Email : loretta@overstrand.gov.za

Overstrand Municipality
 PO Box 20
 Hermanus 7200

Dear Sirs / Madam

FILE NO:	Rem 243
	Hermanus
SCAN NO:	22
COLLABORATOR NO:	1376405

MUNICIPAL NOTICE NO. 167/2019
REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE: WRAP CONSUL-
TANCY ON BEHALF OF THE OVERSTRAND MUNICIPALITY

Herewith my objection to the above notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties. The intended location is within 50 meters of Sandbaai and Zwelihle, both residential areas.

The relocation of the transfer station will have serious traffic implications to the area and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site. In addition it will generate an unacceptable level of noise pollution.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs. What happened to the previous transfer station could very well happen at this intended location.

Has an environmental impact study as well as a health and safety study, including noise, pest control, pathogens, secondary environmental contamination etc, being undertaken and if yes, what is the outcome?

Please acknowledge receipt of my objection.

Kind regards

PIERRE LE ROUX
 23 January 2020

24 JAN 2020

11/40



TP. N. (head
(1) Oliver)

Naomi Cornelissen
8 Laubie street
Sandbaai
0633084191
cornelissennaomi@gmail.com

23 January 2020

Attention : Mr H Boshoff / Loretta

Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

FILE NO:	Heran at 243
	Hermanus
SCAN NO:	21
COLLABORATOR NO:	1376402

MUNICIPAL NOTICE NO. 167/2019
REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE
OVERSTRAND MUNICIPALITY

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully

NAOMI CORNELISSEN

24 JAN 2020

12/40



TP - P. /hoort
(C.I. Olivier)

Yvonne Deetlefs
8 Piet Retief Cres
Sandbaai
083 726 7204

Yvonne.deetlefs@gmail.com

Attention : Mr H Boshoff / Loretta

23 January 2020

Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

FILE NO: <u>Kon erf 243</u>
<u>Hermanus</u>
SCAN NO: <u>20</u>
COLLABORATOR NO: <u>1376398</u>

MUNICIPAL NOTICE NO. 167/2019

REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE OVERSTRAND MUNICIPALITY

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwellihle Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully

Yvonne Deetlefs

24 JAN 2020



TP. D. Mhoad
(H. Olivier)

13/40

Mrs L. Botha (Fuller) Your Name
13 5th Avenue Your Address
Sandbaai 7200 Your telephone number
Your email address

Tel. 028 316 2341
072636 8383

January 2020

24/1/2020

Attention : Mr H Boshoff / Loretta

Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

FILE NO:	Rom of 243
SCANNED:	Hermanus
COLLABORATOR NO:	BOTHA
	1376396

MUNICIPAL NOTICE NO. 167/2019

REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE OVERSTRAND MUNICIPALITY

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully

YOUR NAME AND SURNAME

L. Botha (Fuller)
13 5th Ave,
Sandbaai.

TP 24 JAN 2020



TP - A. / heard
(H. Olivier)

14/40

H Brits
8 Fisant Circle Sandbaai
0828992472 / 0728566994
Hanlie.Brits@westerncape.gov.za
22 January 2020

Attention : Mr H Boshoff / Loretta

Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

FILE NO: <i>213</i>
<i>Hermanus</i>
SCAN NO: <i>BRITS</i>
COLLABORATOR NO: <i>1376066</i>

MUNICIPAL NOTICE NO. 167/2019

REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE OVERSTRAND MUNICIPALITY

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully

Hanlie Brits

23 JAN 2020



TP. N. (head
(H. Olivier).

15/40

FH Laubscher
100 9th Street
Voëlklip
Hermanus
7200
Cell: 082 806 4882
E-mail: Franslaubscher@absamail.co.za
22 January 2020

Attention: Mr H Boshoff / Loretta
E-mail: loretta@overstrand.gov.za

The Municipal Manager
Overstrand Municipality
PO Box 20
Hermanus
7200

FILE NO:	Rem of 243 Hermanus ✓
SCAN NO:	FRANS
COLLABORATOR NO:	1376048

Dear Sir,

RE: MUNICIPAL NOTICE NO. 167/2019, REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE: WRAP CONSULTANCY ON BEHALF OF THE OVERSTRAND MUNICIPALITY

With regards to above mentioned matter, I would like to lodge an objection against the proposed site for the construction of the new Solid Waste Transfer Station. My motivation for this, is as follows:

- 1 It is highly undesirable to establish a Transfer station on a site that borders on an area zoned for residential purposes.
- 2 Is there an Integrated Development Plan, indicating details of the proposed development of the affected area, available?
- 3 There will most certainly be certain security implications of having a facility of this nature next to a residential area. We all know what happened to the previous transfer station that was established next to a residential area. Have a proper security evaluation and risk assessment, taking the history of the vandalised structure into account? Proper security measures will most certainly add a lot to the running costs of the plant. The additional costs will add an additional financial burden on the already disheartened tax payers.
- 4 Have a proper Traffic Impact Assessment (TIA) been done? The new proposed transfer station will definitely have implications, i.e. additional heavy vehicles utilising the access road, which will most probably create a dangerous situation for the learners of the Zwelihle Primary School, which is situated adjacent to the new proposed transfer station.
- 5 Have a proper a Social Impact Assessment (SIA), including a Health & Safety Study, been conducted? We all surely know that there are numerous risks associated with plants that process garbage, especially with regards to health issues, e.g. toxic gasses generated, contamination of the environment, etc.
- 6 Have a proper Environmental Impact Assessment (EIA) been done? I am not aware of the outcome of such an assessment. I do not need to explain the legal implications if such a study was not properly conducted and due processes followed.

In conclusion: From my experience as a civil engineer regarding waste management, I am of the opinion that the decision to establish the new Solid Waste Transfer Station on that specific site, was not correct. I therefore want to urge the decision-makers of the municipality to re-consider.

Kindly acknowledge receipt of my letter of objection.

Yours faithfully,

Frans Laubscher
FH Laubscher, Pr. Eng

16/40



TP. A. /thead
(H. Olivier)

BJ & C Jacobsz
155 Jan van Riebeeck
Crescent, Sandbaai, Hermanus, 7200
Tel: 082 922 2512
info@lightice.co.za

22 January 2020

Attention : Mr H Boshoff / Loretta

Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

FILE NO:	Rem of 243
	Hermanus ✓
SCAN NO:	Jacobsz
COLLABORATOR NO:	1376036

MUNICIPAL NOTICE NO. 167/2019

REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE OVERSTRAND MUNICIPALITY

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully

BJ & C Jacobsz

23 JAN 2020



Loretta Gillion - Relocation of the Transfer Station

From: "Info @ Multiplesclerosis" <info@multiplesclerosis.co.za>
To: <loretta@overstrand.gov.za>
Date: 21/01/2020 05:31 PM
Subject: Relocation of the Transfer Station
Cc: <wbcf@hermanus.co.za>, <info@multiplesclerosis.co.za>

TP - R. Alford
(H. Olivier)

Name: Mark S Lloyd-Yeo
 Address: 132 Jan van Riebeeck Crescent, Sandbaai, Hermanus 7200
 telephone number: 083 302 3789 / 028 316 4974
 email address: marklloyd@easy-mail.co.za / info@multiplesclerosis.co.za
 21 January 2020

Attention : Mr H Boshoff / Loretta

Email : loretta@overstrand.gov.za

Overstrand Municipality
 Hermanus
 7200

FILE NO: Rem of 243
1/10/2019
SCAN NO:
31
COLLABORATOR NO: 1375661

Dear Sirs / Madam

MUNICIPAL NOTICE NO. 167/2019
 REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF
 OF THE OVERSTRAND MUNICIPALITY

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully

22 JAN 2020

file:///C:/Users/loretta/AppData/Local/Temp/XPgrpwise/5E27358DHermanusMunpos... 2020/01/22

Mark S Lloyd-Yeo
Name: Mark S Lloyd-Yeo
Address: 132 Jan van Riebeeck Crescent, Sandbaai, Hermanus 7200
telephone number: 083 302 3789 / 028 316 4974
email address: marklloyd@easy-mail.co.za / info@multiplesclerosis.co.za

NOTE:

- This actually affects everyone in Hermanus as the Overstrand Municipality took out a massive loan to cover the cost of relocating the Transfer Station, which at the end of the day is funded by the Ratepayers.
- There is a further tender out for the dismantling of the current Transfer Station in an amount of R823000.00 I assume funded again by Ratepayers. This site will be used for housing.
- There are questions that are unanswered and objections from Ratepayers that the correct public procedure policy implemented.
- The Sandbaai Ratepayers have objected to this location until such time as the correct information has been distributed to the entire community.
- The period for objections to the relocation of the Transfer Station expires on 24 January 2020.



TP- D. /Heart
(H. Olivier)

19/40

FILE NO: <i>Rom Erf 243</i>
<i>Hermanus</i>
SCAN NO: <i>30</i>
COLLABORATOR NO: <i>1375657</i>

42 Westcliff road
Hermanus
7200

22 January 2020

Attention : Mr H Boshoff / Loretta

Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

***MUNICIPAL NOTICE NO. 167/2019**

„EMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE OVERSTRAND MUNICIPALITY

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Your reasons for moving the transfer station are not clear. We would ask are you moving it because you do not feel safe there and during protest action it gets invaded and you cannot use the transfer station. If any of these apply then consider the residents who are unable to move from this area and who are not protected at all by the municipality.

Please acknowledge receipt of my objection.

Yours faithfully

C E Leaf-Wright

22 JAN 2020



20/40

Brigitte Sabbe

Post Office Box 395, HERMANUS, 7200, SOUTH AFRICA. P.O. Box 395, HERMANUS, 7200
CELL: 083 901 9851

21 January 2020
Attention: Mr H Boshoff/Loretta
Email: loretta@overstrand.gov.za

*TP. A. Ahoort
(H. Olivier)*

Overstrand Municipality
HERMANUS
7200

FILE NO:	<i>Rem ERF 243</i>
	<i>Hermanus</i>
SCAN NO:	<i>18</i>
COLLABORATOR NO:	<i>1375509</i>

Dear Sirs/Madams

**Re: MUNICIPAL NOTICE NO 167/2019
REMAINDER ERF 243 HERMANUS, APPLICATION FOR CONSENT USE, WRAP
CONSULTANCY ON BEHALF OF THE OVERSTRAND MUNICIPALITY**

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

I further want to state that a move such as this does not warrant a cost implication of R20 million rand, monies which could be utilised for many other much needed developments in our town.

Please acknowledge receipt of my objection.

Yours faithfully

BRIGITTE SABBE

21 JAN 2020



TP. D. Noord
(H. Olivier)

21/40

M. C. Auret
16 Kiewiet Crescent Sandbaai
083 775 9892
riamarieauret@gmail.com

21 January 2020

Attention : Mr H Boshoff / Loretta

Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

FILE NO:	Rem erf 243
	Hermanus
SCAN NO:	17
COLLABORATOR NO:	1375503

MUNICIPAL NOTICE NO. 167/2019

REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE OVERSTRAND MUNICIPALITY

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully

Maria C. Auret

21 JAN 2020

21 JAN 2020

Loretta Gillion - Objection Letter MUNICIPAL NOTICE NO. 167/2019

From: "Phillip-Ben " <capedutch@hermanuspharmacy.co.za>
To: <loretta@overstrand.gov.za>
Date: 21/01/2020 10:14 AM
Subject: Objection Letter MUNICIPAL NOTICE NO. 167/2019



TP - A. Mear
C.I. Olivier

Rensburg

Brenda Kotze-Van

78 Mitchell Street
Eastcliff
0825751846

capedutch@hermanuspharmacy.co.za

January 2020
Attention : Mr H Boshoff / Loretta
Email : loretta@overstrand.gov.za

FILE NO:	Ron AT 243
	Hermanus
SCAN NO:	02
COLLABORATOR NO:	1375415

21

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

**MUNICIPAL NOTICE NO. 167/2019
REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON
BEHALF OF THE OVERSTRAND MUNICIPALITY**

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which boards directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

21 JAN 2020

Please acknowledge receipt of my objection.

Yours faithfully

Brenda Kotze-Van Rensburg

Loretta Gillion - Objection Letter to Municipal Notice 167/2019



From: "Phillip-Ben " <capedutch@hermanuspharmacy.co.za>
To: <loretta@overstrand.gov.za>
Date: 21/01/2020 10:09 AM
Subject: Objection Letter to Municipal Notice 167/2019

TP. N. (Theart)
(H. Olivier)

Philip-Ben Kotze
145 Main Road
0283124039

capedutch@hermanuspharmacy.co.za

January 2020
Attention : Mr H Boshoff / Loretta
Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

FILE NO:	Rem of 243
	Hermanus
SCAN NO:	03
COLLABORATOR NO:	1375423

21

Dear Sirs / Madam

**MUNICIPAL NOTICE NO. 167/2019
REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON
BEHALF OF THE OVERSTRAND MUNICIPALITY**

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

21 JAN 2020

file:///C:/Users/loretta/AppData/Local/Temp/XPgrpwise/5E26CDE1HermanusMunpo... 2020/01/21

Yours faithfully

Philip-Ben Kotze



TP- D. (Heart
(H. Olivier)

26/40

FILE NO: <i>Rom erf 243</i>
<i>Hermanus</i>
SCAN NO: <i>BESTER</i>
COLLABORATOR NO: <i>1374520</i>

Alta Bester
24 End Street
Sandbaai, Hermanus, 7200

0768377571
Aknor8@gmail.com

16 January 2020

Attention : Mr H Boshoff / Loretta

Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam:

MUNICIPAL NOTICE NO. 167/2019
REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE
OVERSTRAND MUNICIPALITY

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwellhie Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully
Alta Bester
ALTA BESTER

20 JAN 2020



TP. N. (heer)
(H. Olivier)

27/40

Elda Saunderson

147 Jan van Riebeeckstr
Sandbaai
Hermanus

0845134120
esaunderson@sansa.org.za

17 January 2020

Attention : Mr H Boshoff / Loretta
Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

FILE NO: <i>Ken 51243 ✓</i>
<i>Hermanus</i>
SCAN NO
<i>ELDA</i>
COLLABORATOR NO:
<i>1374244</i>

MUNICIPAL NOTICE NO. 167/2019
REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE OVERSTRAND MUNICIPALITY

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully

E Saunderson
Elda Saunderson

17 JAN 2020

28/40



TP. N. Theod
(H. Olivier)

Robyn Diederichs
No 57 Ocean Breeze Estate
79 End Street
Sandbaai, Hermanus, 7200

0814115202

robyndiederichs@gmail.com

15 January 2020

Attention : Mr H Boshoff / Loretta

Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

FILE NO:	Rem of 213 ✓
	Hermanus
SCAN NO:	ROBYN
COLLABORATOR NO:	1374240

**MUNICIPAL NOTICE NO. 167/2019
REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE
OVERSTRAND MUNICIPALITY**

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully

ROBYN DIEDERICHS

17 JAN 2020



TP - N. (head)
(H. Olivier)

29/40

Verna Watton Your Name
12 Leisure Park Your Address
083-2861343 Your telephone number
vawatton@gmail.com Your email address

14 January 2020

Attention : Mr H Boshoff / Loretta

Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

FILE NO:	21 213 ✓
SCAN NO:	HERMANUS
COLLABORATOR NO:	WATTON
	373923

MUNICIPAL NOTICE NO. 167/2019

REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE OVERSTRAND MUNICIPALITY

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully

YOUR NAME AND SURNAME

V. Watton (Verna Adelaide Watton)

16 JAN 2020



TP. N. (head of C.I. Olivier)

Mico Kriel
6 Kiewiet Crescent
Sandbaai
7200
Tel.nr.: 0844522000
E-mail: mico.kriel@gmail.com

January 2020

Attention : Mr H Boshoff / Loretta
Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

FILE NO:	Rem SF 243 ✓
	Hermanus
SCAN NO:	KRIEL
COLLABORATOR NO:	1373854

**MUNICIPAL NOTICE NO. 167/2019
REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE
OVERSTRAND MUNICIPALITY**

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully

Mico Kriel

16 JAN 2020



TP. D. Theart
(H. Olivier)

31/40

G. Hibbert/F. de Gouveia
84 Marine Drive
Sandbaai
geckopaarl@lantic.net

January 2020

Attention : Mr H Boshoff / Loretta
Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

FILE NO:	Rem OF 213 ✓ Hermanus
SCAN NO:	Hibbert
COLLABORATOR NO:	1373838

**MUNICIPAL NOTICE NO. 167/2019
REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE
OVERSTRAND MUNICIPALITY**

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens; secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully

Gerhardt Hibbert
Cell:0832570500

16 JAN 2020



TP. A. Theart
(H. Olivier)

JA VISSER
22 LONG STREET
SANDBAAI
083 966 6893
jvisser@hvmotors.co.za

January 2020

Attention : Mr H Boshoff / Loretta
Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

FILE NO:	Rem ERF 243 ✓
	Hermanus
SCAN NO:	VISSER
COLLABORATOR NO:	1373375

**MUNICIPAL NOTICE NO. 167/2019
REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE
OVERSTRAND MUNICIPALITY**

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully

JA VISSER

15 JAN 2020



D Bucher
24 Stergianos Str
082 892 5085
dbucher@mweb.co.za

January 2020

Attention: Mr H Boshoff / Loretta
Email: loretta@overstrand.gov.za

TP: D. Ahear
(H. Olivier)

Overstrand Municipality
Hermanus
7200

FILE NO:	Rem Erf 243 ✓
	Hermanus
SCAN NO:	BUCHER
COLLABORATOR NO:	1373372

Dear Sirs / Madam

**MUNICIPAL NOTICE NO. 167/2019
REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE
OVERSTRAND MUNICIPALITY**

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwellihle Primary which borders directly on this proposed site.

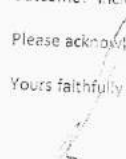
A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully


Dietrich Bucher

15 JAN 2020

34/40



TP. N. (Heart
(17. Olivier)

JM Koorts
23 Disa Street
Sandbaai
082-453-2727
johan.koorts@mweb.co.za

13 January 2020

Attention : Mr H Boshoff / Loretta

Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

FILE NO: Rem of 243
Hermanus
SCAN NO:
04
COLLABORATOR NO: 1373356

MUNICIPAL NOTICE NO. 167/2019

REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE OVERSTRAND MUNICIPALITY

I hereby submit my objection to this notice.

As is usual, the notice contains the required statutory information, but as far as I can ascertain, provides no information as to the reasons for the closing down of the existing transfer station which is perfectly situated in an industrial area not bordering any formal residential zones. It is a well reported fact that the existing station was damaged to the extent that closure is inevitable due to protest action driven by a political agenda. This begs the question, what safeguards are the Council instituting to prevent a similar occurrence in the proposed location that is bordering not one, but two formal residential areas. The recent history which has given cause to move the existing transfer station, gives reason to believe that should similar protests occur in future, the probability exists that privately owned property and lives of residents may be in danger. The damage done to the municipal swimming pool, which was primarily earmarked for the residents of Zwelihle is evidence that the proposed relocation should not proceed under any circumstances.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully

JM KOORTS

15 JAN 2020



Mr. MJ Reddell,
138 Piet Retief Crescent,
Sandbaai. 7200
Tel: 0283163069
Mobile: +27824712487
mikeiredell@gmail.com
13th January 2020

*TP. D. /heard
(L. J. Orlia)*

Attention: Mr H. Boshoff / Loretta
Email: loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

**MUNICIPAL NOTICE NO. 167/2019
REMAINDE ERF 243, HERMANUS, APPLICATION FOR CONSENT USE: WRAP CONSULTANCY ON BEHALF OF
THE OVERSTRAND MUNICIPALITY**

I would like to submit my **STRONG OBJECTION** to this notice.

The relocation of the transfer station should **NOT** be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications on an access road to the residential area and is also a huge danger to the children from the Zwelihle Primary School which borders directly on this proposed site. Bearing in mind that there is also the Waldorf School not too far from this proposed location.

Then we have the security implications of having this transfer station in bordering residential areas, calling for a security estimation, inclusive of a Risk Assessment, taking past history into account and the long-term running cost of such an operation. What new "element's" will be drawn to this area, posing a bigger threat to communities and their security.

We have to demand that an environmental impact study inclusive of a Health and Safety study be undertaken prior to even a thought of this can be had. What about a HAZOP study with regards to pest control, noise, secondary environmental contamination, pathogens and possible chemical releases from "contaminated waste materials" Excessive traffic flow into and through the area inclusive of those who **WILL** use Sandbaai as a means of access to this prosed site, obviously contributing to further disruption, noise and air pollution.

NO, this is not acceptable to us as property owners, residents and law abiding tax payers. Not to mention the already depreciated values of our properties due to the past two years "permitted" influx of people into the area and the destruction of the beautiful Milkwood Forrest which it "till permitted" to be destroyed and invaded.

A detailed survey needs to be carried out and a suitable and alternative area, "NON residential" needs to be set out for this proposed transfer station. **NOT** on the border of Sandbaai. We are already also flooded by the vulgar stench of sewage where we once had the privilege of a lovely, fresh ocean breeze. We cannot become the Overstrand Municipalities "dumping ground" period.

Please acknowledge receipt of my personal objection to this proposal.

Yours faithfully,
MJ Reddell. (Mike)

*MJ Reddell
13/01/2020*

FILE NO:	<i>Rem Erf 243</i>
	<i>Hermanus</i>
SCAN NO:	<i>03</i>
COLLABORATOR NO:	<i>1373347</i>

15 JAN 2020

TP - A. Theart 36/40
(H. Olivier)



R Medina
30 Vader Visser Street
Sandbaai

medina.rocio@gmail.com

11 January 2020

Attention : Mr H Boshoff / Loretta

Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

FILE NO: Rem ERF 243
Hermanus
SCAN NO: 02
COLLABORATOR NO: 1373345

MUNICIPAL NOTICE NO. 167/2019

REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE OVERSTRAND MUNICIPALITY

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully

YOUR NAME AND SURNAME

R Medina
30 Vader Visser Street
Sandbaai
Hermanus 7200.

15 JAN 2020

37/40



TP- P. Alcock
(M. Olivier)

MIKE VICTOR ALCOCK
58 JIMMY SMITH STREET
SANDBAI
quayside@polka.co.za

13 January 2020

Attention : Mr H Boshoff / Loretta

Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

FILE NO:	Ron of a 13 ✓ Hermanus
SCAN NO:	ALCOCK
COLLABORATOR NO:	1373343

MUNICIPAL NOTICE NO. 167/2019

REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE
OVERSTRAND MUNICIPALITY

Why can the existing facility not be renovated and re implemented as it is. Everything is still in place.

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which borders directly on this proposed site.

A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Was an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

I am the owner of 4 properties which are situated between 50 and 75 metres from the proposed new "dump site"
Erf 1638 Kus Weg (pending sub division) to erf 2853 75 metres
Erf 2854 Kus Weg (pending) 50 metres
Erf 146 Fifth Ave 50 metres
Erf 145 Fifth Ave 75 metres

I have been a regular user of the "old transfer station" for 15 years, mostly it has been managed well, but I have also experienced many occasions of utter chaos when rotting garbage piled up, rotten perlemoen from the farms piled up, with the accompanying stench and obvious health hazards. Dust on windy days and of course non stop noise from trucks, digger loaders etc.

Please acknowledge receipt of my objection.

Yours faithfully
Micheal Victor Alcock

15 JAN 2020

38/40



E de Vries,
30 Vader Visser Street
Sandbaai
028 3162505
erickadevries@hotmail.com

11 January 2020

Attention : Mr H Boshoff / Loretta
Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

TP. N. Aheal
(1) Olivia

FILE NO:	Rem of 243
	Hermanus
SCAN NO:	01
COLLABORATOR NO:	1373342

MUNICIPAL NOTICE NO. 167/2019
REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE OVERSTRAND MUNICIPALITY

I would like to submit my objection to this notice.

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Was an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully

YOUR NAME AND SURNAME

E de Vries
30 Vader Visser Street
Sandbaai
Hermanus 7200.

15 JAN 2020

39/40

D de Vries
 16 Vader Visser Street
 Sandbaai
 Cell: 0843086290
 ddevries@whale.co.za

11 January 2020



Attention : Mr H Boshoff / Loretta

Email : loretta@overstrand.gov.za

Overstrand Municipality
 Hermanus
 7200

Dear Sirs / Madam

TP. D. Ahoort
 (H. Olivia)

FILE NO:	Rem of 243
	Hermanus ✓
SCAN NO:	DDV
COLLABORATOR NO:	1373341

MUNICIPAL NOTICE NO. 167/2019

REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE
 OVERSTRAND MUNICIPALITY

I would like to submit my objection to this notice.

The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

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A detailed survey needs to be done that includes further developments.

Security implications of having this transfer station in residential areas calls for a security estimation that includes risk assessment and taking past history into account and long term running costs.

Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully

YOUR NAME AND SURNAME

D de Vries
 16 Vader Visser Street
 Sandbaai
 Hermanus 7200.

TP. n. (heer)
(H. Olivier)

40/40



R de Vries
16 Vader Visser Street
Sandbaai
Cell: 071 9851215
rinadevries@whale.co.za
11 January 2020

Attention : Mr H Boshoff / Loretta

Email : loretta@overstrand.gov.za

Overstrand Municipality
Hermanus
7200

Dear Sirs / Madam

FILE NO:	Rem erf 243
	Hermanus ✓
SCAN NO:	RDV
COLLABORATOR NO:	1373300

MUNICIPAL NOTICE NO. 167/2019

REMAINDER ERF 243, HERMANUS, APPLICATION FOR CONSENT USE : WRAP CONSULTANCY ON BEHALF OF THE OVERSTRAND MUNICIPALITY

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The relocation of the transfer station should not be established in an area bordering residentially zoned properties.

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Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental contamination etc.

Please acknowledge receipt of my objection.

Yours faithfully

YOUR NAME AND SURNAME

R de Vries
16 Vader Visser Street
Sandbaai
Hermanus 7200.

15 JAN 2020



TP-N. /heest
(H. Olivier)

Project Office
Town Planning & Project Management



Our Reference: 19/118
Your reference: 243 HMS (Schulphoek) 3489/2019

19 February 2020

The Municipal Manager
Overstrand Municipality
P O Box 20
HERMANUS
7200

FILE NO:	Rem 213
	Hermanus
SCAN NO:	HMS 243
COLLABORATOR NO:	1385747

Attention: Mr Henk Olivier

REMAINDER OF ERF 243 HERMANUS: APPLICATION FOR CONSENT USE

Comments and objections were received from:

- P Kuestermann;
- GJ Beukes;
- AJ Matthee;
- WF & DI Kearney;
- E Harris;
- MA Edwards;
- P le Roux;
- N Cornelissen;
- Y Deetlefs;
- L Botha (Fuller);
- H Brits;
- FH Laubscher;
- BJ & C Jacobsz;
- MS Lloyd-Yeo;
- CE Leaf-Wright;
- R & B Sabbe;
- MC Aurel;
- B Kotze-Van Rensburg;
- P Kotze;
- A Bester;

Project Planning | Project Feasibility | Land Use Applications | Project Execution Management | Liquor Licensing

Wright Approach Investments
136 CC
(Reg No. 2002/060745/23)

35 Duiker Street,
P O Box 1247
Hermanus, 7200

Tel: +27 (0)28 313 1411
Fax: +27 0865083248

Email: admin@wrapgroup.co.za
Web: www.wrapgroup.co.za

 21 FEB 2020

Established 2002

- E Saunderson;
- R Diederichs;
- V Watton;
- M Kriel;
- G Hilbert;
- JA Visser;
- D Bucher;
- JM Koorts;
- MJ Reddell;
- R Medina;
- MV Alcock;
- E de Vries;
- D de Vries; and
- R de Vries.

Response to objections pertaining to the proposed location and impact of the development.

Objection	Comment
<p>"This Erf, where the current wastewater treatment works is situated, is surrounded by residential properties, as is rightfully acknowledged in the application. This includes Zwellinle, Sandbaai and currently an informal settlement with thousands of shacks on the Schulphoek piece of property. It is envisaged that more than 7,000 residential units will be built here. If this fails, the area will most probably develop into one massive informal settlement. It is definitely not feasible to build a MRF and DO right in the middle of residential areas, let alone a sewerage works. When the sewerage works was developed, it was at that stage on the edge of residential areas. Now it is right in the middle. To even state that surrounding property areas have become accustomed to this property, is insinuating that residents are satisfied with any kind of utility service that the Municipality deems fit to create, where and when they wish. The fact is that property values have dropped substantially, especially since the Municipality allowed the informal settlements to take over the Schulphoek area."</p>	<p>Although the subject property is abutted by a residential area, the zoning of the subject property is however Authority Use which is defined in terms of the OMZS as follows:</p> <p>"authority use" means a use which is practiced by or on behalf of a public authority, and characteristics of which are such that it cannot be classified or defined under other uses in this zoning scheme, and includes a use practiced by:</p> <p>(i) The State, such as a <u>military training centre and installation, police station and prison;</u></p> <p>(ii) The Provincial Government, such as a <u>road station and road camp;</u></p> <p>(iii) The Local Government, such as <u>fire services and municipal depot with related uses or any use necessary to provide (including limited accommodation for staff who are required for standby emergencies, municipal offices, clinics, library and any other associated use approved by Council) required services."</u></p>



The relocation of the transfer station should not be established in an area bordering residentially zoned properties."

The subject property can therefore in terms of its primary rights be used as a police station, military training facility, fire station and municipal depot. It can be used for a variety of high intensity land uses without any public participation or town planning consent. The proposal for an MRF and DO (materials recovery facility and drop off) is of a much lower intensity compared to land uses permissible on the subject property.

The zoning of the subject property has been the same since the establishment of the surrounding residential areas. This by implication means that surrounding property owners should have done extensive research regarding surrounding zonings and the impact that would have on the area if land use rights were exercised by the property owners.

Considering that the intensity of the MRF and DO is much lower than the primary rights on the subject property, the land use right of surrounding property owners will therefore be minimally impacted upon.

There is also an existing sewage works on the subject property which is of a higher intensity compared to the land use right which is sought by the OM. When evaluated in the broader context, the submitted proposal is of a very small scale.

In addition to the above, when the zoning of the subject property was conferred, the high intensity land uses highlighted were projected to have a traffic impact, which was anticipated and planned for as the road width of the Schulphoek Road is 7m and the road reserve is 30m reserved for future expansion. Considering that the scale of the MRF is much lower than the permissible primary rights, the traffic movement which will be generated by the approval and implementation of this proposal is also much lower than what was initially anticipated and planned for and is not projected to have unacceptable traffic

"Traffic will increase dramatically in specific Schulphoek Boulevard, but also in residential areas, where small entrepreneurs will use this facility to dump their waste. The Municipality will have additional trucks to collect the recycle bags and take to the MRF, other businesses will also drop their waste, which all will increase traffic flow. The DO waste will also have to be taken to Karwyderskraal. As far as I know, no traffic and road usage evaluation was done. Surely there could be serious congestions at the entrance to this erf."



<p>"The proposed location of the transfer station is not at all appropriate for such a facility as it should not be established in an area immediately adjoining residential properties.</p> <p>It would be situated directly next to the Zweilhle Primary School.</p> <p>It would be situated in an area surrounded by residential properties. The area of Sandbaai in Kusweg and surrounds constitutes numerous very upmarket guest houses. The failure to stop the land invasion of the Schulphoek area, where these property owners expected to see organised property development in terms of town planning scheme regulations and environmental legislation has already had a negative impact on surrounding properties. A further establishment of a refuse transfer station nearby will be even more detrimental to the popularity of the area."</p>	<p>implications for surrounding property owners. A traffic impact statement was done for the facility by DECA see attached report dated 28th June 2019.</p> <p>The proposed MRF and DO is not projected to have any detrimental impact on the students at the Zweilhle Primary Schools as the noise which will be emitted from the premises is not projected to be an excessive disturbance.</p> <p>The proposed location of the MRF and DO is not projected to interfere with the viability of the upmarket guest houses in Sandbaai.</p> <p>The objector asserts that the establishment of an MRF and DO will be detrimental to the popularity of the area but has not provided any substantive evidence to support this claim which makes it difficult to provide a detailed response.</p> <p>Both the old Hermanus facility and the new Transfer Station and MRF currently been constructed for the Riviersonderend Municipality are adjacent to residential properties, so this is not uncommon practice.</p>
<p>"From my experience as a civil engineer regarding waste management, I am of the opinion that the decision to establish the new Solid Waste Transfer Station on that specific site, was not correct. I therefore want to urge the decision-makers of the municipality to re-consider."</p> <p>"As is usual, the notice contains the required statutory information, but as far as I can ascertain, provides no information as to the reasons for the closing down of the existing transfer station which is perfectly situated in an industrial area not bordering any formal residential zones. It is a well reported fact that the existing station was damaged to the extent that closure is inevitable due to protest action driven by a political agenda. This begs the question, what safeguards are the Council instituting to prevent a similar occurrence in the proposed</p>	<p>The sewage works have already been established on the subject property and have an existing impact. The submitted proposal is therefore of a much lower scale and impact compared to the existing sewage works and the said property is zoned for municipal use which is a compatible use.</p> <p>Additional security will be implemented with establishment of the new facilities. The sites will have access control during the day and security on site after hours. There will also be additional internal security walls between the two facilities and the sewage works. There is also a plan to install CCTV cameras at the MRF and Drop off which will be linked to armed response.</p> <p>Even at the height of the protests, the protestors never attempted to</p>



location that is bordering not one, but two formal residential areas. The recent history which has given cause to move the existing transfer station, gives reason to believe that should similar protests occur in future, the probability exists that privately owned property and lives of residents may be in danger. The damage done to the municipal swimming pool, which was primarily earmarked for the residents of Zwelthle is evidence that the proposed relocation should not proceed under any circumstances."

destroy the sewage works on the subject property. The rationale to establish the proposed MRF and DO on the subject property is due to the fact that the subject property is a politically neutral site which is unlikely to be attacked in times of political instability.

Response to objections pertaining to environmentally related considerations.

Objection

"Impact on safety, health and well-being of the surrounding communities:

At the Drop Off Facility, people will be allowed to dump any household waste in, I presume, black bags into open bins, which will only be emptied when full. Therefore, rotten food, contaminated waste articles could potentially lie for days in the open, causing severe noxious situations and serious health issues. There is a school situated directly next to this facility which causes a health risk."

Comment

This objection pertains to the management of the MRF and DO. The OM is committed towards ensuring that the MRF is managed in an environmentally sensitive manner which is conscious of the health of employees and owners of surrounding properties. The concerns which are flagged by the objector can be averted when sound management practices are employed which the OM is committed to.

The waste will not lie in the bins for days at the drop off until the bins are full as alleged, it is anticipated that there would be a daily collection of the full bins as the bins only have a limited storage capacity and the facility will have to have sufficient storage space to cater for the anticipated volumes. The longest anticipated storage in the bins is expected over a weekend.

Note that even at the small drop off facilities that Overstrand operate where the bins are removed less frequently, we do not have complaints from the neighbours or site users about odour or health issues associated with the storage of the waste.

An EIA is not required as both facilities only need to conform to the relevant Gazetted norms and standards.

5/11

"Has an environmental impact study as well as a health and safety study being undertaken and if yes, what is the outcome? Including noise, pest control, pathogens, secondary environmental



<p>contamination etc."</p> <p>"I have been a regular user of the "old transfer station" for 15 years, mostly it has been managed well, but I have also experienced many occasions of utter chaos when rotting garbage piled upon, rotten perlemoen from the farms piled up, with the accompanying stench an obvious health hazards. Dust on windy days and of course nonstop noise from trucks, digger loaders etc."</p>	<p>The OM forwarded the submitted proposal to the Western Cape Department of Environmental Affairs and Development Planning (DEADP). Comments relating to environmental considerations will be forwarded to the OM for evaluation.</p> <p>The OM is committed to ensuring that the operations at the proposed MRF and DO are not chaotic as described by the objector.</p> <p>The new proposed drop off is a much smaller scale operation than the current transfer station, the large domestic waste collection vehicles will deliver their loads directly to the Karwyderskraal landfill site and the smaller waste deliveries will be directly off loaded into the containers. there is no tipping floor at a drop off.</p>
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Response to objections pertaining to noise and environmentally related considerations.

Objection	Comment
<p>"if the managing of the MRF site is given to a private company, they would most probably want to extend their business to become more profitable. Thus, more noise, more health risk etc. Just go and have a look what a recycling company's site looks like (eg Walkerbay Recycling)."</p>	<p>The MRF is only going to be a clean MRF which deals with the clear bags and other clean recyclables collected from the Overstrand area.</p>
<p>"The noise of the MRF will also cause a hindrance to the close community when bottles are crushed, compacting machines running the whole day compacting plastic, tins and other materials. Also, nowhere does this application specify what happens to the waste not recovered, ie where it is kept , for how long before it is removed. Another health risk."</p>	<p>The MRF has a 30m³ tailings container at the end of the sorting conveyor where any waste that is not removed during the sorting process ends up. This container is then taken to Karwyderskraal landfill for disposal.</p>
<p>"The establishment of a refuse transfer station right next to the sea is unacceptable. It is evident that the negative environmental implications of having the transfer station so close to the sea have not been fully considered. The operation of the waste-water treatment works at this location is totally different. The effluent is contained in pipes, canals and dams. Bulk household refuse is hazardous and far</p>	<p>There will be staff deployed at the drop off facility who will be responsible for the collection of any waste that might blow or spill out of the containers during the offloading of the waste. This would avert wind blowing the waste into the sea and will therefore not be an environmental disaster as asserted by the objector.</p>



<p>more difficult to contain. Every gust of wind (which can be very severe in that area) can lift loose items of paper and plastic and blow them into the sea - an environmental disaster. Any contamination of the soil of the transfer station will eventually leach down to the sea, polluting the beach front area and the sea. This is one of the long-term impacts."</p> <p>"There will be noise pollution and disturbance of what should be a quiet area for people wishing to enjoy the sounds of the sea and surrounding nature. The sound of trucks and machinery working all day will be detrimental. The emitting smell will be detrimental to all surrounding properties, not to mention the increase of pests such as flies and other vermin."</p> <p>"There is also no reference to any study of the potential noise impact that the lorries may create."</p>	<p>The facilities will be positioned as far as possible from the residential areas and school.</p> <p>Noise created by the new waste facilities will not be excessive, compared to the many vacuum sewerage tanker trucks visiting the waste water works on a daily basis, and there are a lot of mechanical equipment operating for 24 hours per day, e.g. aerators, mixers and pumps.</p> <p>There was no noise study undertaken, but noise has not been an issue at any of our other drop off facilities. Also refer to previous response.</p>
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Response to objections pertaining to crime and traffic related considerations.

Objection	Comment
<p>"An influx of people to these facilities, will increase human traffic to this area, which we all know creates opportunities for criminals to be more active. Which will cause crime to increase, not decrease."</p>	<p>The approval and implementation of this proposal will undoubtedly increase traffic to the subject premises. The increased traffic will be additional surveillance on the subject property and that of the neighbours, which will contribute towards the reduction of crime. The proposed MRF and DO will recover waste which is not sought after by criminals and therefore not projected to contribute to an increase in crime in the area. Additional security measures (security walls, CCTV cameras with armed response) and access control will be implemented.</p>
<p>"The relocation of the transfer station will have traffic implications and is a danger to the Primary School children from Zwelihle Primary which boards directly on this proposed site.</p>	<p>Access to the proposed MRF and DO is gained from Schulphoek Road and most of the vehicles will enter the road from the R43 on the north. Access to the Zwelihle Primary School is gained from Sisulu Road and the students currently do not even pass Schulphoek road when going to school and back home. The traffic of the subject premises and that of</p>



<p>"There will be a tremendous increase of both heavy and other vehicles travelling to the transfer station along Schulphoek Road and along the residential roads in Sandbaai, particularly the eastern section. A thorough traffic impact study is unavoidable."</p> <p>"The security measures to the property concerned will have to be increased which will be additional costs to the taxpayer. High walls with electric wires as well as guards will be required, at what cost? What guarantee is there that the "new" transfer station will not be targeted again?"</p> <p>"The once off presentation to the ward 7 committee is inadequate to be considered as public participation for a matter with such a high impact economically, physically and environmentally. I am also of the opinion that an EIA and Traffic impact study will have to be conducted and the results should be workshopped with the public before any decision is taken.</p> <p>In addition, a letter received from the Mayor on the 16/05/2019 specifically stated that a Traffic Impact Assessment needed to be carried out on the proposed project. I have to date not been sent the result of this Traffic Impact Assessment.</p> <p>Referring to the notice itself, no mention of a traffic impact study can be found."</p> <p>"Between the aerial view and Plan 3 in the document there is a difference in the naming of the roads. The aerial view names Skilpad Road as running next to the property in question, with Plan 3 using the name Schulphoek Road. Which of the two is it? One can only assume that Schulphoek Road is the correct one.</p> <p>"Schulphoek and Myrtle Roads are of extreme strategic importance to Sandbaai residents, it being one of only two means of ingress or egress</p>	<p>the Zweilhe Primary School do not compete with one another and will have no impact on the school children.</p> <p>The Schulphoek Road is a higher order road and not a local suburb distribution road which makes it much easier for it to absorb increased traffic which local suburb distribution roads would not be able to handle.</p> <p>Money invested in security cannot be regarded as a waste as it contributes towards the protection of property which is a substantial investment on the part of the OM. Investment in security measures is required at any infrastructure facilities nowadays.</p> <p>An EIA and a TIS can only be conducted upon the request of DEAP and the OM Engineering Department. This has not been done since there has not been a request from the competent authorities in this regard. A traffic impact statement was done for the facility by DECA see attached report dated 28th June 2019 (refer Annexure A).</p>
<p>The submitted motivation report and all plans refer to Schulphoek which is the correct one as asserted by the objector.</p>	<p>8/11</p> <p>The MRF and DO is ideally located at this strategic location as the public can access the premises via Schulphoek road without driving into the</p>



<p>for Sandbaai. The strategic importance of Schulphoek Road was made very clear at the time when the demonstrations took place."</p> <p>"Due to the narrowness of Schulphoek Road traffic is regularly impeded by vehicles stopping on both sides of the roads while totally ignoring the red lines. Much of the time the reason for people stopping is, firstly, to drop off and pick up scholars. Secondly, employers pick up and drop off employees at any time of the day.</p> <p>There is often a build-up of traffic at the traffic circle at Adam and Schulphoek Roads. A 'bottleneck' is created due to poor design regarding the outer diameter of the road around the circle (with no slipways) and the proximity of the circle to the traffic lights at the junction of Schulphoek Road and the R43. Traffic is also impeded by heavy vehicles (some with long trailers) turning into the road at Lenvaleco.</p> <p>Furthermore, due to the narrowness of Schulphoek at the bottom end another 'bottleneck' will be created.</p> <p>Any extra vehicular traffic on Schulphoek, in particular lorries, will only serve to exacerbate the problems."</p> <p>"Have a proper a Social Impact Assessment (SIA), including a Health & Safety Study, been conducted?</p> <p>We all surely know that there are numerous risks associated with plants that process garbage, especially with regards to health issues, e.g. toxic gasses generated, contamination of the environment, etc."</p>	<p>Zwellinle and Sandbaai residential area.</p> <p>The road impediments highlighted by the objector are caused by motorists totally ignoring road rules. The total disregard which some motorists have for road rules can therefore not be regarded as a reflection on the impact of the approval and implementation of this proposal.</p> <p>Notwithstanding the above, the Schulphoek tarred road measures 7m wide and the road reserve measures 30m wide. Considering that this is a higher order road, the road reserve has intentionally been made wide enough for road widening should the need arise and therefore not pose any traffic related problems.</p>
	<p>DEADP will evaluate the impact of this proposal on health. No, they were not required in terms of the application.</p>

Response to objections pertaining to the political climate.

Objection	Comment
<p>"During the unrests of a couple of years ago, the previous MRF and surrounding buildings were completely destroyed. With the informal settlements in Hermanus getting bigger by the day and with no real solutions acceptable to all on the table, the risk of a new facility also</p>	<p>The notion that the MRF should not be allowed to develop due to the political climate in Hermanus is speculative as it assumes that the proposed premises will be destroyed. The OM in terms of SPLUMA, LUPA and the By-Law is not empowered to refuse a land use planning</p>



<p>being destroyed, is extremely high. To even contemplate building a new facility on this property before any firm solutions to the above problems are found, is acting in a reckless and self-fulfillment fashion with no feeling or respect for the residents and the assets of the Municipality."</p>	<p>application based on assumption that a protest might lead to the destruction of property as that is speculative. The greater Overstrand community are also demanding a replacement facility in order to recycle their recyclable waste.</p>
<p>Response to objections not related to the submitted proposal.</p>	
<p>Objection A detailed survey needs to be done that includes further developments.</p>	<p>Comment The objector is not clear on the scope of the survey which needs to be conducted or the other developments which are referred to which makes it difficult to provide a detailed response.</p>
<p>"This actually affects everyone in Hermanus as the Overstrand Municipality took out a massive loan to cover the cost of relocating the Transfer Station, which at the end of the day is funded by the Ratepayers. There is a further tender out for the dismantling of the current Transfer Station in an amount of R823000.00 I assume funded again by Ratepayers. This site will be used for housing. There are questions that are unanswered and objections from Ratepayers that the correct public procedure policy implemented. The Sandbaai Ratepayers have objected to this location until such time as the correct information has been distributed to the entire community. The period for objections to the relocation of the Transfer Station expires on 24 January 2020."</p>	<p>This objection is not related to the merits of the submitted planning application.</p>
<p>Response to objections not related to the merits in the motivation report.</p>	
<p>Objection "Article 9.3 of the motivation is based on assumption and not fact."</p>	<p>Comment This is a fact as the MRF which was destroyed during the protests mostly employed people from Zweilthle and the subject proposal will be the</p>



<p>"Article 10.4 is also based on assumption and not on fact. The language used in Art. 9.3, 9.4 and 10.3 attests to my assertion that they are based on assumption and not fact." "Is there an Integrated Development Plan, indicating details of the proposed development of the affected area, available?"</p>	<p>same. All of the information in the report is based on facts and not assumptions as it was extrapolated from observations of the MRF and DO which was destroyed during the protests. A site development plan was submitted with the planning proposal which illustrates the extent and impact of the proposal.</p>
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Response to objections pertaining to property values.

<p>Objection</p>	<p>Comment</p>
<p>"NO, this is not acceptable to us as property owners, residents and law-abiding taxpayers. Not to mention the already depreciated values of our properties due to the past two years "permitted" influx of people into the area and the destruction of the beautiful Milkwood Forrest which it "till permitted" to be destroyed and invaded."</p>	<p>The land invasions which occurred in the south of Zweithle are not a reflection on the desirability of the submitted proposal.</p>

SDP

The submitted SDP was amended after comments and inputs were received from Town Planning Department and the Solid Waste Planning Department regarding proposed subdivision area in order to award the subdivision erf with the consent use right as per our application (refer Annexure B).

Conclusion

All the objections are noted however there is insufficient substantiation submitted which would justify the refusal of the submitted application.

Yours faithfully

REA JANKIE

TOWN PLANNER (B/8392/2017)

ANNEXURE F

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE: REMAINDER OF ERF 243,
SCHULPHOEK BOULEVARD (3489/2019)**

Electricity	:	In order
Water	:	In order
Sewer	:	In order
Stormwater	:	In order
Roads and traffic	:	In order

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Remainder of Erf 243, Schulphoek Boulevard, unobstructed;
6. that any additional and / or extended vehicle entrances will be for the owner's account;
7. that no on-street parking be allowed.

Dennis Hendriks

 DENNIS HENDRIKS
 SENIOR MANAGER:
 ENGINEERING SERVICES

23/01/2020

 DATE

G 4

ANNEXURE G 1/4



Division of Telkom SA SOC Ltd

10 Jan Smuts Drive
Pinelands
7404

Candice Spammer

Tel: 021 414 5582

Fax: 086 480 0617

Email: spammec1@telkom.co.za

Our Ref.: WWIP_WHMN4319_19

Your Ref.: 243 Hermanus 3489

6 December 2019

Attention: S Muller

Overstrand Municipality
HERMANUS

PLANT AFFECTED – COPPER:

APPLICATION FOR CONSENT USE: REMAINDER OF ERF 243, SCHULPHOEK BOULEVARD, HERMANUS

With reference to your application received **26 November 2019**.

As important cables and other infrastructure are affected, please contact our representative Frederik Swart at 028 514 1199 / 081 363 7815 / FrederikS@openserve.co.za 48 hours prior to commencement of construction work.

I hereby inform you that OpenServe approves the proposed work indicated on your drawing in principle. This approval is valid for **12 MONTHS ONLY**, after which reapplication must be made if the work has not been completed.

Any changes or deviations from the original planning during or prior to construction must immediately be communicated to this office.

Approval is granted, subject to the following conditions.

As per sketch attached, OpenServe infrastructure **WILL BE AFFECTED**, consequently the conditions below and on the attached legend will apply.

61 Oak Avenue, Highveld, Techno Park, Centurion 0157,
Private Bag X881, Pretoria, Gauteng, 0001

Telecommunication services position is shown as accurately as possible but should be regarded as approximate only.

Should alterations or relocation of existing infrastructure be required, such work will be done at the request and cost of the applicant.

Please notify this office within 21 working days from this letter of acceptance and if any alternative proposal is available or if a recoverable work should commence.

It would be appreciated if this office can be notified within 30 days of completion of the construction work. Confirmation is required on completion of construction as per agreed requirements.

Should OpenServe infrastructure be damaged while work is undertaken, kindly contact our representative immediately.

All OpenServe rights remain reserved.

Yours faithfully



For Selwyn Bowers
Operations Manager
Wayleave Management: Western Region



This wayleave, Reference Number WWIP WHMN4319_19 is valid for 12 months from date here of and is subject to the following conditions:

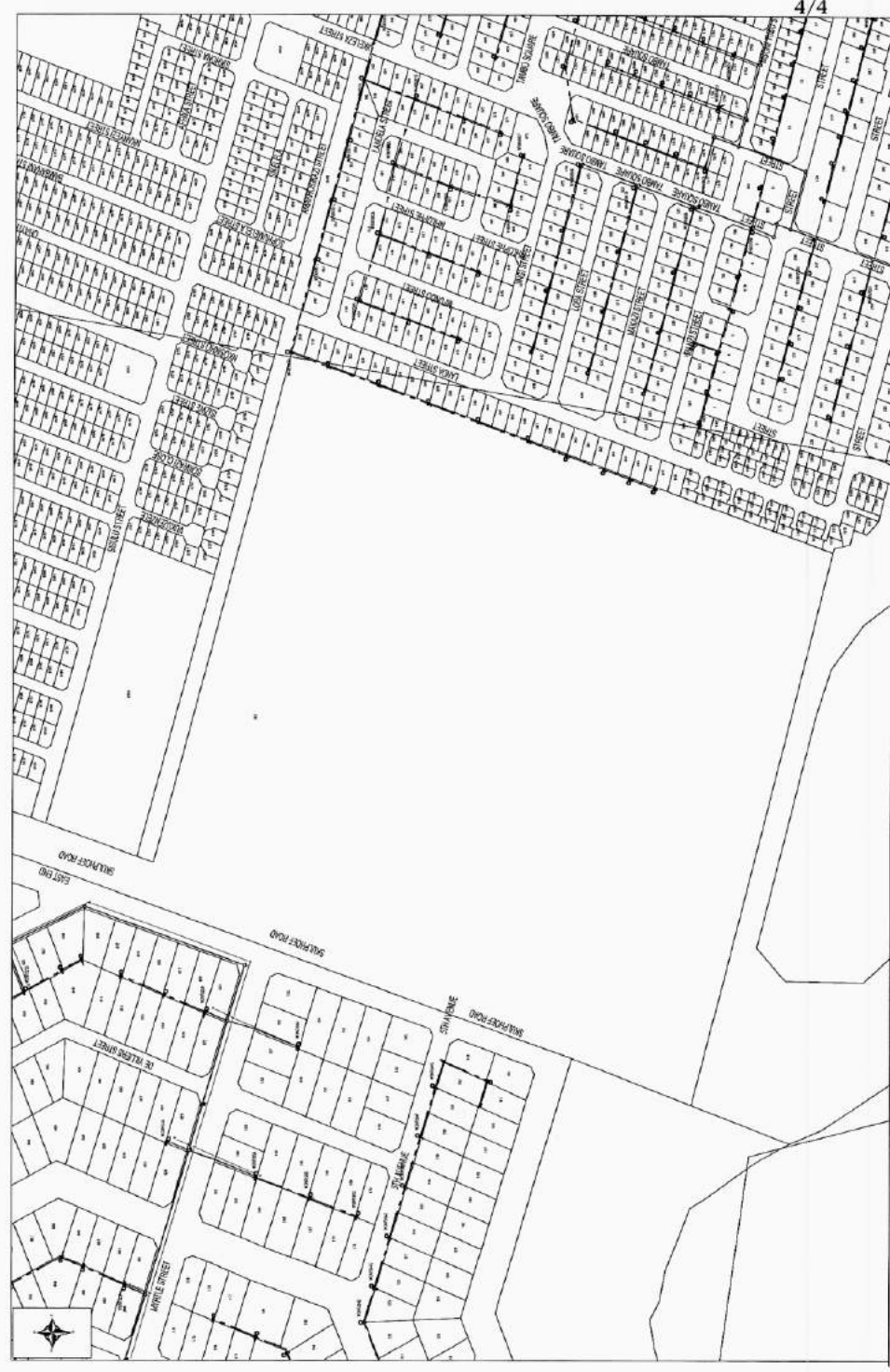
1. No mechanical plant or vibrator type compactors may be used within three metres of any Open Serve plant (I.E. any Telecommunication equipment above or below ground level).
2. The position of our plant affected by the proposal is indicated as approximate and **Frederik Swart** at telephone number 081 363 7815 and email address Frederiks@openserve.co.za must be contacted at least 48 hours prior to commencement of the work, upon which the actual location of Open Serve Plant will be indicated on site.
3. A written request must be submitted to Open Serve for consideration should the applicant require our plant to be relocated. The cost of such relocation will be recoverable from the applicant.
4. It is the responsibility of the applicant to verify the existence of the indicated plant and to notify Open Serve immediately should the applicant locate any Open Serve plant which is not indicated on the plans.
5. Should the applicant expose any Open Serve plant, the safeguard thereof will be the applicant's full responsibility.
6. Failing to comply with the above conditions or any special conditions addendum hereto will be regarded as gross negligence and the applicant will be held responsible for the damage or loss as a result thereof.

Date: 06 December 2019

By: C. Spammer

For Wayleave Management
Western Cape

Legend	
1. Underground Pipe	
2. Underground Cable	
3. Manhole	
4. Street Distributio Cabinet (SDC)	
5. Jointing Pit / AJB	
6. Jointing Pillar (PJ)	
7. Pipe Junction Box (B/S)	
8. Robot Control	
9. Pole	
10. Stay	
11. Strut	
12. Aerial Cable (A/C)	



OWNER'S INFORMATION	
OWNER'S NAME	
OWNER'S ADDRESS	
OWNER'S CITY	
OWNER'S STATE	
OWNER'S ZIP	
OWNER'S PHONE	
OWNER'S FAX	
OWNER'S E-MAIL	
OWNER'S SIGNATURE	
OWNER'S TITLE	

PROJECT INFORMATION	
PROJECT NAME	
PROJECT ADDRESS	
PROJECT CITY	
PROJECT STATE	
PROJECT ZIP	
PROJECT PHONE	
PROJECT FAX	
PROJECT E-MAIL	
PROJECT SIGNATURE	
PROJECT TITLE	

ANNEXURE H 1/9



CONSULTING ENGINEERS

Contact Person: **Douw Louwrens (Tel: 028 312 2292)**
 Your Ref: Hermanus RTS MRF
 Our Ref: D348
 Date: 28 June 2019

JPCE (Pty) Ltd
 60 Bracken Street
 Brackenfell
 7560

For attention: **Mr. Jan Palm**

Sir

TRANSPORT IMPACT STATEMENT FOR THE PROPOSED MATERIAL RECOVERY FACILITY AND REFUSE TRANSFER STATION ON RE/243, SCHULPHOEK, HERMANUS.

1. BACKGROUND

Deca Consulting Engineers were appointed by JPCE (Pty) Ltd to investigate the transport impact of a new Material Recovery Facility (MRF) and Refuse Transfer Station (RTS) on RE/243, Schulphoek, Hermanus, as the existing facility was damaged in recent protest action. The proposed development is situated adjacent the existing Hermanus Waste Water Treatment Works (WWTW), between Sandbaai and Zwelihle. The location is shown on the attached *Figure 1*.

2. DEVELOPMENT PROPOSAL

As mentioned, the proposed facility will consist of a Material Recovery Facility (recycling) and Refuse Transfer Station. Local waste collection vehicles will deposit their waste at the facility, the waste will be processed and transported with larger vehicles to the Karwyderskraal Regional Landfill site. The proposed facility is expected to be completed within the next year. The site is approximately 1.08 hectares in extent.

Please see the attached *Site Layout* by JPCE (Pty) Ltd.

3. PROPOSED ACCESS

The facility will gain access off Schulphoek Road via the existing WWTW access road. The access will be situated approximately 80m east of the WWTW Access Road / Schulphoek Road intersection.

Schulphoek Road can be classified as a Class 4A Road according to the South African Road Classification and Access Management Manual (RCAM) document (as indicated in the Overstrand Transport Plan). The WWTW access road currently terminates at the WWTW's access and can be classified as a Class 5 road. The Overstrand Transport Plan however indicates that this route may be extended through to Swartdam Road in the future, which will change the classification of this route to a Class 4A road as well.

	YILLIERSDORP OFFICE	HERMANUS OFFICE
	26 Graaff Street, Villiersdorp, 6848 PO Box 339, Villiersdorp, 6848	7 Paterson St, Hermanus, 7200 PO Box 1273, Hermanus, 7200
TEL +27 (0)28 840 2366 FAX +27 (0)86 524 5733 E-MAIL info@deca.co.za		TEL +27 (0)28 312 2292 FAX +27 (0)28 312 1325 E-MAIL info@deca.co.za

CONSULTING SERVICES CIVIL ENGINEERING | TRAFFIC ENGINEERING | TRANSPORT ENGINEERING | PROJECT MANAGEMENT

MEMBERS: L. DU PLOOY, PR. ENG | P. ENGELBRECHT, PR. TECH. ENG. • REG. NO. 9810478, 23

www.d-e-c-a.co.za

The access to the proposed facility can be described as a Low Volume Driveway (<30 trips per peak hour) according to the Provincial Access Management Guidelines document (trip generation is discussed in *Paragraph 6*).

The proposed access is in accordance with the Provincial Access Management Guidelines document's spacing requirement of 80m between an Unsignalised Full Intersection (UFI) and a Low Volume Driveway (LVD) in a suburban roadside development environment for a Class 4 road.

Shoulder Sight Distances from the proposed access is sufficient in both directions along the WWTW access road.

4. EXISTING ROADS AND TRAFFIC

Traffic to- and from the proposed facility will primarily make use of the R43, Schulphoek Road and Bergsig Street.

The intersections expected to be affected the most by the facility includes the R43 / Schulphoek Road signalised intersection, the Schulphoek Road / Adam Road roundabout, the Schulphoek Road / Bergsig Street intersection and the Schulphoek Road / WWTW Access Road intersection.

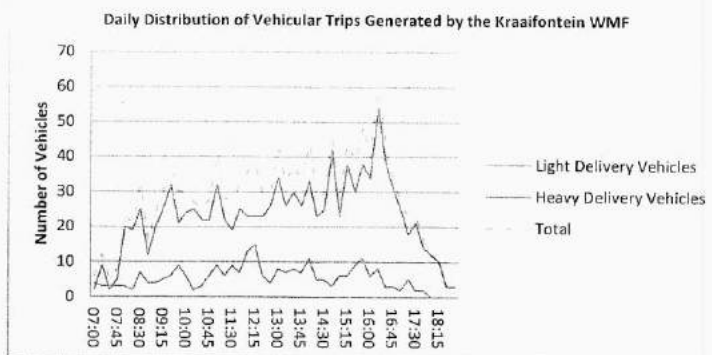
No traffic counts were conducted at these intersections, but based on observations and recently completed studies of developments in the area, the weekday AM peak hour is experienced between 07:00 and 08:00 and the weekday PM peak hour between 16:00 and 17:00. Based on observations during peak periods, no significant delays are experienced at these intersections and service levels on most approaches of the intersections are expected to be good.

A traffic survey at a similar type of facility were carried out and the distribution of trips are roughly spread out throughout the day, with a slight peak in the afternoon. It is therefore expected that the proposed facility's peak periods will not entirely coincide with the peak periods on the surrounding road network and will therefore have a very small traffic impact.

5. TRIP GENERATION AND TRAFFIC IMPACT

The traffic survey as mentioned in *Paragraph 4* was conducted at the Kraaifontein Integrated Waste Management Facility (IWMF) on a weekday from 07:00 to 19:00 to obtain a trend for the distribution of traffic throughout a working day, which is also expected to be followed by the proposed facility in Hermanus. It was observed that the trips generated by the Kraaifontein IWMF were roughly evenly distributed throughout the day with the peak hour observed between 15:45 and 16:45. The number of trips generated during the peak hour comprised 14.07% of the total number of trips generated throughout the day. *Diagram 1* indicates the daily distribution of trips generated by the Kraaifontein WMF.

Diagram 1: Daily Distribution of Vehicular trips Generated by the Kraaifontein WMF



Based on the above and to make a conservative estimation based on the trip generation potential of the proposed facility, it was assumed that at most, 20% of the total daily number of trips generated by the facility will occur during the peak hours of the surrounding road network.

Information regarding the trip generation of the facility was obtained via JPCE from the Overstrand Municipality and EnviroServ.

Table 1 below indicates the number trips generated by the existing facility from January 2019 to May 2019.

Table 1: Solid waste trips generated in Hermanus

Hermanus RTS vehicles through gate (Overstrand Mun) Jan 2019 to May 2019				
Month	Municipal Refuse Trucks	2 to 5 Ton Trucks	Passenger Vehicles	Total (Passenger Equivalents)
January	98	64	625	868
February	163	96	975	1364
March	171	94	1016	1414
April	68	93	1010	1252
May	73	105	1015	1232
Monthly Average	115	90	928	1236
Daily Average (Weekdays Only)	6	5	46	62

From Table 1 it can be seen that on average 62 vehicles entered the facility per day (Equivalent Passenger Vehicles (EPV); 1 truck = 1.5 EPVs) from January to May 2019.

As mentioned, the waste will be processed at the facility and will be transported to the Karwyderskraal Regional Landfill Site via articulated trucks with three 30 m³ containers each (EnviroServ). The number of trips generated during the same period are given below in Table 2.

Table 2: Number of trips to Karwyderskraal Regional Landfill Site

Month	No. of trips	Total (Passenger Equivalents)
January	114	171
February	142	213
March	154	231
April	116	174
May	124	186
Monthly Average	130	195
Daily Average (Weekdays Only)	7	10

From **Table 2** it can be seen that on average, 10 trips (equivalent passenger vehicles) are generated as a result of the transportation of waste to the regional landfill site.

The trips from **Table 1** and **2** were added to obtain the total trip generation potential of the proposed facility, as indicated in **Table 3**.

Table 3: Trip generation potential of the proposed facility

Total Daily Trips	AM		PM	
	% of daily trips	Total AM Trips	% of daily trips	Total PM Trips
72	20%	14	20%	14

If it is assumed that the incoming and outgoing trips occur within the same hour, the proposed facility will have the potential to generate 28 trips (14 in; 14 out) during the AM and PM peak hours.

The low number of trips generated by the proposed facility during peak hours will have a trivial impact on the surrounding road network.

6. PARKING AND GEOMETRY

Should the facility have an office building / visiting centre, parking should be provided according to the 2008 Provincial Road Access Guidelines document which indicates a parking requirement of 2.5 parking bays per 100m² GLA. Parking bays should have dimensions of 2.5m x 5m with a minimum of 7m manoeuvre space behind them.

Schulphoek Road is a two lane surfaced road with an urban cross section consisting of kerbs and channels on both sides from the R43 to just south of the Schulphoek Road / WWTW access road. The lanes are in the order of 3.7m each which is adequate for the heavy vehicle trips which the facility will generate.

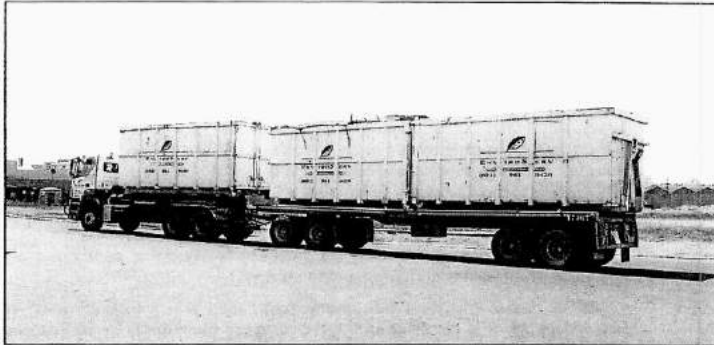
The WWTW access road is a two lane surfaced road with a blacktop width of approximately 5m. It is proposed that the Overstrand Municipality investigate the widening of this road to at least 7.4m (two 3.7m lanes).

Bellmouth radii of the access to the facility should be minimum 12m with the access road blacktop width a minimum of 7.4m (3.7m lanes).

If an access boom / gatehouse is installed at the entrance, it should be situated at least 25m from the WWTW access road to allow the stacking of a long waste transportation vehicle.

The largest vehicles expected to enter the facility will be the truck and trailer combination vehicles of EnviroServ as indicated in **Photo 1** below:

Photo 1: Truck and trailer combination vehicle of EnviroServ



A swept-path analysis of the above mentioned vehicle was run on the proposed layout. Adequate manoeuvre space exists on site as indicated on the attached *Figure 2*. The vehicle will however struggle to enter the WWTW access road from Schulphoek Road as indicated. It is proposed that this road be widened as described with bellmouth radii of at least 12 m at the Schulphoek Road intersection.

7. PUBLIC TRANSPORT AND NON-MOTORISED TRANSPORT

It is expected that the proposed facility will generate very little public transport trips, but well some non-motorised transport trips as it will likely employ people from the nearby Zwelihle lower-income area.

A surfaced sidewalk runs along the western side of Schulphoek Road from the R43 in the north and terminates at the Shulphoek Road / WWTW access road intersection. No further non-motorised transport infrastructure is proposed.

8. CONCLUSIONS

It can be concluded that the proposed Refuse Transfer Station and Material Recovery Facility on RE/243, Schulphoek, Hermanus will have a low transport impact. Other conclusions drawn from the transport impact statement may be summarised as follows:

- The proposed development is situated adjacent the existing Hermanus Waste Water Treatment Works (WWTW), between Sandbaai and Zwelihle;
- The proposed facility will consist of a Material Recovery Facility (recycling) and Refuse Transfer Station.
- Local waste collection vehicles will deposit their waste at the facility, the waste will be processed and transported with larger vehicles to the Karwyderskraal Regional Landfill site. The proposed facility is expected to be completed within the next year. The site is approximately 1.08 hectares in extent;
- The facility will gain access off Schulphoek Road via the existing WWTW access road. The access will be situated approximately 80m east of the WWTW Access Road / Schulphoek Road intersection;
- The proposed access has sufficient horizontal shoulder sight distance;

- The intersections expected to be affected the most by the facility includes the R43 / Schulphoek Road signalised intersection, the Schulphoek Road / Adam Road roundabout, the Schulphoek Road / Bergsig Street intersection and the Schulphoek Road / WWTW Access Road intersection;
- No traffic counts were conducted at these intersections, but based on observations and recently completed studies of developments in the area, the weekday AM peak hour is experienced between 07:00 and 08:00 and the weekday PM peak hour between 16:00 and 17:00. Based on observations during peak periods, no significant delays are experienced at these intersections and service levels on most approaches of the intersections are expected to be good;
- The proposed development has the potential to generate 28 trips during the AM peak hour (14 in, 14 out) and 28 trips during the PM peak hour (14 in, 14 out);
- The low number of trips generated by the proposed facility during peak hours will have a trivial impact on the surrounding road network;
- The WWTW access road is a two lane surfaced road with a blacktop width of approximately 5m. It is proposed that the Overstrand Municipality investigate the widening of this road to at least 7.4m (two 3.7m lanes).
- Adequate manoeuvre space exists on site as indicated on the attached **Figure 2**. Larger vehicles will however struggle to enter the WWTW access road from Schulphoek Road as indicated. It is proposed that this road be widened as described with bellmouth radii of at least 12 m at the Schulphoek Road intersection.
- A surfaced sidewalk runs along the western side of Schulphoek Road from the R43 in the north and terminates at the Schulphoek Road / WWTW access road intersection. No further non-motorised or public transport infrastructure is proposed.

9. RECOMMENDATIONS

The recommendations made in the transport impact assessment may be summarised as follows:

- Should the facility have an office building / visiting centre, parking should be provided according to the 2008 Provincial Road Access Guidelines document which indicates a parking requirement of 2.5 parking bays per 100m² GLA;
- Parking bays should have dimensions of 2.5m x 5m with a minimum of 7m manoeuvre space behind them;
- Bellmouth radii of the access to the facility should be minimum 12m with the access road blacktop width a minimum of 7.4m (3.7m lanes);
- If an access boom / gatehouse is installed at the entrance, it should be situated at least 25m from the WWTW access road to allow the stacking of a long waste transportation vehicle;
- The WWTW access road from Schulphoek Road should be widened to 7.4m blacktop width with at least 12 m radii at the Schulphoek Road intersection.

We trust that you will find this transport impact statement in order. Please contact the undersigned should there be any queries.

Yours truly,



Douw Louwrens (B.Eng Civil)
On behalf of: Deca



