

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,



Karin Austin

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

Ps. Please respond to the following address

Karin Austin
6 Sunnybrae Crescent
Westcliff
Hermanus
Tel : 028 3122701
Email austin@africanwings.co.za

TP- A Thant
C H Olivier
Mayor

Re: Unregistered Erven 1938 & 2018, Zwelivle

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



Evan Austin
6 Sunnybrae Crescent
Westcliff
Hermanus
1 February 2016

FILE NO: Erven 1938 & 2018
Zw
SCAN NO:
34
COLLABORATOR NO: 872230

Dear Mrs. Botha-Guthrie

Planned Transit Site Development, Westcliff, Hermanus

I am a property owner in Westcliff, Hermanus.

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

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

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

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

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

- Access road to Church Street:

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

- Wall enclosure

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

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

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

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

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

- Toilet and washing facilities

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

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

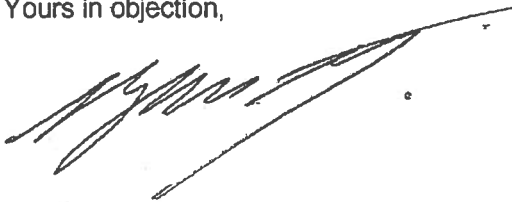
- Objections

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

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Evan Austin

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

Ps. Please respond to the following address

Evan Austin
6 Sunnybrae Crescent
Westcliff
Hermanus
Tel : 028 3122701
Email evanaustin63@gmail.com

Annexure D 267/282
TP - A Theat
(H Olivier)
Mayor

Re: Unregistered Erven 1938 & 2018, Zwelikhle



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

Mrs Gemma Dry
4 Crescent Street
Westcliff
Address Line 2
Hermanus

Dear Mrs. Botha-Guthrie

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FILE NO:	Erven 1938 & 2018
SCAN NO:	ZW
	22
COLLABORATOR NO:	872455

TP

02 FEB 2016

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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,

Gemma Dry

Ps. Please respond to the following address

Mrs Gemma Dry
4 Crescent Street
Westcliff
Hermanus
7200
Tel no: 028 312 3133
gemma@discover-namibia-safari.net
gemdry@gmail.com

TP- A Theart
(Holivier)

SCAN NO: ~~Erf 1938 Annexure D 271/282~~

49

-zw

COLLABORATOR NO: 869583

Loretta Gillion - Unregistered Erf 1938, Zwelihle, Hermanus (Previously Erf 315, Zwelihle and remainder Erf 243, Hermanus) and ~~unregistered Erf 2018, c/o Stil and Church St, Zwelihle, Hermanus~~ - REF: 1938 & 2018 HWZ



From: Christiaan de Wet <christiaan@abagold.co.za>
To: "'holivier@overstrand.gov.za'" <holivier@overstrand.gov.za>
Date: 19/01/2016 03:10 PM
Subject: Unregistered Erf 1938, Zwelihle, Hermanus (Previously Erf 315, Zwelihle and remainder Erf 243, Hermanus) and unregistered Erf 2018, c/o Stil and Church St, Zwelihle, Hermanus - REF: 1938 & 2018 HWZ

Good day Mr. Olivier,

Your registered mail as referenced in the subject above and my subsequent discussion with you refers:

We have a few concerns regarding the Proposed Departures for a Temporary Relocation Area (TRA) and would like to have clarity on the following:

- The Site Development Plan has been changed to accommodate the new style structures on the same lot. The drawing supplied with the document is quite small and not clear. Can we get a full sized drawing of both the Site Development Plan (1121/201/8) and the individual structure plans?
- Please also identify clearly the proposal for utilising areas 2059 and 1980 as indicated on the Site Development Plan (1121/201/8).
- The original approved plan proposed housing similar that used in the N2 Gateway Project. For this type of housing, there is an associated occupant density per unit.
 - o What impact on occupant density will the new proposed structures and layout result in across the complete TRA site?
 - o Please also provide us with the final density per unit calculation for the whole area.
- The TRA has no ablution facilities inside the structure, but allows occupants access to external ablutions to the order of 4x households per facility.
 - o Is there a limit on the occupants per structure and if so, how will this be managed and controlled?
 - o Please supply details of the ablution facilities – drawings and specifications.
 - o What controls are put in place to ensure the residents use the ablution facilities and not the storm water system to flush away waste water?
- Please verify by means of an engineering analysis and specification that the existing sewerage infrastructure will be sufficient to handle the additional load from this site with regards to:
 - o The proposed infrastructure for the site itself, and
 - o The existing infrastructure to collect and move the waste to the WWTP.
- We also believe that there is a distinct possibility that temporary occupants will increase our security risk, since there is no ownership and subsequent responsibility associated with the dwelling. This perceived increase in risk will have an adverse effect on our insurance policy.

The Overstrand Municipality is well aware of the fact that we have a major concern with raw sewerage from backyard dwellers being dumped into the storm water system, and that sewerage then making its way out to sea.

This new proposed TRA will exacerbate this problem if the sewerage is not managed properly. Installing the means to handle the sewerage is one thing; Having the controls and systems in place to ensure the residents actually use these facilities is quite another.

20 JAN 2016

20 JAN 2016

This same concern goes for general waste in terms of household garbage. What systems, regulations and controls are put in place to ensure the area is kept clean?

The 1.8m wall surrounding the area will go a long way in improving aesthetics and security, but can just as well become a barrier to hide uncontrolled waste management.

Would you please direct our concerns along the correct channels to ensure it is addressed? Your urgent attention to our concerns will be highly appreciated.

PS The letter received was addressed to Abagold Ltd, c/o Mr CM du Plessis. Please note that Mr Du Plessis is no longer with the company. All future correspondence should be directed to The Chief Executive Officer.

Kindest regards

Christiaan de Wet
Engineering Manager

ABAGOLD

Cell: 083 655 8865

Tel: 028 313 8564

Fax: 086 610 6030

Website: www.abagold.com

ABAGOLD™TP - A Theart
(CH Olivier)

NEW HARBOUR HERMANUS PO BOX 1291 HERMANUS SOUTH AFRICA 7200 TEL: +27 (0) 28 313 0253 FAX: +27 (0) 28 312 2194
E-MAIL: info@abagold.co.za www.abagold.com ABAGOLD LIMITED REG No. 1995/070041/06

Overstrand Municipality
PO Box 20
Hermanus 7200

FILE NO:	Erven 1938 + 2018
SCAN NO:	ZW
	CBE WET
COLLABORATOR NO:	877419

19 February 2016

By e-mail

Dear Sir / Madam

RE: Unregistered Erf 1938, Zwelihle, Hermanus (Previously Erf 315, Zwelihle and remainder Erf 243, Hermanus) and unregistered Erf 2018, c/o Stil and Church St, Zwelihle, Hermanus - REF: 1938 & 2018 HZW

Letter received from Mr S. Müller (ref # 1938 & 2018 HZW) responding to my e-mail refers:

I have taken the liberty of converting the original bullet points to numbers in order to improve referencing.

1. Thank you for adding in the A3 sized colour layout plan. This is substantially clearer than the black & white A4 originally received.
2. With regards to Erf 2059 and Erf 1980:
 - a. We are happy to ascertain that Erf 2059 will eventually be converted into a much needed crèche. This need cannot be satisfied soon enough.
 - b. From a one-on-one discussion with Mr Müller, it was confirmed that Erf 1980 will be set aside for a formal business. The available lot size as indicated in the plan is not accurate though, since there is already an existing electrical sub-station infrastructure on the erf in question. We are in support of this erf being ear-marked for formal business. However, we will retain our right to comment on and/or oppose if deemed a risk to our business, the type of formal business to be operated from this site, when the time arrives for this development to take place.
3. From your written response, it is clearly stated that you cannot stipulate the amount of people in each structure. If this cannot be done, how can you with such certainty state that the sewerage infrastructure and waste management plan will be sufficient? Following our discussion with Mr Müller, the density per household can range between 2 and 8 people, potentially more although space inside the unit is limited. There are 164 erven set out, each with a structure proposed to hold two families. That will result in 328 families being moved into the area. On the assumption that each dwelling (room) houses a conservative average of 5 people, this will bring 1640 people into the TRA. The original plan which was approved, still assuming 5 people per household, would have housed half of that, i.e. 820 people. This would then indicate that the design for the above-mentioned sewerage infrastructure was done for half the population density that will be present within the proposed TRA.

Directors TR HEDGES PdP HUGO WB KEAST PdP KRUGER GM NEGOTA CH VAN DYK
HR VAN DER MERWE YJ VISSER JW WILKEN

TP

19 FEB 2016

19 FEB 2016

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4. As stated before, per your design plan, there is one ablution facility consisting of only a flush toilet and an attached sink for every 4x units (households). This will equate, based on a conservative average of 5 people per household, to 20 people per toilet facility. There are no facilities, apart from the attached sink, for the management of water from bathing, showering, dishwashing and laundry. The concern here is two-fold:
- a. We have, in conjunction with our neighbouring abalone farms, built up a history of results on the presence of e.coli in samples taken from the storm water discharge from the Zwelihle (in particular Peach House) area. Without fail, all these samples have tested positive for the presence of e.coli and in most cases, indicating severely contaminated storm water. The presence of e.coli is an indicator of the presence of raw, untreated human sewerage. The results have been shared with the Overstrand Municipality, discussed at various levels up to and including the Mayor, and the root cause is widely accepted to be the emptying of night soil containers directly into the storm water system. This is a result of people not having access to or not utilising direct ablution facilities.
 - b. With the proposed layout, the habit is being created to discharge waste water from washing and bathing into the storm water system rather than the sewerage system. This habit will transfer to the handling of night soil buckets, where it is deemed acceptable to dump untreated sewerage into the storm water system.
- These high levels of e.coli contamination washes to the sea and causes the sea water to be loaded with e.coli. This is then pumped as "clean" sea water through our system and contaminates the animals in the tanks. All the abalone farms in the area do live animal exports and the contaminated sea water will result in live exports for the particular facility to be halted, resulting in loss of sales and potential loss of jobs, depending on the duration of the block. The system as proposed in the TRA will definitely exacerbate the existing problem.
5. Thank you for the copy of the plan for the ablution layout.
6. It is quite simple to institute contracts and rules for each family to adhere to. It is quite another to enforce this. Without furnishing the ideal facilities to allow occupants to adhere to the said rules, the default is that they will not.
- a. How will you be monitoring that the occupants indeed adhere to the rules per contract?
 - b. If found to be in breach of the contract, what recourse do you have and what duration is linked to this?

Allow me to sketch a scenario:

It is a cold typical winter night in Hermanus. The occupant of the dwelling has a serious call of nature and rather than braving the cold, uses a container to relieve him-/herself. Before the break of dawn, the individual is up and heading to work, but on her/her way, empties the bucket into the storm water system, since this is the habit and the ablution facility is some distance away from where he/she is, it is most

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probably occupied. No alarm will be raised by any of the other occupants, since this is normal behaviour and is common throughout. A few days go by, and the contaminated water makes its way onto the abalone farms, the blue flag beaches and several tidal pools and other swimming spots along our coast. A live sale worth R1M excluding shipping (by air) is being packed and ready for export to an international destination. Water samples tested by NRCS indicates e.coli contamination and the facility is closed down for packing and export. Apart from this one sale of R1M that is lost, sales of the previous two weeks have to be recalled per protocol and the scheduled sales for the next weeks are on hold, i.e. no sales, resulting in tremendous financial loss and potential lay-offs since the live packing unit might be closed down indefinitely due to water samples not meeting the 0cfu/100ml requirement.

7. Please again refer to item 3, clearly indicating that the loading on the infrastructure is now double that of the original approved plan.
8. I accept your confirmation that the existing infrastructure has sufficient capacity to accommodate the proposed development.
9. A lot of emphasis is focussed on the honouring and adhering to contracts and rules being put in place for the occupants of the TRA. The fact is that the track record of the Overstrand Municipality dealing with this in a timely manner is dismal. So too is the effectiveness of dealing with the specific issue pertaining to e.coli contamination of the storm water system and therefore the sea.

With the above in mind, Abagold Ltd would like to clarify our position in terms of the proposed approved development and the departures to accommodate a TRA:

1. Abagold is aware of other interested and affected parties, e.g. Westcliff residents, mobilising support against the proposed departures from the original approval, based on the need for a TRA. Abagold Ltd is not in any way aligned with these parties and would like to clearly state our support in principle for both the TRA and the originally proposed development.
2. Several Abagold employees, and some employees of the other abalone farms alike, will benefit from the proposed housing developments planned for Zwelihle and Mount Pleasant. We appreciate the fact that there is a dire need for the TRA in order to make these developments a reality.
3. Abagold has been actively lobbying with the Department of Education and through them with the Department of Public Works for funds and approvals to improve the quality of the schools in the area. This improvement cannot happen without the backyard dwellers occupying the school grounds being afforded alternative accommodation. Therefore, the fruition of our endeavours to improve education and associated facilities within the

Directors TR HEDGES PdP HUGO WB KEAST PdP KRUGER GM NEGOTA CH VAN DYK
HR VAN DER MERWE YJ VISSER JW WILKEN

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- communities from which the majority of our labour force comes, requires Abagold to support the TRA.
4. Abagold, together with the other local processing facilities, are at risk with the current levels of e.coli prevalent in the sea water. Sea water contamination has been proven to result from the mismanaging of raw sewerage by the Overstrand Municipality, specifically in the Zwelihle area, as mentioned above in 4a.
 5. Abagold opposes the construction of the TRA as per the current plan, and will continue to do so until an improved way of managing sewerage in the area in question has been presented and agreed to. Any plan based on external ablution facilities where the occupants of each unit do not have direct access to the facility, will not be approved or supported.
 6. Any rejection of shipments of any of Abagold's products, based on approved orders, due to e.coli contamination, will result in a claim for all direct and indirect losses issued against the Overstrand Municipality.
 7. Continuing with the TRA development as planned without satisfactory mitigation of the concerns mentioned above will constitute the acceptance of full responsibility by the Overstrand Municipality of any direct or indirect losses relating to e.coli contamination through sea water. Consequent claims to recover said losses will be made against Overstrand Municipality.

Abagold invites the Overstrand Municipality to engage directly by means of an active round-table discussion on the matter to ensure a common solution is found.

Please confirm receipt of this by means of return e-mail

Regards

Christiaan de Wet

Engineering Manager

Directors TR HEDGES PdP HUGO WB KEAST PdP KRUGER GM NEGOTA CH VAN DYK
HR VAN DER MERWE YJ VISSER JW WILKEN

TR- A Theart
C. Holivier

Anna-Mare Brazelle

To: 'nbotha-guthrie@overstrand.gov.za'
Subject: Planned Transit Site Development, Westcliff, Hermanus
Attachments: Scan0321.pdf



Good Day

I trust you are well.

Herewith our support of the attached letter of concerns from Whale Bay Cascades.

We are naturally concerned with any development, permanent or temporary which is so close to Mariners Village and which could have an adverse effect on value, safety and tranquillity in the area.

Wishing you our very best for the upcoming election.

Regards

PJ van der Merwe
Anna-Mare Brazelle-Secretary/Sekretaresse

PS: Please acknowledge receipt of this email asap.



Durbanweg 301 Durban
PO Box 2000, Bellville,
Tel (021) 910 0707
Fax (021) 910 4283

FILE NO:	Even 1938 E 20182W
SCAN NO:	13
COLLABORATOR NO:	875624

TR A T heart
(HOLIVIER)

Loretta Gillion - Stil Street Development

From: Hillary and Neil Woodrow <n_hwoodrow@blueyonder.co.uk>
To: <holivier@overstrand.gov.za>, <rkuchar@overstrand.gov.za>
Date: 22/02/2016 02:22 PM
Subject: Stil Street Development

Resent as errors within the above addresses



Neil and Hillary Woodrow
Sent from our iPad

Begin forwarded message:

From: Hillary and Neil Woodrow <n_hwoodrow@blueyonder.co.uk>
Date: 22 February 2016 at 12:15:11 GMT
To: nbotha-guthrie@overstrand.gov.za, holivier@overstrand.gov.za,
smuller@overstrand.gov.za, rkucher@overstrand.gov.za

Dear Sirs/ Madams

As a house owner in the Westclife area I am very concerned to learn about the new development at the corner of Church and Stil streets. Whilst currently not resident in the area we will be taking up residence in the foreseeable future.

We are understanding and supportive of the upgradings you are planning for the settlement . However we are concerned about the impact on the surrounding residential area and how this will impact the neighbourhood of Westcliff.

There is likely to be increased footfall in the area, resulting security issues, sanitation issues and the dumping of rubbish, to name just a few concerns, due to the increased footfall which will no doubt all have an impact on the value of the residential properties in the area. And while this may not be directly attributable to the affected families, they will be held responsible for the above.

As the Municipality represents all of the Westclife community, we question what considerations you will be putting in place to minimise the impact of the points above. Was this the only greenfield site considered for the TRA? Should property prices be impacted negatively surely this will have an impact on the revenue stream to the municipality?

We are well aware that we are a small voice in this subject but urge you to consider our points alongside the wider debate.

Yours Sincerely
Neil and Hillary Woodrow

FILE NO:	Even 19389
	2018 zw
SCAN NO:	N & H WOODROW
COLLABORATOR NO:	878007
	2016/02/23

TP 23 FEB 2016

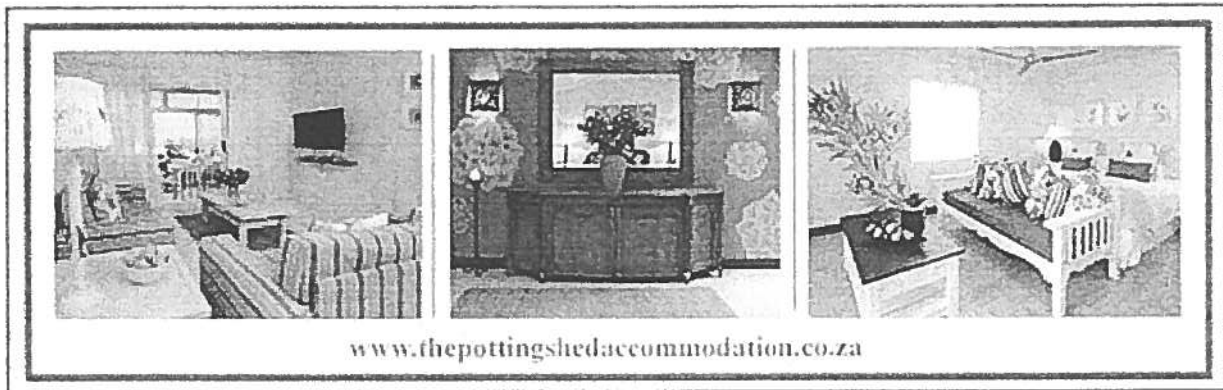
TP A Theart
(C Holivier)

Loretta Gillion - Planned Transit site development

From: "Potting Shed" <potshed@hermanus.co.za>
To: <nbotha-guthrie@overstrand.gov.za>
Date: 15/02/2016 04:40 PM
Subject: Planned Transit site development
Attachments: Petition -Zwelihle Transit Area.docx



Tel: +27 (0)28 312-1712
Fax: +27 (0)28 313-1047
Cell: 072 820 9828



Hi Mrs Botha-Guthrie,
Please find document attached.
Regards,
David & Annamarie Sales.

FILE NO:	Erven 1938 + 2018
SCAN NO:	2W
	D & A SALES
COLLABORATOR NO:	878016

Attachment corrupt.
* Note: No attachment received.
Requested from Sales.



TP-ATHAK
(H Olivier)

The Mayor

Mrs. Nicolette Botha-Guthrie

P.O. Box 20

Hermanus

7200

Email : nbotha-guthrie@overstrand.gov.za

22 February 2016

John and Thomas Stoelting

9 Rochester Road

Westcliff

Hermanus

FILE NO:	Even 1938+2018
SCAN NO:	200
ERF 1938 & 2018	
COLLABORATOR NO:	877999

Planned Transit Site Development, Westcliff, Hermanus

Dear Mrs. Botha-Guthrie

We are Guesthouse owners in Westcliff, Hermanus.

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

We 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. We understand the following from feedback so received and we append our 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 are we to believe this if we have not even been advised of the intended development of a Transit Site that is very likely to materially affect my living conditions if not controlled properly –we see this as an infringement of my constitutional rights to be consulted on issues that could affect us both financially and socially. We object to the fact that we as Guesthouse owners in an affected area were 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. We 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? We herewith object to this potential development site unless written assurances are given that the development site will be kept in a pristine condition. We further require written assurances that we as affected property owners will be consulted about potential development plans of the site before decisions

TP 23 FEB 2016

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

- The Municipality apparently initially planned a formal SR1 zoned housing development on the site. This has now apparently been altered to cater for a Transit Area that may remain as such for a period of up to 5 years. We object strongly to this strategy unless you can provide our community with written assurances of such a nature that we can take legal action against the municipality for failure to perform. These performance terms should cover commitments that the intended site will be kept clean, that regulations regarding noise be applied strictly, no informal trading be allowed anywhere along Church or Stil streets, no shacks or any form of extension to the initial housing structure be allowed, refuse be removed on at least the same regular basis as served on the rest of our residential community and that facilities be provided to the residents to enable them to keep the living area clean (waste bins) and that you contractually bind yourselves to manage the site according to rules and regulations as if it was a SR1 zoned property development (other than the transit occupational provision)
- We understand that you have committed that no double-storey units be constructed within the bottom half (i.e. the half towards Church Street). We wish to gain your commitment that this restriction will be placed in the title deeds when the houses are eventually transferred to the eventual owners and that until that time you undertake in writing that the houses will not under any circumstances be altered to accommodate double or any other form of multiple storey structure, and that only the owners and their immediate family members may occupy the units.
- **Access road to Church Street**
We have been advised that Beach Club and other representatives objected to an intended access road from the proposed development onto Church Street – We 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. We herewith state our objection to the access street to Church Street and lend our 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**
We understand that there is apparently now going to be provision made for a 1,8 metre wall around the perimeter of the development. This wall is apparently only going to be “bagged”. We feel the height of the wall does not provide sufficient security for the residents and should be increased in height and the bagging of the wall does not enhance the area and will not prevent our property values from devaluing.

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

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

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

- **Toilet and washing facilities**

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

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

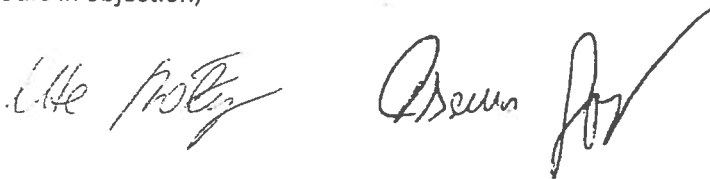
- **Objections**

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

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

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

Yours in objection,



Please respond to the following address:

Ute and Thomas Stoelting
 9 Rochester Road
 Westcliff
 Hermanus 7200
 Tel. 028 312 2527
 Email address: ute.stoelting@gmail.com



Navrae:
Enquiries: H Olivier (Town Planner)

Lêerverwysing:
File Reference: 1938 & 2018 HZW

Datum:
Date: 1 February 2016

TOWN PLANNING / STADSBEPLANNING
HERMANUS

Abagold Ltd
Chief Executive Officer
PO Box 1291
HERMANUS
7200

BY HAND

Dear Sir / Madam

UNREGISTERED ERF 1938, ZWELIHLE, HERMANUS (PREVIOUSLY ERF 315, ZWELIHLE AND REMAINDER ERF 243, HERMANUS) AND UNREGISTERED ERF 2018, C/O STIL- AND CHURCH STREETS, ZWELIHLE, HERMANUS, OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURES FOR A TEMPORARY RELOCATION AREA (TRA) AND RELAX A STREET BUILDING LINE : MOTLEKAR OVERSTRAND ON BEHALF OF OVERSTRAND MUNICIPALITY

Your e-mail regarding the above dated 19 January 2016 refers.

Your request for additional information was referred to our Housing Department who responded thereto as follows:

"The Site Development Plan has been changed to accommodate the new style structures on the same lot. The drawing supplied with the document is quite small and not clear. Can we get a full sized drawing of both the Site Development Plan (1121/201/8) and the individual structure plans?"

Attached please see an A3 colour for your attention.

Please also identify clearly the proposal for utilising areas 2059 and 1980 as indicated on the Site Development Plan (1121/201/8).

Erf 2059 currently houses the administrative offices of the Municipality's Housing Department and will remain as such until the offices are relocated. It has been approved as a community facility during the approval of the LUPU application and the intention is to convert the buildings into a crèche once the offices are relocated. Erf 1980 has been approved as a business site during the LUPU process, and will be made available to the open market for purchase.

The original approved plan proposed housing similar that used in the N2 Gateway Project. For this type of housing, there is an associated occupant density per unit.

- *What impact on occupant density will the new proposed structures and layout result in across the complete TRA site?*

- Please also provide us with the final density per unit calculation for the whole area.

There are no regulations that stipulate the amount of people per household, the families will be relocated as they are currently living in their structures, i.e. one family will be moved into one unit.

The TRA has no ablution facilities inside the structure, but allows occupants access to external ablutions to the order of 4x households per facility.

- *Is there a limit on the occupants per structure and if so, how will this be managed and controlled?*

There are no regulations that stipulate the amount of people per household, the families will be relocated as they are currently living in their structures, ie one family will be moved into one unit.

Please supply details of the ablution facilities – drawings and specifications.

A copy of the plan is available and attached.

What controls are put in place to ensure the residents use the ablution facilities and not the storm water system to flush away waste water?

Contractual agreements will be put in place with each family before they are relocated, stipulating all rules.

Please verify by means of an engineering analysis and specification that the existing sewerage infrastructure will be sufficient to handle the additional load from this site with regards to:

- *The proposed infrastructure for the site itself, and*

The services have been installed in accordance with the Overstrand Minimum Standards for Civil Engineering Services and RED Book standards.

- *The existing infrastructure to collect and move the waste to the WWTP.*

I can hereby confirm that an analysis has been done to determine the existing capacities of the WWTW works and the bulk sewer pipelines and that the existing infrastructure does have sufficient capacity to accommodate the proposed development. The detail sewer reticulation design is further available at the Department: Engineering Services for viewing.

We also believe that there is a distinct possibility that temporary occupants will increase our security risk, since there is no ownership and subsequent responsibility associated with the dwelling. This perceived increase in risk will have an adverse effect on our insurance policy.

The Overstrand Municipality is well aware of the fact that we have a major concern with raw sewerage from backyard dwellers being dumped into the storm water system, and that sewerage then making its way out to sea.

This new proposed TRA will exacerbate this problem if the sewerage is not managed properly. Installing the means to handle the sewerage is one thing; Having the controls and systems in place to ensure the residents actually use these facilities is quite another.

Contractual agreements will be put in place with each family before they are relocated, stipulating all rules.

This same concern goes for general waste in terms of household garbage. What systems, regulations and controls are put in place to ensure the area is kept clean?

The 1.8m wall surrounding the area will go a long way in improving aesthetics and security, but can just as well become a barrier to hide uncontrolled waste management.

The premises will be serviced by the Operational Department of the Municipality, therefore the normal refuse removal will apply."

Kindly note that should you have any additional comments on the proposal, it should be submitted to our offices on or before Monday, 15 February 2016.

Yours faithfully



S MÜLLER
DIRECTOR : INFRASTRUCTURE AND PLANNING