

and regulations as if it was a SR1 zoned property development (other than the transit occupational provision)

- I understand that you have committed that no double-storey units be constructed within the bottom half (i.e. the half towards Church Street). I wish to gain your commitment that this restriction will be placed in the title deeds when the houses are eventually transferred to the eventual owners and that until that time you undertake in writing that the houses will not under any circumstances be altered to accommodate double or any other form of multiple storey structure, and that only the owners and their immediate family members may occupy the units.
- Access road to Church Street:
  - I have been advised that Beach Club and other representatives objected to an intended access road from the proposed development onto Church Street. I have inspected the proposed access position and fully support their objection to any access road into Church Street. The intended access position is close to a blind bend with viewing further restricted by an abalone farm wall. Few of the intended residents have transport and even one access road to the site should surely be sufficient bar the fact that provision need possibly be made for fire safety reasons. Church Street provides the only access to the residential areas beyond that point and it would be unacceptable to create a potential risk area like this that can lead to the closing of the road to their development. I herewith state my objection to the access street to Church Street and lend my support to objections to the intended road already made by the other parties and support a proposal to a second access road from Stil Street if a second access point is indeed required.
- Wall enclosure

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

I was told that there are thoughts of increasing the height of the wall to 3 metres and to the plastering & painting of the wall and the placement of security lighting and gardens along Church

Street and possibly even the planting of a tree lane down Church Street from Stil Street onwards towards Beach Club.

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

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

- Toilet and washing facilities

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

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

- Objections

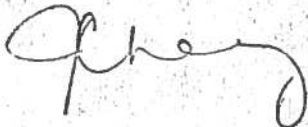
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I understand the need to provide housing for people and have no argument in that regard. However, I do not understand and it does not make sense at all why, after the initial plans were drawn up in September

2014 (information gained from Mrs G Bucker, 106 Canterbury Street) for permanent built housing, the Municipality wants to take this route. Surely the permanent structures can be built and then the people who qualify for them can be moved directly into the houses, and the areas in Zwelihle where they vacate from can then be upgraded? I state that where such a development is very likely to materially affect property values, safety and living standards of myself, my family and friends then our needs and rights need to be given serious attention and if not attended to then you should expect my serious objection and expect repercussions as a result thereof.

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

Yours in objection,



CC: [smuller@overstrand.gov.za](mailto:smuller@overstrand.gov.za) [rkuchar@overstrand.gov.za](mailto:rkuchar@overstrand.gov.za)

Ps. Please respond to the following address

Judy Cheney

1 Strand Street

Westcliff

Hermanus

7200

Tel no: 0765236377

helihottie@btinternet.com



FILE NO:	Enen 1938 + 2018-ZW
SCAN NO:	53
COLLABORATOR NO:	876093

TP A Therk  
(Cholizier)



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

Jacques Bottcher and  
Elderie Bottcher  
82 Canterbury St  
Westcliff  
Hermanus  
7200

Dear Mrs. Botha-Guthrie

Planned Transit Site Development, Westcliff, Hermanus

I am a property owner in Westcliff, Hermanus.

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

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

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

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

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

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

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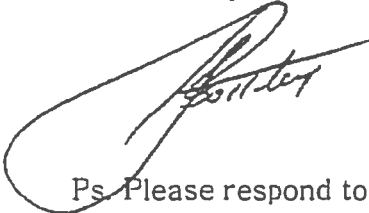
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Please acknowledge receipt of my objections and I request your confirmation of your willingness to place your commitment to ensure our safety and property values in writing.

Yours in objection,



Ps Please respond to the following address

Jacques Bottcher  
Private Bag X15  
Suite 257  
Hermanus  
7200  
Tel no:084 4111 235 |  
Jacquesbott@gmail.com

Desirée Walker  
31 Canterbury Street  
7200 HERMANUS

16 February 2016

S Muller  
Director: Infrastructure and Planning  
[smuller@overstrand.gov.za](mailto:smuller@overstrand.gov.za)

R Kuchar  
Snr Manager: Town Planning and Property Management  
[rkuchar@overstrand.gov.za](mailto:rkuchar@overstrand.gov.za)

Dear Sirs

Re: CREATION OF TEMPORARY RELOCATION AREA, CNR STIL AND CHURCH STREETS, ZWELIHLE

I understand that the municipality intends to create a Temporary Relocation Area on the land bounded by Stil and Church Streets, Zwelihle, and that advertisements to this effect were placed in some newspapers recently, informing residents of Hermanus of the municipality's intentions, and providing time for objections until 15 February. I did not see the advertisements and, although the deadline has passed, as co-owner of a property situated in Westcliff, Hermanus, and therefore affected party, I am writing to place on record my unequivocal objection to the proposed erection of temporary structures of any description in the area bounded by Stil and Church Streets, Zwelihle.

The land in question was apparently designated initially for SR1-zoned low-cost housing, but has since been earmarked to cater for a Transit Area that may remain as such for a period of up to 5 years. I understand and empathise with the need to provide housing and have no argument in that regard. I am also cognisant of the need to balance the needs of different sectors of the community. The erection of temporary shelter in a 'Transit Area' is however unsatisfactory—from whichever perspective it is viewed. It is an affront to the human dignity of the 'transients' thus accommodated, and runs counter, also, to the interests of Westcliff residents (and ratepayers).

- Without individual access to piped water and sewerage, the occupants of such Temporary Relocation / Transit Area will presumably have to make do with shared ablutions and washing facilities and temporary toilets (Portaloos). This impairs their right to privacy and potentially endangers their physical safety and health. It is deplorable that, because of their lack of means, people perforce have to live in makeshift structures, without decent amenities, and utterly unacceptable for the municipality to replicate these conditions in a Temporary Relocation Area.
- Property values in Westcliff, generally, and most particularly immediately adjacent to the area in question, cannot *but* be negatively affected by the establishment of a Temporary Relocation Area (what amounts to a squatter camp) placed on its boundary. Westcliff residents, predominantly elderly and white, have not received housing or land from the government. They have paid for, or are in the process of paying off, their properties. For most of them, their homes represent the bulk of their net worth and, in many cases, their provision for old age. Their interests will be profoundly compromised by the establishment of a Temporary Relocation Area, such as is envisaged.
- Realistically, the number of occupants in any so-called Temporary Relocation Area will not remain static but will in a very short time increase beyond the number formally catered for, through infill (lean-tos) and sub-letting. The municipality is unlikely ever to unseat these additional numbers, or ever to catch up with providing sufficient land or



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SCAN NO:	zw
COLLABORATOR NO:	876279

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housing to meet their needs. Much valued public open spaces in Westcliff may as a result in future come under pressure.

- I understand that provision is being made for a 1,8 metre perimeter wall around the proposed Temporary Relocation Area, which wall is to be 'bagged'. It has been suggested that the height of such wall be increased to three metres, for reasons of security and to hide what promises to be an eyesore. In my view a bagged or painted wall of whatever height serves only to 'ghetto-ize' and isolate the community so enclosed, and to further entrench social divisions. It will do nothing to prevent the value of nearby properties being eroded, should the municipality go ahead with creating this Temporary Relocation Area.

I support the placement of adequate lighting, and a planted berm or border along the edge of Stil and Church Streets, similar to the existing planting bordering Fisherman's Village on Church Street.

Having cleared and levelled the land, a more sensible course of action would surely be from the start to build proper, permanent houses, each unit provided with water, electricity and proper sanitary provisions, and for the people who qualify for them to be moved directly into them? The areas in Zwelihle so vacated can then be upgraded, and many potential problems—and friction—stemming from the creation of a Temporary Relocation Area can be avoided.

Please acknowledge receipt of my letter and objections.

Yours faithfully

DESIRÉE WALKER

028 313 2337.

DATE	15 FEB 2016
SCAN NO:	20
COLLABORATOR NO:	875981



The Mayor  
 Mrs. Nicolette Botha-Guthrie  
 P.O. Box 20  
 Hermanus  
 7200  
 Email : [nicolette.botha@overstrand.gov.za](mailto:nicolette.botha@overstrand.gov.za)  
 29 January 2016

TP A Theat  
 (H Olivier)

17 LINDA HILL  
 42 TOBAEC BAY  
 WITALE REK ESITTE  
 HERMANUS

Dear Mrs. Botha-Guthrie

### Planned Transit Site Development, Westcliff, Hermanus

I am a property owner in Westcliff, Hermanus.

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

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

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

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Yours in objection.



Ps. Please respond to the following address

LHILL 2500 @captainline.net  
(leave case)

copy



merlens  
 KARL HEINZ MERLANS  
 16 SUNNY BEACH CE  
 WESTCLIFF  
 HERMANUS

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

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- Objections

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

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

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

Yours in objection,

Ps. Please respond to the following address

Wastelipf 76 Sunnybrae Crescent  
9200 Hermanus

FILE NO:	Even 1938 + 2018
SCAN NO:	2W
COLLABORATOR NO:	875984

TP - A That  
(Hollivier)



A+M D Smith

Windsor Crescent 2A

Hermanus

See downer 64 @ Gm x.de

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

Dear Mrs. Botha-Guthrie

### Planned Transit Site Development, Westcliff, Hermanus

I am a property owner in Westcliff, Hermanus.

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

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

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

TP

15 FEB 2016

15 FEB 2016

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

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

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

- I understand that you have committed that no double-storey units be constructed within the bottom half (i.e. the half towards Church Street). I wish to gain your commitment that this restriction will be placed in the title deeds when the houses are eventually transferred to the eventual owners and that until that time you undertake in writing that the houses will not under any circumstances be altered to accommodate double or any other form of multiple storey structure, and that only the owners and their immediate family members may occupy the units.
- Access road to Church Street:
  - I have been advised that Beach Club and other representatives objected to an intended access road from the proposed development onto Church Street – I have inspected the proposed access position and fully support their objection to any access road into Church Street. The intended access position is close to a blind bend with viewing further restricted by an abalone farm wall. Few of the intended residents have transport and even one access road to the site should surely be sufficient bar the fact that provision need possibly be made for fire safety reasons. Church Street provides the only access