

7. ADOPTION OF OVERSTRAND SPATIAL DEVELOPMENT FRAMEWORK: OVERSTRAND MUNICIPALITY

15/1/3/10/4

R Kuchar

8 May 2022

Senior Manager: Town & Spatial Planning

(028) 313 8087

1. Executive Summary

The purpose of this report is to table an Overstrand Municipal Spatial Development Framework (OMSDF) for adoption by Council for the 2022/2023 financial year as part of the IDP.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure & Planning

Town Planning / Spatial Development

3. Compliance with Strategic Priorities

Provision of democratic, accountable and ethical governance
Promotion of Tourism, Economic and Social Development

4. Delegated Authority

None

5. Legal Requirements

Local Government: Municipal Systems Act, 2000 (32 of 2000)
Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)
Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)
Amended Overstrand Municipality By-Law on Municipal Land Use Planning, 2020

6. Background

Since the establishment of the Overstrand Municipality in 2000, a variety of spatial plans has been adopted, including:

- Spatial Development Framework (27 October 2006),
- Overstrand Growth Management Strategy (26 January 2011),
- Integrated Development Framework (25 June 2014),

Other smaller detailed Sectoral Development Plans. All these plans were adopted in terms of the Local Government Municipal Systems Act (Act 32 of 2000) and the Land Use Planning Ordinance.

However, following a total reform of spatial planning legislation in South Africa, the following new legislation is now applicable:

- Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)
- Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)
- Overstrand Municipal By-Law on Municipal Land Use Planning 2015

Therefore, the OMSDF was reviewed and aligned to comply with the new legislation.

For the review process an Intergovernmental Steering Committee was established consisting of various national, provincial and local authority departments.

In addition, a technical committee consisting of representatives of all Overstrand Municipal Directorates had oversight of the review.

A public participation process was followed to obtain input from the public and other stake-holders. This process included public advertisements and public open days where the public and other stakeholders were invited to submit comments and inputs. The then Council at its meeting held on 27 May 2020 adopted the reviewed SDF (Item and resolution is attached per Annexure A).

Discussion

The SDF is a core component of the IDP in terms of Section 26 of the Municipal Systems Act.

The Western Cape Provincial Government annually assesses the draft IDP's and Budgets of municipalities and feedback is given at the Strategic Integrated Municipal Engagement (SIME) (formally known as the LGMTEC engagement). During the 2022 engagement held on 9 May 2022, the Department of Environmental Affairs and Development Planning commented as follows:

“ The Municipality is reminded that even though the MSDF is not being amended, it will need to be approved together with the IDP amendment at the end of May 2022.”

It is therefore recommended that the Council when adopting its IDP for the 2022/23 year also confirms the following:

“That the SDF as was adopted by Council at its meeting held on 27 May 2020 be confirmed without any amendments”.

Public comments received

A total of ninety-three (93) comments regarding the SDF were received, attached as Annexure B (5 were duplicated). The majority of comments relates to the objection against the spatial proposal for Betty's Bay West. A portion of ± 9,03ha was included into the urban edge earmarked for higher density development. A summarised response from the Town and Spatial Planning department on the general objections are attached in Annexure C.

7. Financial Implications

None

8. Staff Implications

N/A

9. Comments from other Departments, Divisions and Administrations

N/A

10. Annexures

Annexure A: Council resolution and item 27 May 2020

Annexure B: Public comments received on the MSDF as part of the draft amended IDP

Annexure C: Summarised response

The MSDF document will be distributed to mayoral committee members and to councillors as hard copies.

RECOMMENDATION TO THE COUNCIL:

that the reviewed Spatial Development Framework as was adopted by Council at its meeting held on 27 May 2020 **be confirmed** without any amendments.

RESPONSIBLE OFFICIAL/S :

R KUCHAR

TARGET DATE FOR IMPLEMENTATION :

1 JULY 2022

5.20

**ADOPTION OF OVERSTRAND SPATIAL DEVELOPMENT FRAMEWORK:
OVERSTRAND MUNICIPALITY****(ITEM 26, PAGE 838: MAYORAL COMMITTEE MEETING : 27 MAY
2020)****RESOLVED (SUPPORTED BY 24 COUNCILLORS):**

1. that the following Council resolutions **be rescinded**:
 - 2006 (Council's resolution 27 October 2006), Overstrand Municipal Wide Spatial Development Framework;
 - 2011 (Council's resolution 26 January 2011) Overstrand Municipal Spatial Growth Management Strategy; and
 - 2014 (Council's resolution 25 June 2014) Integrated Development Framework together with detailed Sectoral Plans;
2. that the Overstrand Municipal Spatial Development Framework **be adopted** for the 2020/2021 financial year in terms of Section 20(1) of the Spatial Planning and Land Use Management Act, 2013; and
3. that the Overstrand Spatial Development Framework **be adopted** as part of Overstrand's IDP for the 2020/2021 financial year.

RESPONSIBLE OFFICIAL :**R KUCHAR****TARGET DATE FOR IMPLEMENTATION :****11 JUNE 2020****TARGET DATE TO INFORM APPLICANT :****N/A****TARGET DATE TO INFORM OBJECTOR : N/A**

AGENDA OF THE MAYORAL COMMITTEE MEETING:**27 MAY 2020****26. ADOPTION OF OVERSTRAND SPATIAL DEVELOPMENT FRAMEWORK: OVERSTRAND MUNICIPALITY**

15/1/3/10/4

R Kuchar

8 May 2020

Senior Manager: Town & Spatial Planning

(028) 313 8900

1. Executive Summary

The purpose of this report is to table a reviewed Overstrand Municipal Spatial Development Framework (OMSDF) for approval by Council for the 2020/2021 financial year.

2. Service Delivery and Budget Implementation Plan Reference

Infrastructure & Planning
Town Planning / Spatial Development

3. Compliance with Strategic Priorities

Provision of democratic, accountable and ethical governance
Promotion of Tourism, Economic and Social Development

4. Delegated Authority

None

5. Legal Requirements

Local Government: Municipal Systems Act, 2000 (Act 32 of 2000)
Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)
Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)
Overstrand Municipality By-Law on Municipal Land Use Planning, 2015

6. Background/Discussion/Comments/Conclusion**Background**

Since the establishment of the Overstrand Municipality in 2000, a variety of spatial plans has been adopted, including:

- Spatial Development Framework (27 October 2006),
- Overstrand Growth Management Strategy (26 January 2011),
- Integrated Development Framework (25 June 2014)
- Other smaller detailed Sectoral Development Plans.

AGENDA OF THE MAYORAL COMMITTEE MEETING:**27 MAY 2020**

All these plans were adopted in terms of the Local Government Municipal Systems Act (Act 32 of 2000) and the Land Use Planning Ordinance. However, following a total reform of spatial planning legislation in South Africa, the following new legislation are now applicable:

- Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)
- Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)
- Overstrand Municipal By-Law on Municipal Land Use Planning 2015

Therefore, the OMSDF was reviewed and aligned to comply with the new legislation.

For the review process an Intergovernmental Steering Committee was established consisting of various national, provincial and local authority departments. Attached is a list of the members of the Intergovernmental Steering Committee (Annexure A).

In addition, a technical committee consisting of representatives of all Overstrand Municipal Directorates had oversight of the review.

A public participation process was followed to obtain input from the public and other stake-holders. This process included public advertisements and public open days where the public and other stakeholders were invited to submit comments and inputs. The comments and inputs received are attached in Annexure B. A summary of the comments and the response thereto is attached in Annexure C.

Discussion

The main aims of the review was to:

- integrate the short term and long term spatial vision and strategies of the Overstrand Municipality into a single SDF, and
- align the OMSDF with new legislation, both in content and in format.

In the current reviewed OMSDF the Overstrand Growth Management Strategy (GMS) will serve as an informant to the OMSDF, by guiding the implementation of its growth vision. The GMS does not form part of the OMSDF and will be a strategy document adopted by Council on its own. This will, together with the other sectoral plans, serve as strategic documents informing the OMSDF, but not part of the OMSDF. This is to ensure flexibility and dynamism in development projects and to reduce red tape for developments.

In addition, the review of the OMSDF was mainly guided by changes in objectives, strategies and comments received during the process.

The main areas of change are the following:

AGENDA OF THE MAYORAL COMMITTEE MEETING:**27 MAY 2020****Urban Edge**

Urban edges were amended:

- in response to the most recent information on critical biodiversity areas, and
- in areas where the pressure of rapid urbanisation warranted the adjustment of the urban edge.

An example of the expansion of the urban edge is between Hawston and Fisherhaven. This creates a large enough area to facilitate the development of a full integrated, stable and sustainable human settlement development.

Capital Expenditure Framework

The Spatial Planning and Land Use Act requires that a Capital Expenditure Framework (CEF) must be included in the OMSDF.

As there is currently no regulations or guidelines on how the Municipality should give effect to this requirement, a proposed CEF is included in the OMSDF. This will be reviewed as clarifying regulations become available.

The Overstrand Municipality has been selected by the Provincial Government to draft a Municipal CEF in partnership with the Provincial Department of Local Government and the Development Bank of South Africa. In addition, the Infrastructure and Planning Directorate has commenced with a process to review its masterplans for municipal services to align with the OMSDF.

Housing Settlement Planning

The OMSDF made provision for integrated development approvals in order to remain flexible to accommodate every strategy of Overstrand Municipality including the housing settlement plan.

The need for a separate housing plan exists. However, the spatial distribution and time frames for government subsidised housing projects are heavily depended on National Government directives, strategies and financing. For this reason a housing settlement plan is seen as a separate document serving as an implementation strategy towards the OMSDF. It could possibly be included in the Overstrand Growth Management Strategy. However, the details of such a plan is not included in the reviewed OMSDF, but remains a component of the Integrated Development Plan.

Extract of Key Comments and Subsequent Amendments

It is deemed important to provide an outline of the unique spatial planning policy framework of the Overstrand Municipality with specific focus on where the OMSDF fits into this framework. The OMSDF forms the strategic spatial policy framework which guides development, management and conservation within the Municipality on a broad scale. The OMSDF does not contain

AGENDA OF THE MAYORAL COMMITTEE MEETING:**27 MAY 2020**

project/site specific detail in its proposals in order to keep the framework strategic and flexible in its daily application.

The higher level of detail components are contained in a suite of council policies, which include the Overstrand Growth Management Strategy (OGMS), the Human Settlement Plan (HSP), the Engineering Master Plans (EMP), Integrated Transport Plan (ITP), etc. The reader of the OMSDF will therefore, for example, identify an area earmarked for new urban infill (residential, community facility and mixed land uses) which is not refined to a site/project specific level. The detail pertaining to the delineated area will be available in the various aforementioned Council documents informed by the provisions of the OMSDF.

Unfortunately, despite clearly outlining this unique context during the Intergovernmental Steering Committee meetings and at the public open days, it became evident that most commenting parties did not take cognisance of this context. This led to numerous requests for detail regarding specific and individual development proposals, amongst others, including existing, future and envisioned housing projects. There were also a number of requests to add detail to the OMSDF for specific aspects such as detailed road upgrades, etc. Additional information was also requested with regard to the provision of specific community facilities.

The detail requested, as outlined earlier, is not provided in the OMSDF for reasons of ensuring flexibility. This was clearly outlined and explained in the "response to comments" report in Annexure C. Detailed information regarding all housing, densification and community facility provisions will be provided in the Municipality's revised Human Settlement Plan and Growth Management Plan.

A number of plans were updated based on information requested by commenting parties and the spatial planning policy context section of the OMSDF was revised to include additional policy extracts.

The aforementioned is a brief outline of the key items received during the public participation and stake holder engagement process. All comments were responded to in the "response to comments" report in Annexure C.

Conclusion

The OSDF is a flexible and dynamic document which requires constant monitoring, review and changes. This constant monitoring, review and changes will be done as prescribed by the Municipal Systems Act on an annual basis.

Taking cognisance of the above it is recommended that Council adopts the OMSDF for the 2020/2021 year as included in Annexure D.

AGENDA OF THE MAYORAL COMMITTEE MEETING:**27 MAY 2020****7. Financial Implications**

N/A

8. Staff Implications

N/A

9. Comments from other Departments, Divisions and Administrations

N/A

10. Annexures

- Annexure A: List of members of the Intergovernmental Steering Committee
- Annexure B: Comments and inputs received
- Annexure C: Summary of comments and response thereto
- Annexure D: Overstrand Spatial Development Framework document (**To be distributed on a Memory Stick**)

RECOMMENDATION TO THE COUNCIL:

1. that the following Council resolutions **be rescinded**:
 - 2006 (Council's resolution 27 October 2006), Overstrand Municipal Wide Spatial Development Framework;
 - 2011 (Council's resolution 26 January 2011) Overstrand Municipal Spatial Growth Management Strategy; and
 - 2014 (Council's resolution 25 June 2014) Integrated Development Framework together with detailed Sectoral Plans;
2. that the Overstrand Municipal Spatial Development Framework (as attached per Annexure D) **be adopted** for the 2020/2021 financial year in terms of Section 20(1) of the Spatial Planning and Land Use Management Act, 2013; and
3. that the Overstrand Spatial Development Framework **be adopted** as part of Overstrand's IDP for the 2020/2021 financial year.

RESPONSIBLE OFFICIAL :**R KUCHAR****TARGET DATE FOR IMPLEMENTATION :****11 JUNE 2020****TARGET DATE TO INFORM APPLICANT :****N/A****TARGET DATE TO INFORM OBJECTOR :****N/A**

Annexure B
1140**R Louw**

From: Robert Morrisby <robertmorrisby@gmail.com>
Sent: 26 April 2022 10:15
To: R Louw; Hanre Blignaut
Subject: RE Opposition to: Draft amended Integrated Development Plan (IDP) in terms of section 25 (3) of the Municipal Systems Act No 32 of 2000

Good Morning,

I as a rate payer and property owner in Bettys Bay hereby voice my opposition to the proposal of the above for the following reasons:

- 1) There are no employment prospects in the area
- 2) The Bettys Bay area has insufficient and unreliable infrastructure to handle such an influx of population.
- 3) The area in question is a floodplain wetland, which will have an adverse effect on the sensitive ecology of the area.
- 4) There will be an increase in crime and protest action due to lack of employment prospects and poor service delivery.

Yours sincerely,
Robert Morrisby.

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R Louw

From: Allan Perrins <aperrins@sonicmail.co.za>
Sent: 29 April 2022 10:09
To: R Louw; Hanre Blignaut
Subject: Representation in respect of Notice No.37 of 2022 - Combined Draft IDP, SDIP, WSDP 30 March 2022

**The Municipal Manager
 Overstrand Municipality**

Attention - Ms R. Louw & Mr H. Blignaut

Re: REPRESENTATION IN RESPECT OF NOTICE NO.37 OF 2022 – COMBINED DRAFT IDP, SDIP, WSDP 30 March 2022

Dear Sir / Madam,

Your abovementioned Notice and invitation to submit representation in respect of the above has reference.

I have read through your Amended Integrated Development Plan 2017/18 – 2022/23 dated March 30th 2022 more specifically Chapter 10 entitled *Reviewed Municipal Spatial Development Framework (MSDF)* and do hereby wish to formally lodge my strongest objection to the proposed new urban development area as detailed in the below extract and accompanying diagram entitled *Betty's Bay West*.

Betty's Bay Betty's Bay West

Spatial proposal for Betty's Bay west and east, which is predominantly focused on sensitive development related to unique biodiversity areas with a significant inner urban wetland system. The development of the existing vacant erven is prioritised. A New Urban Development area is proposed on the northern periphery of the settlement, directly abutting the R44 to the south. The land area is ± 9.03 ha in extent, and is intended for higher density human settlement development as well as potentially mixed-use development, based on the housing need for Betty's Bay identified in the situational analysis of the SDF, 2020.

Betty's Bay West



In my opinion and that of many other Betty's Bay homeowners including subject experts the demarcated area is totally unsuited to the proposed development for a host of substantial reasons including but not limited to its unique bio-diversity and utterly conservation worthy status not to mention the lack of essential services and infrastructure needed to ensure a successful development.

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I would suggest that the value of the land in its natural state significantly outweighs any possible benefits of its destruction and possible development with a resultant decrease in the value of abutting properties and desirability of property ownership in Betty's Bay.

There are many positives contained in your draft plan and I commend you for prioritising urgent needs like water reticulation, storm water drainage and roads but I respectfully implore you to reconsider the merits of this objectionable development that needs to be scrapped in its entirety or, at the very least, substituted for an ecologically sympathetic development that is in keeping with the criteria that earned the area revered UNESCO biosphere status.

Thank you for affording all interested and affected persons an opportunity to have their say and best wishes for the rest of your ambitious plans.

I truly hope that this development that has been described as a "maybe or could be" development by our indefatigable Ward Councillor, Ms Theresa Els is definitely omitted from your future plans for Betty's Bay.

Yours faithfully



Allan Perrins
Owner Erfs 4699 & 4700 Oxalis Road Betty's Bay
Telephone: 078 631 5126



Virus-free: www.avq.com

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R Louw

From: Hennie Du Toit <hannels.dutoit@gmail.com>
Sent: 27 April 2022 13:20
To: R Louw
Subject: Draft amended IDP/draft SDBIP

To whom it may concern,

As a new home owner waiting on transfer to take place I definitely object to any new high density development in Betty's Bay and surrounding areas. This is a high biodiversity area which is sensitive to water ways and should remain undisturbed and was one of the reasons why I have purchased property here. There are no work opportunities and focus should be elsewhere for high density developments.

Kind Regards,
H du Toit

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**DRAFT AMENDED INTEGRATED DEVELOPMENT PLAN (IDP) FOR 2017/2023
PROPOSED HIGHER DENSITY MULTI PURPOSE HUMAN SETTLEMENT IN
BETTY'S BAY**

**OBJECTION: PROPERTY OWNER WRB PEROLD ERF 2782 PO BOX 721,
BETTY'S BAY 7141**

A recent public meeting addressing the draft amended IDP for 2017/2023, refers. I wish to raise my objections

Your Notice 37/2022 stated that it would be available for perusal from 1 April 2022 at the local library, but it was not available until this morning. When I made enquiries the librarian obtained it from somewhere, with insufficient time for thorough perusal of 316 pages.

However, with the information at my disposal I wish to submit my objection to the proposed development as follows:

1. When evaluating such a proposal, the desirability and relevance of such a development must be subjected to the following considerations: compatibility with surrounding users, impact on safety, health and well-being of the surrounding community, social impact, economic impact, impact on heritage and quality of life (including views, privacy, visual impact and character)
2. Betty's Bay is a small rural village, attractive to tourists because of the Kogelberg Biosphere – with international status. A high multi-purpose density settlement next to the R 44 (Clarens Drive) which is a renowned international scenic drive, will forever change the unique character of our town. **(visual impact and character)**
3. The consideration to locate a multi-purpose high density settlement in Betty's Bay is in my opinion, not because of a housing need of Betty's Bay, but because of pressures on the Municipality to provide housing for the large influx of people from other regions. As a resident of Betty's Bay I have never seen the SDF 2020 situation analysis, referring to the housing need of Betty's Bay.
4. The current infrastructure of Betty's Bay in respect of sanitation, water and electricity does not support additional housing and business development, as the current services provided has already reached saturation point – i.e. the constant rate of burst pipes and the large numbers of new dwellings being erected, applying pressure on the existing infrastructure. **(health and wellbeing of surrounding community)**
5. Traffic on the R 44 is already overburdened. If there are any incidents along the N2 all the traffic are rerouted through Kleinmond, Betty's Bay, and Rooi Els. Additional entrance and exit routes on the R44/Clarence drive into the proposed development will increase the likelihood of motor vehicle accident **(safety of community)**.
6. There are no additional job opportunities in Betty's Bay as there are very few businesses in our village. Thus incoming residents will not be gainfully employed where they live, with the need to travel to surrounding towns or remain unemployed. Another problem, is public transportation – which is non-

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existent. An influx of busses and or taxis would again increase the danger of motor vehicle accidents on a road where the current speed limit through the town is 80kph. The speed limit has been a cause of concern for residents for a long time, as the speed limit in built up areas should be 60kph. **(impact of safety of residents)**

7. The proposed land identified is a wetlands area, feeding Rondevlei directly opposite the proposed land. The influence on the Kogelberg Biosphere should also be considered. Thus it is not foreseen that an environmental impact assessment will support such a multi-purpose high density development.
8. As this is now in the public domain, I am concerned that the possibility exist that people will become impatient with the process and start their own informal development without any infrastructure in place. This will have a far more negative impact on the environment than the aspects already listed.

In view of the above, I cannot support the approval for the development of this piece of land.

W.R.B. PEROLD

29 APRIL 2022

7/140.

R Louw

From: Rene Kaljee <rene@bpps.co.za>
Sent: 26 April 2022 11:40
To: R Louw
Subject: DRAFT AMENDED INTEGRATED DEVELOPMENT PLAN 2017/2023

Municipal Manager
ATT: Ms R Louw

We are completely against any such kind of high density development as indicated in the proposal/s.

The municipality can barely keep up with the current maintenance of the existing infrastructure (water, roads and electricity) as we have been experiencing recently and now they want to develop a whole new area.!?

We constantly have to hear at the numerous repetitive meetings "no funding no budgets" we must maar accept the ongoing water disruptions and very bad roads etc.

This yet again another example of the different levels of the municipality not talking to one another. Is planning Hanré Blignaut (amongst others) sitting in their ivory towers in Hermanus talking to the operational manager in Kleinmond, Denovan van Rhodie, who has limited staff to handle water pipe bursts etc ? Mr van Rhodie told us there is no budget for more plumbers.

Please note our objection.

René Kaljee
For Ignonyama Trust
2391 Una Drive
BETTYS BAY

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R Louw

From: terrycarol <terrycarol@worldonline.co.za>
Sent: 28 April 2022 14:51
To: R Louw
Subject: Draft IDP, SDBIP, WSDP

I refer you to the recent communications regarding the above issues

I wish to object to the proposed housing high density locations

Betties Bay has a unique biosphere which has world renowned vynbos. The development will have a detrimental impact on this biosphere.

Basic infrastructure in Betties is under huge pressure as evidenced by the number of water pipe breakages. High density housing will exacerbate this.

Finally there are very few employment opportunities in Betties Bay. Where will the residents from the high density housing find employment?

Yours faithfully,

Terry Lavery

3983 Diastella

Sent from my Galaxy

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R Louw

From: Dr Mike L Anderson <mla@mikelanderson.com>
Sent: 28 April 2022 08:58
To: R Louw
Subject: For attention Ms. R Louw - Draft amended IDP

DGI O'NEILL
MUNICIPAL MANAGER

Overstrand Municipality
PO Box 20
HERMANUS
7200

I am writing to express my concerns over the proposed housing development in Betty's Bay.

My concern is over the viability of the project given that Betty's Bay is so distributed without, for instance, local schools, health services or public transport. How practical is it to expect lower socio-economic people without the means to deal with the absence of infrastructure?

Regards
Dr. Mike L Anderson

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R Louw

From: chrise <chrismetheridge@gmail.com>
Sent: 26 April 2022 09:56
To: R Louw
Subject: For attention Ms. R Louw - Draft amended IDP, Draft SDBIP and Mr. H Blignaut - Draft WSDP

Hi there

I am emailing with regard to the planned high density human settlement development.

The infrastructure in Betty's Bay and the general Overstand area is already under constant stress. It can barely handle the increased amount of people moving into Betty's Bay and the surrounding areas. We constantly have issues with electricity outages unrelated to loadshedding, water outages, and other infrastructural issues. The infrastructure is already not capable of properly sustaining the amount of people in Betty's Bay.

If we intend to allow many people to move into a 9ha piece of land, the infrastructure will simply crumble under the increased demand. Without improving the infrastructure these people, and the current occupants of Betty's Bay, will be the ones dealing with these consequences.

Additionally, the people who would occupy this new piece of land need jobs to sustain themselves. I do not see how Betty's Bay (and the surroundings) will be able to provide enough jobs for these people. This ultimately leads to an increased level of crime.

I genuinely do not think this is a good idea, and would love to hear the reasoning behind this proposal.

Chris
4937 Serruria Road, Betty's Bay

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R Louw

From: Hanre Blignaut
Sent: 03 May 2022 07:47
To: R Louw
Subject: FW: Nuwe ontwikkeling Bettiesbaai

FYI

From: Hanre Blignaut
Sent: Saturday, April 30, 2022 8:29 PM
To: Hilda van der Merwe <hildavandermerwe7@gmail.com>; riouw@overstrand.gov.za
Cc: S Block <sblock@overstrand.gov.za>; D Hendriks <dhendriks@overstrand.gov.za>
Subject: RE: Nuwe ontwikkeling Bettiesbaai

Geagte Me. van der Merwe

Ontvangs van u e-pos word hiermee erken.

Groete
 Hanre Blignaut

From: Hilda van der Merwe <hildavandermerwe7@gmail.com>
Sent: Thursday, April 28, 2022 11:46 PM
To: riouw@overstrand.gov.za
Cc: Hanre Blignaut <hblignaut@overstrand.gov.za>
Subject: Nuwe ontwikkeling Bettiesbaai

Ek staan die beoogde nuwe ontwikkeling teen om die volgende redes.
 Wyk 10 het reeds Overhills wat in sy wyk val.
 Nog so 'n ontwikkeling en in 'n werelderfenisgebied is totaal onvanpas.
 Op die oomblik is daar geen beheer by Overhills nie en word strukture nog steeds opgerig en die munisipaliteit kan dit nie beheer of bestuur nie.
 Die selfde ding gaan hier in Bettiesbaai gebeur.
 Tans is die dorp se infrastruktuur onder erg druk en kan dit nie nog 'n ontwikkeling hanteer nie.
 Water toevoer na huise, tenkwaens, vullis verwydering, swak paaie en die krag netwerk is onbetroubaar en onvoldoende.
 Die beoogde grond is in 'n vleiland wat rondvlei en grootvlei met water voed.
 Die vleilande gaan vernietig word met al sy diere lewe.
 Is daar 'n inpakstudie gedoen en waar is die verslag.
 Hier is geen groot supermarkte nie.
 Geen openbare vervoerstelsel nie.
 Geen werkseleenthede nie.
 Misdaad gaan toeneem.
 Geen polisiestasie nie en Kleinmond is reeds onder beman en het net een voertuig.
 Met onluste gaan die R44 vanaf Pringle baai tot by Kleinmond gesluit wees en gaan Bettiesbaai afgesluit wees van die ander dorpe.
 Die inwoners gaan afgesluit wees van enige winkels of mediese hulp om maar 'n paar voorbeelde te noem.
 Ons bly in 'n brandgevaar area en veldbrande gaan toeneem.
 Jag op die diere wat vrylik rond beweeg gaan toe neem.
 Perlemoen smokkel gaan verder handuit ruk asook onwettige dwelm handel.
 Meer sacks gaan opgerig word as wat toegelaat mag word wat die probleem net gaan vererger.

H v d Merwe
Fourstreamweg 3031
Bettiesbaai

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13/140

26 April 2022

3946 Diastella Street
Betty's Bay
7141Mr DGI O'NEILL
MUNICIPAL MANAGER
Overstrand Municipality
PO Box 20
HERMANUS
7200

Dear Sir

Re: Representation regarding the following:
Notice number: 37 /2022
Draft amended Integrated Development Plan (IDP) in terms of section 25 (3)
of the Municipal Systems Act No 32 of 2000.

Dr NJ Basson and Mrs RA Basson oppose the IDP for the New Urban Development area proposed on the northern periphery of the settlement in Betty's Bay, directly abutting the R44 to the south and comprising 9.03ha intended for higher density human settlement development as well as potentially mixed-use development for the following reasons:

1. The current infrastructure in Betty's Bay cannot support such a development. It is unreliable and in serious need of repair and maintenance.
2. The impact of pollution of the environment in this wetland area is a serious concern.
3. It is in a flood plain area which poses a risk to settlement development.
4. Employment opportunities in Betty's Bay are minimal. Unemployment leads to social problems and crime.

We request that you seriously reconsider this proposal.

Yours truly



Reneda Basson
Email: renedabasson@gmail.com
Cell: 0769332281

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R Louw

From: Andrea Weiss <redwingstarling@gmail.com>
Sent: 28 April 2022 15:26
To: R Louw
Subject: Attention R Louw - comment on draft amended IDP for 2017 to 2023

As an interested and affected party who has previously commented on proposed developments in the Rooiels area, I would like to comment on a proposal contained in Chapter 10 on page 239 of the draft amended IDP, in particular with regard to the last sentence in italics below:

Key to the future of Rooi-El is to protect the vast environmental resources within and surrounding the settlement. The unique characteristics of Rooi-El include its location along the coastline within a pristine natural setting. The MSDP proposal for this settlement is underpinned by these functions. A New Urban Development area is proposed on the southern periphery of the settlement. The land area is ± 1.12ha in extent and was included by realignment of the urban edge with the coastal management line.

I am assuming from the map that the 1.12 hectares referred to here on the southern periphery is the same land located at the end of the village at the start of the smallholding area adjacent to the sea. If so, this is a particularly sensitive piece of land from an environmental point of view (note the high endemism risk alluded elsewhere in the plan) and should not be opened up for development. It includes an area of wetlands which contain many different species of ericas, including 'mielie heath'. Rather than being earmarked for development, it should be given greater conservation status (even if in private hands). I cannot see any cogent reason for extending the footprint of the current Rooiels village or opening it up to further development. My question would be whether any of these proposed development extensions in Rooiels and other areas (ie Betty's Bay/Stanford etc) have been subjected to EIAs or any kind of environmental assessment in relation to the fynbos/indigenous vegetation?

Regards
 Andrea Weiss

Mobile 082 920 5993

15/140

From: Jesse van wyk <jessevanwykstrand@gmail.com>
 Sent: Tuesday, April 26, 2022 3:11 AM
 To: R Louw <rlouw@overstrand.gov.za>; Hanre Blignaut <hblignaut@overstrand.gov.za>
 Subject: PLAN (IDP) FOR 2017/2023

Good day.

My name is Jesse v Wyk and I recently bought a house in Silver Sands , Betty's bay.

I am writing in regards to the planned low cost housing development in Betty's Bay.

I have major concern for not only the people that will be given this low cost housing but also for the protected biosphere and the impact that it will have on the small community that already lives in Betty's bay.

There is no infrastructure for the 1000s of people that would be given these houses. There is no hospital , no schools , no grocery stores , no jobs , no public transport and nothing close by for these people to be able to survive in Betty's Bay. It is basically a death sentence for them at they will have to resort to crime to feed there families.

They will have to drive to Hermanus or Strand to look for work and most of the people will not have cars. What will happen to these poor people.

This is not to mention that the lot that is allocated is in a protected wetland. How will the people stay warm in the winter? They will have to chop all the protected vegetation down for burning wood which I am sure is illegal as Betty's bay is a protected biosphere. Who will Enforce the law when this happens because there is no police station in Betty's bay.

What happens when someone get sick or has a serious accident? There is no hospital close by and there is no public transport. Your will be putting these peoples lives at risk by making them settle their.

I employ you to please reconsider this plan as it will destroy one of the most beautiful parts in our country and brings so much hardship to so many people. This should development should not go ahead as there is nothing good that will come of it. Please reconsider where to build this and move it to a location that will better suit the people you are trying to help.

Regards

Jesse v Wyk

Sent from my iPhone



Wetlands

16/140

To whom it may concern,

Comment: IDP

I write to you in my capacity as both a stakeholder of the Kogelberg Biosphere Reserve and the coordinator of the **Betty's Bay Conservancy: Wetlands** portfolio.

On the 26th of April 2022 I attended the IDP public information session. It was an informative session but like most meetings, it is the conversations that happen after that often provide the most interesting comments. One comment that stuck with me, as we have been trying our best to get more protection for wetlands, is this one –

'We didn't think that it was necessary for people to do EA's anymore'

I certainly hope that this is not forming any basis for decision-making as it would suggest that – 'we don't care about NEMA, we don't care about your constitutional rights to an environment that is not harmful to your health and well-being, we don't care about protecting the environment for the benefit of present and future generations and we certainly don't care about securing ecologically sustainable development and use of natural resources through reasonable legislative measures.'

This is not who the Overstrand is.

How does this relate to my comment on the IDP?

In simple terms, budget, risk and how we can not afford disasters.

Betty's Bay has a lake system spanning from Rondevlei to Malkopsvlei. In a 2012 report commissioned for Overberg/WC DEA&DP, the section relating to this area warns of possible flooding in future:

Sea Level Rise and Flood Risk Assessment for a Select Disaster Prone Area Along the Western Cape Coast Phase B: Overberg District Municipality (D. Blake, N. Chimboza, Umvoto)

'...and possible flooding of low elevation areas around the coastal Betty's Bay Lake system (from west to east, Rondevlei, Grootvlei and Malkopsvlei).'

This is a very large area in Betty's Bay and an increase in flooded properties and damaged road infrastructure has already started to become noticeable (see image attached on last page documenting recently developed areas and the impact), especially in Ixia Road and the surrounding area. Betty's Bay is dominated by the NFEPA layer.

As the IDP points out - In Betty's Bay, there is a very limited formal storm water network. Storm water in this area is mainly limited to open storm water drains, if any. Infilling of entire wetlands and no storm water system is a recipe for disaster.

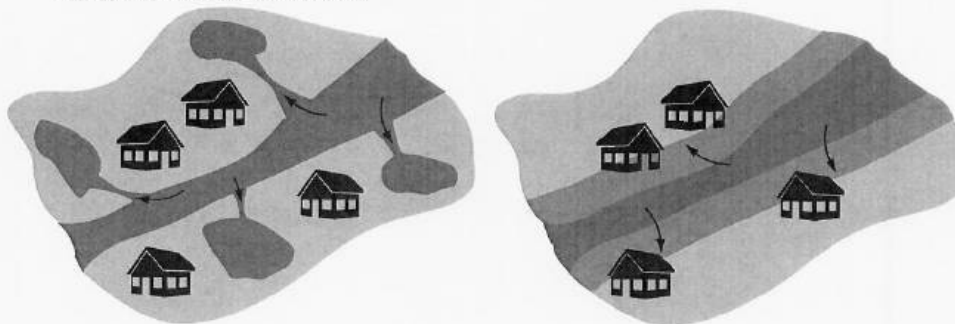
The legal definition of a wetland - National Water Act (Act 36 of 1998)

"wetland" means land which is transitional between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is periodically covered with shallow water, and which land in normal circumstances supports or would support vegetation typically adapted to life in saturated soil.

This definition can include the fragmented privately-owned economically significant wetland sections found scattered throughout the urban area, predominantly in the lake system between Rondevlei and Malkopsvlei. Small wetlands should be considered as a collective system rather than considering them individually.

Wetlands

- are economically significant
- trap pollutants and naturally filter water
- provide carbon storage and climate change adaptation and resilience services
- provide critical habitat and for some creatures, the only habitat
- **absorb and slow down flood waters**



18/140

The cumulative effect of wetlands being able to provide flood attenuation is economically significant. In one study in the USA, it was found that flood flows were reduced by as much as **80%** in basins with wetlands. In another USA report, it was noted that the construction of storm water facilities for flood control is estimated to be **130%** more costly than just simply using and maintaining natural wetlands.

I would like to ask the Overstrand Municipality to provide an accurate calculation of the loss of water storage capacity of a wetland that has been infilled, including the moisture holding capacity of soil.

This calculation should be a factor that has already been considered in the risk and planning processes.

A basic sum suggests that just **ONE** ERF, where only 400m² is infilled to a depth of 0.5m, could result in the loss of approximately **200 000 litres of water storage capacity**. In the absence of an adequate storm water system in **Betty's Bay** and maintenance that is not able to keep up with vegetation growth, where will this anticipated water displacement go?

Acknowledging the statement that 'people have vested rights to build'

A statutory environmental 'duty of care' obligation is imposed in section 28 of NEMA and section 19 of the National Water Act.

While the owner has a right to enjoy his or her property, this does not mean that reasonable measures to prevent environmental degradation can be disregarded. In the case of Betty's Bay - if the owner chooses to build in a way that is likely to divert a significant amount of water and the building method is driven by cost rather than by environmental sustainability, **why should the burden, risk and cost of this decision be placed on** 1) the adjacent property owners, 2) the ratepayers/the municipality to fix damaged infrastructure? The IDP refers to a CAPEX of R600 000 for disasters - is that enough and is there a disaster management unit in place?

Trying to present the argument 'but people have the right to build' holds little value as it would suggest that environmental laws and environmental management should not exist.

19/140

- In **Ward 10** priorities - tarring/or hardsurface may do even more harm and may speed up flood waters. At present, the gravel roads, although they can be more regularly scraped, are allowing some through-movement of water and slowing it down. Most people enjoy our well-maintained gravel roads in Betty's Bay and think that it adds to the charm of the village.

- I like the **tourism-centric** approach in the IDP

- **The table discussing the sustainable development goals -**

"At point 13 in the table 3: Take urgent action to combat climate change and its impacts and develop a Climate Change response strategy" - sustainable building methods employed in sensitive wetland areas through reasonable measures is one of our biggest tools that can be used to help us to adapt to climate change.

The key here is adaptation and resilience efforts that are put in place now that will ensure a healthy and sustainable environment, as well as healthy ecosystems, for future generations.

In Betty's Bay for example, we don't have major industrial facilities. What we do have is peat soil that is currently acting as a carbon capture. When this is disturbed, as we are seeing all over the area, it is released back to atmosphere and the carbon capture capacity is lost. What is the OM calculation of carbon storage loss per 600m2 ERF? By not applying strict laws to development in privately owned wetlands, we are actually in effect just contributing to it. It is necessary for people to do EA's when they build in or sloping to a wetland.

The SDF reference in the IDP correctly identifies -

Areas important for climate change resilience will require proper management and conservation through a range of mechanisms including land-use planning, environmental impact assessments, protected area expansion, and collaboration with industry sectors to minimize their spatial footprint and other impacts.

- The municipality should also consider additional environmental staffing for the Kleinmond-Hangklip area.

20/11/40

At point 15 - this is good and I would like to see and have more time to read the disaster risk management plan. Areas that are dominated by the NFEPA (or just FEPA) layer need to have more environmental management overlay zones: Urban Conservation added. This is a much needed effort in Betty's Bay so that the municipality can have better tools of enforcement.

Why are EA's necessary?

The National Environmental Management Act

- is a systematic process to identify potential positive and negative impacts (biophysical, socio-economic and cultural) on the environment associated with a proposed activity.
- It examines management measures to minimise negative and optimise positive consequences.
- The aim is to prevent substantial detrimental effects on the environment.
- According to NEMA, sustainable development requires the integration of social, economic and environmental factors in the planning, implementation and evaluation of decisions to ensure that development serves present and future generations.

Strict conditions may also be instructed in the environmental authorisation (like those known to have conditions that prohibit any use of fertilizer; prohibit the installation of impermeable paving; prohibit the planting of Kikuyu grass). Building methods are assessed for the best available option.

The 2014 WC DEA&DP commencement circular does not specifically state that the municipality can ignore NEMA. In fact, it provides a caveat at the end of the document which clearly states that each application should be considered on its' merits due to the significant impact to the environment that these decisions could have. Considering the increased storm events we are headed towards, wetland erfs should be considered very carefully and should ideally be factored in to a risk management section of the IDP.

The answer is simple. The burden of poor decision-making as it pertains to building in a wetland, should not be transferred to someone else. Either the Overstrand budgets for a storm water system to be completed in the next 5-10 years or wetland ERFs fall under strict control in Betty's Bay as well as in other sensitive wetland areas in the Overstrand Municipality.

21 / 140

Other comments raised by Betty's Bay Conservancy members

- What is the council approved policy for expanding the urban edge?
- How does the Overstrand Municipality identify land for future development?
- Comments from Jan Briers regarding the SDF mentioned at the IDP meeting, resubmitted

I would like to have had more time to comment on a very detailed and mostly excellent IDP but I believe we have sufficiently highlighted the value and economic significance of urban fragmented wetlands to guide better protection and the need for the services of adaptation and resilience that they offer.

Kind regards

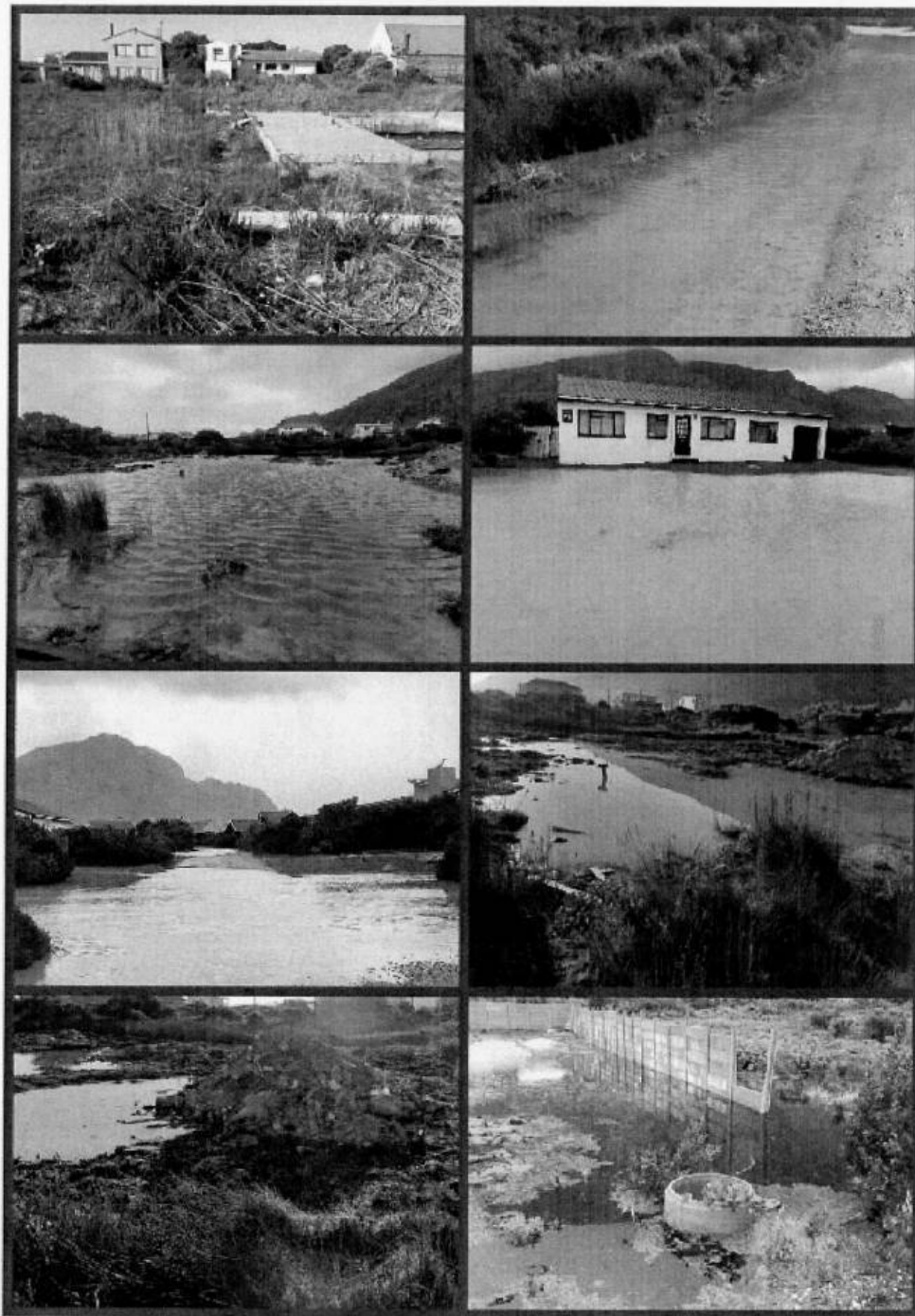
Liesel Bohdanowicz

Betty's Bay Conservancy: Wetlands

079 194 0163

**opinions expressed are my own and not necessarily the opinions of the Betty's Bay Conservancy*

22/140



23/140

R Louw

From: Jane Rosenthal <e.janerosenthal@gmail.com>
Sent: 28 April 2022 16:47
To: R Louw; Hanre Blignaut
Subject: Fwd: Objection to rezoning for residential development: From Mooi Uitsig to R44 throughroad

To: The Municipal Manager, Overstrand Municipality (DGI O'Neill) PO Box 20, Hermanus. 7200.

and

R Louw, Senior Manager, Overstrand Municipality

and

H Blignaut, Overstrand Municipality

From : David and Jane Rosenthal

4661 Disa Circle

Betty's Bay.

Western Cape.

Dear Mr DGI O'Neill and Ms Rochelle Louw

RE: OBJECTION TO PROPOSED DEVELOPMENT OF THE VLEI AREA WEST OF DISA CIRCLE, SOUTH OF MOOI UITSIG AND NORTH OF THE R44 THROUGH ROAD, BETTY'S BAY

As residents of Disa Circle as from August 2022 we are writing to object to the proposal to re-zone the proposed section so as to allow high density residential development.

Reasons for objection:

1 - This is an untouched vlei of high biodiversity, backing onto the Kogelberg Mountains, in the pristine Kogelberg Biosphere Reserve. The small developed area of Mooiuitsig should NOT be extended for the same reason. A development here goes against all the principles of conservation of our biodiversity heritage.

2 - The water table is either extremely high or, in the rainy season, the vlei has water in it above ground level. Housing development here will cause serious problems for the run off of water to Grootvlei lagoon. Sewage infrastructure will also be tricky and costly.

3 - No proper EIA will pass scrutiny here.

24/11/0

4 - There are many other vacant spots in Betty's Bay within the built up area that should be built up if more housing space is needed.

5 - From environment.gov.za website on wetland loss: "Wetlands make up only 2.4% of the country's area but 48% of wetland ecosystem types are critically endangered. South Africa has lost approximately 50% of the original wetland area."

Please remove this proposal from the Spatial Development Plan. It is absolutely inappropriate and should NEVER have appeared there in the first place.

Please take serious note of the many many objections you will receive on this.

Kind regards

Jane and David Rosenthal.

082 896 8880

072 784 8481

25/11/40

R Louw

From: Paul Saker <paul@mineware.co.za>
Sent: 28 April 2022 16:40
To: R Louw; hblignaut@overstrand.go.za
Subject: Fwd: Proposal for low cost housing development in Bettys Bay

Proposal for low cost housing development in Bettys Bay

Dear Sir/Madam,

I would like to oppose this proposal in the strongest possible terms.

It shows a complete contempt for the UNESCO biosphere.

The whole area is fire sensitive in the extreme, this poorly considered proposal will aggravate the situation even further.

The area is woefully lacking in support infrastructure, drainage, sewerage, shops and hospital facilities.

In addition the area cannot support a community providing sufficient work.

This will obviously give rise to greater joblessness in the area with all the unfavourable effects that this will have on self worth and rise in crime rate.

Is this what the municipality stands for?

Is this what our rates and taxes are designed to fund?

There needs to be a complete revision of this ill conceived proposal.

Regards,

Paul Saker

26/140

R Louw

From: Hillary Parkes <patnhill@gmail.com>
Sent: 25 April 2022 07:38
To: Dean O'Neill; R Louw
Cc: mikewormald59@gmail.com; Schaafsma Jan; wormald.sarah@gmail.com;
wilma.grobbelaar@gmail.com
Subject: hblignaut@overstrand.gov.za;

REPRESENTATION WITH REGARD TO THE PROPOSED NEW URBAN DEVELOPMENT - BETTY'S BAY WEST

I am horrified that Overstrand is even entertaining the idea of this development! When we bought here 20 years ago, it was the beauty of the Biosphere and the wild life that we came here for. Slowly but surely the "Powers" that are supposed to be keeping control of our Biosphere have turned a blind eye to building control and the stripping of plots! Now Overstrand are entertaining the idea of building dwellings on the Wetland! Has anybody thought of people living on water soaked land healthwise??? And what about the run-off into our vleis... are they now just going to dry up? This whole area is supposed to be the last Floral Kingdom IN THE WORLD

27/140

R Louw

From: Sharon C <sharoncrawford7@gmail.com>
Sent: 25 April 2022 16:30
To: R Louw
Subject: HIGHER DENSITY HUMAN SETTLEMENT

After reading the above proposals I would certainly be against further development, particularly Higher Density Human Settlement. As it is Bettys Bay has seen a huge influx of people moving into the Village in the last 2 or 3 years. If this Settlement is allowed to take place it will most certainly bring an added influx of crime as well as turning our very special Bio Diverse Village into just another town which becomes filthy, continues to need more and more infrastructure and as a whole the very essence of Bettys Bay will be lost including a loss of the tourism industry. We are one of the few, very few small, relatively undeveloped little towns in South Africa and that is the reason people have chosen to live here.
PLEASE keep our Villages as they are and develop somewhere else.

Sincerely,
Sharon Crawford

28/140

R Louw

From: Ina De Klerk <deklerkina04@gmail.com>
Sent: 28 April 2022 08:53
To: R Louw
Subject: Hoë digtheid behuising. Ek is gekant daarteen. Dankie Ina de klerk

Sent from my Huawei Mobile

29/11/40

R Louw

From: Hennie Marx <hendrikmarx@gmail.com>
Sent: 27 April 2022 11:48
To: R Louw
Subject: Huis ontwikkeling in betyys baai

Dit absolute malligheid om nog meer mense hier te laat bly wat nie werk gaan hê nie.

Dit noodsaak daardie inwoners om misdaad te bepleeg om te oorleef,binne n paar maande sal alle wilds lewe uitgewis wees omdat hierdie inwoner nie n inkomste sal kan verdien in hierdie omgewing nie,so hulle moet eet en wat is makliker om die onskuldige wild uit te roei

Die bestaande mense in Mooiuitsig kry alreeds baie swaar om dat werk skaar is en dan is die toegang toe publieke vervoer baie moeilik

Dan wil julle ontwikkeling op n wetland doen

Julle is heeltemal van die wal af

30/40

R Louw

From: Catherine Jaussaud <catherine.jaussaud12@gmail.com>
Sent: 26 April 2022 09:37
To: R Louw
Subject: IDP

Good day

I would like to oppose the proposed above amendment for Betty's Bay.

Sort out our infrastructure first. Burst old waterpipes every week, and increasing housing pressures. Ridiculous idea. This is also wetland area.

And please how can you even think of this. Very little employment in this area to sustain such. And the historic Mooiutsig community continue waiting for promised housing for years, but nothing happens. Yet you cater for the needs of those who have no grass roots here!

Perfect recipe for crime and unrest, as experienced in Kleinmond, Botriver, Hermanus

Best regards
Catherine Jaussaud

Sent from my iPhone

31/140

R Louw

From: Michael Raimondo <michael@greenrenaissance.co.za>
Sent: 28 April 2022 15:35
To: R Louw
Subject: IDP Comments

Please find my very brief comments below, please confirm receipt of email.

Page 137 - Hawston/Fisherhaven: Hawston Planning Unit 4 (Overstrand Growth Management Strategy) - Please can you indicate where this Overstrand Growth management Strategy is to comment on - I can not find it the only thing on the Overstrand website is the Overstrand Municipality Spatial Growth Management Strategy 2010 from 2015 - please send a link so that we might comment on this.

Page 144 - table 58 lists for Hawston - ERF 527/8 - 12.6 ha. On figure 14 it clearly shows proposed development of the Department of Public Works land Erf 572/8 right up to the border of Hoek Van De Berg protected area - ignoring any ecological corridors or buffer zone as have been outlined in the SFD on page 193. Please can the IDP take into account the SDF ensuring that ecological buffers are all the way alongside the Protected area of Hoek van de Berg Nature Reserve as well as the overlay's of ecological corridors are respected.

On Page 144 - table 58 number 9 lists the ownership of Hawston property to be developed as the National Department of Public Works - please can clarity be given as to where the current legal court case stands between the Municipality and Department of Public Works - as the ownership of this land will affect when any development might take place.

Many thanks,
Michael Raimondo

32/140

R Louw

From: Ebert Hyman <eberthyman@gmail.com>
Sent: 28 April 2022 18:41
To: R Louw; Hanre Blignaut; Amanda Hoatson
Subject: IDP FOR 2017/2023 - comments

Dear Municipal Manager

Re: Higher density human settlement development

I wish to raise my concerns re a New Urban Development area, proposed on the northern periphery of the settlement, directly abutting the R44 to the south. The land area is ± 9.03 ha in extent and is intended for higher density human settlement development as well as potentially mixed-use development, based on the housing need for Betty's Bay identified in the situational analysis of the SDF, 2020.

Betty's Bay is under immense pressure from failing infrastructure which is felt by residents in the form of increased water pipe bursts and electricity outages. We are new owners of our property at 4859 Lakeside Drive, and we expect that further pressures in the form of extra usage without capacity will topple the system and may leave vulnerable people at risk.

In addition to these key infrastructure concerns, the idea of placing thousands of new residents in a non commercially viable town is rather worrying. Mostly to the recipients of the land in that they would have little opportunity to work locally and would likely need to travel distances to secure and maintain work. The cost of travel and fuel has increased exponentially and this is not likely to improve.

I do worry about schooling, access to primary and secondary healthcare, and the impact on children.

Lastly, the area is meant to be protected from an environmental standpoint, and placing high density structures without proper infrastructure will no doubt create problems for all life including our precious fauna and flora.

I don't agree with the underlying tone (this is how I understood it) from the recent meeting in Kleinmond; that this is a topic for later, that a decision is likely to only be made around 2031 or later. I believe in being more proactive now that we know residents are concerned and want to engage.

Please consider my plight for this new urban development to be removed from the Betty's bay spatial development plans or at least until other concerns are addressed.

Many thanks

Ebert Hyman
 Bcomm LLB , Cima

OVERSTRAND MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (SDF):

PROVISIONAL COMMENTS BY - KOGELBERG BIOSPHERE RESERVE COMPANY (KBRC)

1. Background

It is assumed that public comments on the SDF were invited. As far we are aware, the KBRC was not explicitly requested to comment. Overstrand Municipality (OM) regularly **require that private developments must consult the KBRC apart from advertising it a local newspaper** and placing proposals at the library. Because the SDF is a matter the KBRC concerned and the OM sit on our Management Committee we would have like to have been specifically notified.

I will comment direct on extracts out of the SDF document. The extracts will be of important requirements, finding and proposals of a SDF. Extracts are given in **BLACK** with headings and wording emphasised or referred to in **bold** and my inputs in **BLUE**.

2. Comments.

Part 1: Introduction

1.1 BACKGROUND

The terms of reference of the SDF is "To update and merge the MSDF (2006) with the Overstrand Integrated Development Framework (IDF: 2014) and the Overstrand Strategic Environmental Management Framework (EMF: 2014)

1.3 PURPOSE OF A MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK - The Municipal Spatial Development Framework is a sectoral component of the IDP that, in terms of the MSA, is aimed at providing general direction to guide decision making on an ongoing basis, aiming at the creation of integrated, sustainable and habitable regions, cities, towns and residential areas

1.4 KEY STATUTORY REQUIREMENTS

In this regard, Section 21 of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) and Chapter 3 of the Western Cape Land Use Planning Act, 2014 (Act No. 3 of 2014) stipulates the aforementioned content requirements.

- include estimates for the **demand of housing units and the planned location** and density of future housing developments;
- include a **strategic assessment of the environmental pressures and opportunities** (incl. spatial location of environmental sensitivities, high potential agricultural land and coastal strips);
- identify areas in which **more detailed local plans must be developed** and shortened land use procedures may be applicable;
- provide **spatial expression of integration** of municipal sectoral policies;

SPLUMA Principles and Related Aspects

SPATIAL SUSTAINABILITY - Environment Indicate **how sprawl will be curbed** and prime agricultural land protected. Indicate environmental sensitive areas, nature reserves, cultural zones and its status

EFFICIENCY - Indicate how the **use and innovation of green technology, alternative forms of energy and infrastructure will be optimised**. Settlements Indicate a balanced variety of land uses, businesses, education, and entertainment that are supportive of each other and well integrated. Indicate and identify areas for compaction and intensification such as corridors, nodes and TODs in order to promote compact cities which allows for more affordable and efficient infrastructure development and public transport.

SPATIAL RESILIENCE - Identify and **prioritise areas most vulnerable** to possible disasters, e.g. flood plains. Promote long term spatial planning that monitors future trends and forecasting of possible disasters and the possible impacts and target areas of disasters.

GOOD ADMINISTRATION - Provide **proof that an integrated intergovernmental planning and consultation process** outcome was achieved.

Part 2: The Overstrand Municipal Area

2.3 STATUTORY POLICY CONTEXT

A Synthesis of Key Relevant Policies at National, Provincial, and Regional Level is given and Policy, Principles and objectives and Focus implications for Overstrand SDF are given:

4. National Freshwater Ecosystem Priority Areas (2011)

POLICY - The National Freshwater Ecosystem Priority Areas (NFEPA) map provides strategic spatial priorities for conserving South Africa's aquatic ecosystems and supporting sustainable use of water resources. FEPAs were identified based on a range of criteria dealing with the maintenance of key ecological processes and the conservation of ecosystem types and species associated with rivers, wetlands and estuaries.

PRINCIPLES AND OBJECTIVES - The NFEPA project is a multi-partner project which aims to: Identify Freshwater Ecosystem Priority Areas (FEPAs) to **meet national biodiversity goals** for freshwater ecosystems; and develop a basis for enabling effective implementation of **measures** to protect FEPAs, including free flowing rivers.

FOCUS IMPLICATIONS FOR OVERSTRAND SDF - **FEPA data included in the MSDF will inform the ecological assessment in land use decisions**, on various scales and in various sectors, through illustrated and described priority areas. **Land use planning within the MSDF should be consistent with the objectives of FEPAs.**

5. National Biodiversity Assessment (2011)

POLICY - This report assesses the state of South Africa's biodiversity and ecosystems, across terrestrial, freshwater, estuarine and marine environments, with an emphasis on giving spatial information where possible, especially about ecosystems.

PRINCIPLES AND OBJECTIVES - It provides a mechanism for synthesising key aspects of South Africa's excellent biodiversity science and making it available to policymakers, decision-makers and practitioners in a range of sectors. It provides a spatial picture of the location of

South Africa's threatened and under-protected ecosystems, and focuses attention on geographic priority areas for biodiversity conservation.

FOCUS IMPLICATIONS FOR OVERSTRAND SDF - Overstrand has a **high level of alien invasive plant species** especially along river banks. This leads to further degradation of aquatic systems which impacts on the water quality and quantity available in the region. OM has a high level of alien invasive trees over large areas, including land that the OM own such as reserves, parks and open space where AI-trees have not been controlled for years. The SDF should include a map indicating density and species in these areas and require that an alien invasive plant (AI) Eradication Plan must be compiled and funds made available in the IDP for the mapping, Eradication Plan and Eradication work.

4. Western Cape Biodiversity Framework (2017)

POLICY - The Western Cape Biodiversity Sector Plan (WCBSF) illustrates vicinities of biodiversity that are significant throughout the Western Cape. The data covers major coastal and estuarine habitats as well as terrestrial and freshwater realms respectively.

PRINCIPLES AND OBJECTIVES - The focus of the framework is to **identify Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs) which are areas required to meet biodiversity targets for ecosystems, species and ecological processes**. Emphasis is placed on the spatial implications for development and conservation. In order for an MSDF to aid in reaching biodiversity targets and indirectly maintain or improve human well-being, it needs to consider the WCBSF information in its spatial planning.

FOCUS IMPLICATIONS FOR OVERSTRAND SDF - The OMSDF is informed by the WCBSF data sets in its status quo plans, and the said data informed various earlier sources that are cornerstones of the MSDF proposals. **The MSDF is therefore entirely consistent with the provisions of the WCBSF.**

2.4 OUR PEOPLE

It appears that there is a particular demand for housing from middle-income wage earners, earning more than the minimum salary of R3 500 per month, who are excluded from state housing programmes and are forced to live in backyard dwellings. Overcrowding and living in backyards increases the strain of living in limited spaces, and thus the demand for access to vacant land to erect their own structures.

2.4.12 Land Area Requirements based on Housing Need

The following tables present the amount of land (ha) required to accommodate the housing need as per the preceding section. The land area calculation are based on two scenario's, namely at a density provision of 15du/ha as well as 20 du/ha.

Hangklip/Kleinmond needs in 2021 is calculated to be 1 566du requiring 104ha of land at a density of 20du/ha (Thus 500m2/du)

Hangklip/Kleinmond does not have large areas of suitable land/space available. The SDF should investigate how does a allocation of 20du/ha compare with high density housing in developed counties? Creative ways must be sought to provide and upgrade the housing while reducing the land surface required for housing.

Note that the SPLUMA Principles of spatial sustainability under the point, Environment require that the SDF must indicate how sprawl will be curbed.

2.5 OUR ECONOMY

Overstrands' average Total economic growth in GVA is 2.9%. The average GVA of primary sector industries of agriculture, forestry and fishing are contracting (-1.1% and -1.7%, respectively) and tourism will contract substantially as result of the lockdown. With an average Total growth in GVA of 2.9% the economy has thus contracted in real terms.

The Overstrand should take into account and must make people moving in the area aware of the fact that the economy has been contracting over time and that will do so in future.

The SPLUMA Principles of spatial sustainability under the point, EFFICIENCY, requires that the SDF indicate how the use and innovation of green technology, alternative forms of energy and infrastructure will be optimised. In the absence of projects on the ground, policy changes that provide incentives to promote such projects should be called for. Policy encouraging individual residents and developers in the OM to use Solar Panels as an example will stimulate the industry.

Challenges and Impacts / Implications for Economy is this MSDF

The Overstrand's economy and ecology are inseparable and the natural environment is widely regarded as the region's single largest asset. The future management of the natural resource base and the subsequent state thereof, will to a great extent influence economic sustainability. If resources are not effectively managed, the resource base may limit economic growth. Effective integrated environmental management is required to ensure a sustainable balance between the Overstrand economy and ecology.

2.6 OUR NATURAL ENVIRONMENT

Specific most pertinent challenges impacts on the Overstrand rural and natural environments according to the Overstrand EMF, 2014 are:

The infestation of invasive alien plants that (i) dramatically decreases water quantity from mountain catchment areas. (ii) It suppresses and overgrows indigenous vegetation that negatively affects the scenic quality of the natural environment and (iii) increases the frequency and intensity of fires.

A number of factors increasingly impact on natural vegetation including the invasion of alien vegetation, an increase in agricultural activities, reduced rainfall and changes in land use to accommodate housing and infrastructure development. Plan 7 spatially illustrates the current land cover of the Overberg Municipality's rural environment. This land cover transformation plan depicts naturally vegetated areas, degraded sites, densely alien infested areas, and urban built-up areas.

A decrease in quantity of freshwater inflows into reservoirs and recharging of aquifer systems, may compromise adequate potable water supplies to the towns within the Overstrand region. The quality and quantity of freshwater inflows into estuarine ecosystems are declining as the result of various factors, which will lead to the gradual transformation thereof into fresh water lakes. This in itself is a significant disturbance of the natural environmental balance of the area.

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Suggested priority projects that give address these challenges are:

1. The SDF should mention that lack of a map indicating the density and species of alien invasive in the Kogelberg portion of the area and on OM owned land and that such a map should be compiled and made available.
2. OM should take the responsibility for the cost of catchment management in the catchments area of the boreholes they abstract water from and catchments of dams that currently supply water to the OM irrespective of the ownership of the land.
3. Scientific studies in the Fynbos region (see attached review articles) show that the most important manageable fire risk is the presence of dense stands of fast and high growing Alien Invasive trees. The second is the veld age older than 12-15 years (at this point some short-lived plants may start dying off). Likewise the greatest threat to Biodiversity in the Fynbos region is Alien Invasive (AI) trees while Fynbos is a fire driven vegetation.

The approach to fire must shift from preventing, fighting all fires to managing fires because prevention of all fire has lead to increased veld age and fire risk, especially near residential areas. The perception that fire and conservation is or has to be in conflict is therefore incorrect. In fact, controlling if Alien Invasive trees and managing fire have been a conservation functions for decades. The largest challenges for managers are integrating fire management with invasive alien plant management.

Managing fire require that it is done according to a proper Fire Management Plan (FMP) that take account of season, fire temperatures, veld age, veld type, infrastructure, cooperation with neighbours, monitoring, ect. The absence of a FMP makes accountability and continual improvement impossible. A FMP must be an integrated plan i.e. eradication of AI trees is as much the Fire Departments job as that of conservation. Provision should be made for such plan in the SDF and IDP. The SDF/IDP should mention that lack of an Invasive Alien Tree Control Plan and Fire Management Plan hinder work efficiently and monitoring of staff and contractors.

4. Spatial information about the density and species in a useful format it can be used by the public, education, Botsoc's hacking teams and others. It is recommend that the information that the OM has should be made available to ARC at Elsenburg and/or SANBI. They will make it available to all and the information will be used in the interest of people and the environment.

2.7.4 Rural Settlements

2.7.5 Urban Nodes

BB RE and PB are already inappropriately spread out along more than 20km. A large number of plots in BB, RE and PB should never have been developed and can today be serviced at very high cost (we can blame it on thoughtless planning of the past). The residential plot in the wetlands that are filled up with building rubble and plots and roads in a transgressive dune field that are covered with sand in the BB main beach area can attest to this.

The density of future housing developments and the location thereof should be based on the actual environmental, special and economic constraints and realities.

The Spatial Sustainability aim of SPLUMA and is to minimize "Urban Sprawl " and peripheral, segregated development in favour of inclusive integrated development.

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Rooiels (RE)

The town was surveyed in terms of availability of vacant land in 2019, and a total of 58 vacant residential erven were identified. A total amount of 295 additional people will need to be accommodated from 2019 to 2031. Based on an average household size of 2.6 persons per household, this amounts to a total requirement of 113 additional dwelling units by 2031. When the aforementioned existing amount of available erven for residential development is compared to the amount of additional dwelling units, it is evident that a shortage of approximately 55 dwelling units will be required by 2031.

No densification is proposed for Rooiels in terms of the Overstrand Growth Management Strategy. Therefore the shortage of 55 dwelling units will either have to be accommodated by means of secondary dwelling units on existing erven or a maximum of approximately 55 additional erven will be required.

Pringle Bay (PB)

Due to the excessive amount of vacant residential zoned land in Pringle Bay **no densification will be required by 2031.**

Betty's Bay (BB)

Almost half of the erven zoned for residential use are currently vacant. The town was surveyed in terms of availability of vacant land in 2019, and a total of 856 vacant residential erven were identified. A total amount of 417 additional people will need to be accommodated from 2019 to 2031. Based on an average household size of 2.6 persons per household, this amounts to a total requirement of 160 additional dwelling units by 2031. When the aforementioned existing amount of available erven for residential development is compared to the amount of additional dwelling units required, it is evident that a significant excess of residential developable land will be available **by 2031** (sufficient land area to develop a **surplus of approximately 696 dwelling units**).

Finding: Due to the excessive amount of vacant residential zoned land in Betty's Bay no densification will be required by 2031.

The portion of land 9,03 ha in extent indicated on Plan 45 state that the land is intended for higher density human settlement development. This recommended development is inconsistent with the final finding of the assessment (see above) and does not explain why this particular area is the priority spatial location or argue merits / demerits of development outside urban edge.

All the information and rules in this SDF as well as the Overstrand EMF clearly identify this area as a "no go" area for the following reasons:

- The proposed site falls outside of the current approved Urban Edge. The urban edge had to be amended to include the area.
- The proposed site is part of the Buffer area of the Kogelberg Biosphere Reserve. See Plan 16 below.

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- National Freshwater Ecosystem Priority Areas (NFEPA) map and FEPA data must be included in the MSDF to inform the ecological assessment in land use decisions. Point 2.3 above state that "Land use planning within the MSDF should be consistent with the objectives of FEPAs." Map 3 above shows National Freshwater Ecosystem Priority Areas (NFEPA) map indicating the area fall in FEPA wetland in FEPA River.
- The proposed site is a Threatened Ecosystem and classified as Critically Endangered. See Plan 4 of SDF below.
- The proposed site is classified as a Critical Biodiversity Area. See Plan 5 below.
- The proposed site is along a identified Important Scenic Route (Plan 40) and the SDF state on p 174 that "The unique sense of place should be maintained by implementation of the Draft HPOZ and EMOZ regulations" .
- The finding in the SDF for Betty's bay rural settlement report state "Due to the excessive amount of vacant residential zoned land in Betty's Bay no densification will be required by 2031". This proposal is therefore contrary to the final finding and seems to be irrational.

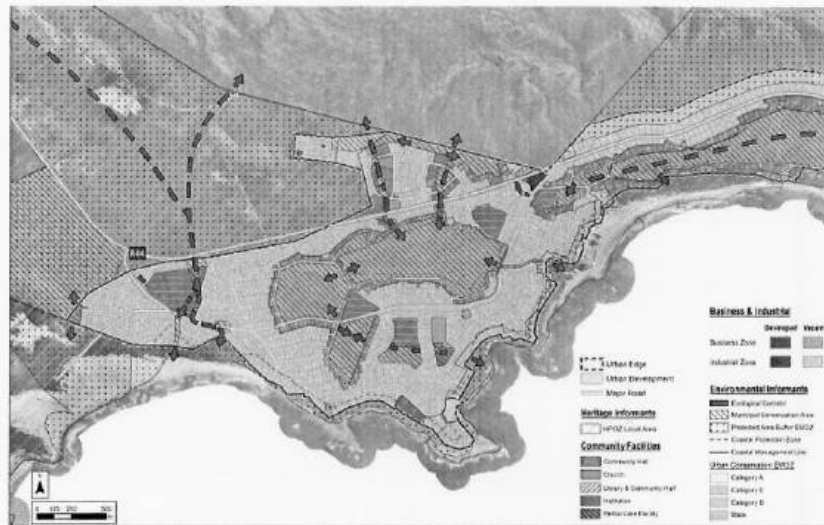
All the above views of the SDF report are supported by the KBRC. The KBRC further support the final point in the summary of Point 2.3 under the heading, Our Economy, that the main challenge of the MSDF is, *"The Overstrand's economy and ecology are inseparable and the natural environment is widely regarded as the region's single largest asset. The future management of the natural resource base and the subsequent state thereof, will to a great extent influence economic sustainability. If resources are not effectively managed, the resource base may limit economic growth. Effective integrated environmental management is required to ensure a sustainable balance between the Overstrand economy and ecology."*

Updating the SDF should not be used to shortcut to add land for development and move the urban edge without any consultation or an assessment.

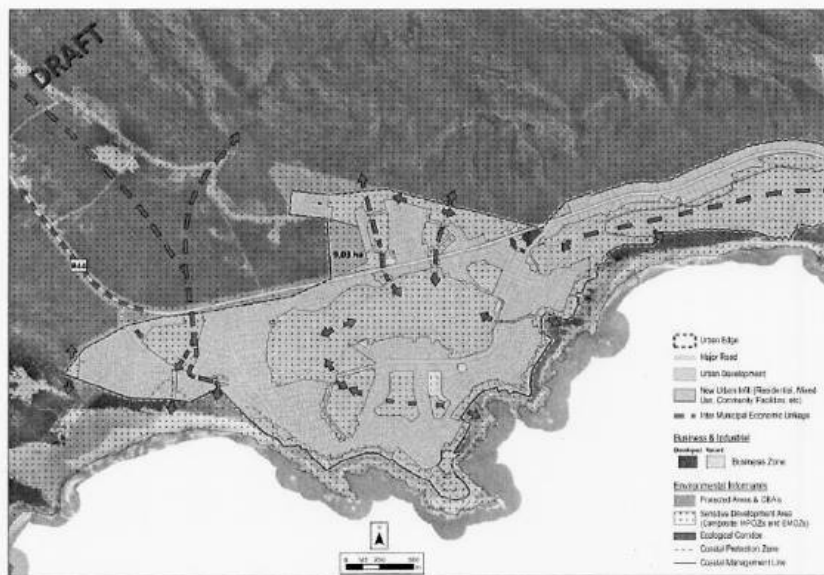
A scoping study evaluating different alternatives and public consultation should have been carried out prior to the proposed site being identified and included in a SDF for approval. Therefore the proposed site should be removed from the map (Plan 45) in the SDF.

The SDF state that *"the settlement is not adequately serviced by stormwater infrastructure"* is agreed with. Such infrastructure however seems to drain wetlands and canalise the watercourses indicated on this map (an activity that is probably unlawful). The lack of an understanding of the surface water and wetland dynamics will cause that any stormwater infrastructure construct by the OM may cause unknown environmental damage. All new development on roads, existing- or vacant erven will add to this problem and it is imperative that stormwater infrastructure should be guided by a study to understand the wetlands, infrastructure and stormwater dynamics.

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Plan 2d: Betty's Bay West Status Quo



Plan 4b: Betty's Bay West Spatial Proposal 2020

4/1/40

2.8 OUR FACILITIES

Three (3) additional Primary schools are proposed for BB according to the SDF.

Primary schools for BB, RE and PB has a Population Threshold of 1000.

The Population Threshold for a Primary school is 7000 in the rest of OM. This threshold amounts to one (1) Primary school estimated provision for Kleinmond.

Correct this irrational proposal in the SDF as limited funds should be used at priority locations.

Level surface playing field x 2 plus Single hard surface court x 2 plus Neighbourhood park (with Equip.) x 2 has been identified for BB according to the SDF at total provision for these facilities approx. 0.56 ha per 1000 people.

While the Population Threshold for a Level surface playing field and Neighbourhood park (with Equip.) are 3000 in the rest of OM.

BB PB and RE that has relatively large erven, has large open areas for hiking, water bodies and the sea for swimming rowing and fishing the threshold level is 1000. A high proportion of permanent residence in BB is older and/or without children and additional land suitable for development scarce, as it already overdeveloped. Better use for land and funding elsewhere seems to be obvious.

Correct this irrational proposal in the SDF as the funds should be used at priority locations.

2.7.4 Rural Settlements

2.7.5 Urban Nodes

Kleinmond (KM)

As illustrated in Plan 24 an informal settlement is located in the area north of the R44 at the western most periphery of the town. The housing need for the indigent and estimated percentage annual growth in Kleinmond is presented in detail in Sections 2.4.11 and 2.4.12 of this report. The Hangklip – Kleinmond area had a total housing need ranging from 855du in 2011, 1 178 in 2016 which has been projected to increase to 2 468du by 2031 (Refer Section 2.4.11).

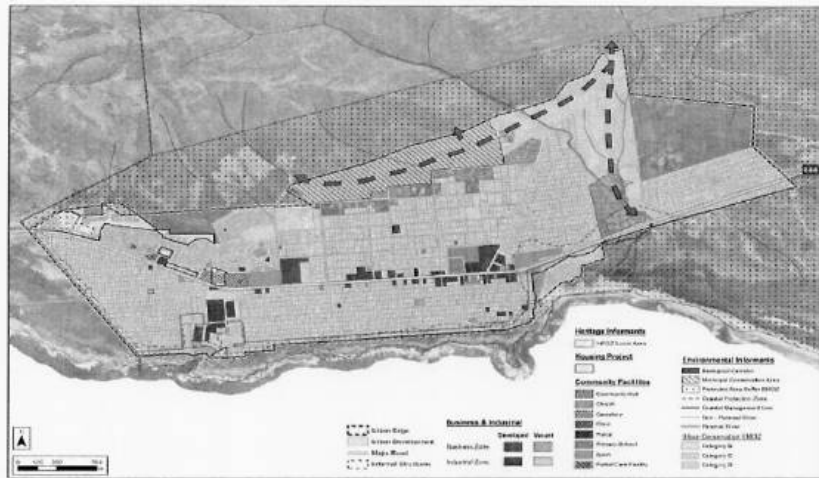
This translates to a **total required housing land area of ±65ha by 2031 when the density of 20du/ha is applied. Kleinmond boasts of a substantial housing project currently underway.**

The final recommendation after the assessment of the housing requirements in Kleimond (above) indicate that an additional area in extent of 65ha should be made available for higher density human settlement, Plan 49 below for Kleinmond does not seems to show any additional land proposed for residential development. If so, it is inconsistent with the final finding of the assessment (see above) especially since the report state that the "Kleinmond boasts of a substantial housing project currently underway".

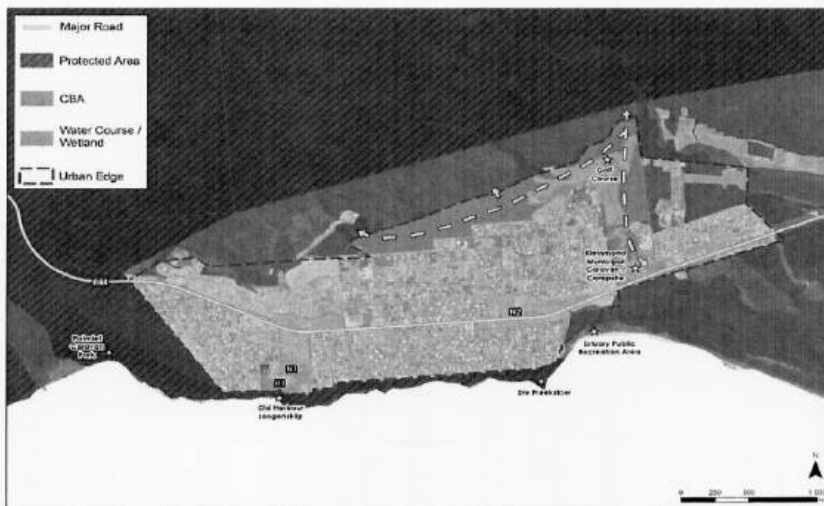
At a public meeting that I attended a few months ago, the OM said that no land has been identified for housing development but that they embarking on a survey to determine the

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community needs that may have a spatial footprint. Nothing was heard of the progress or findings of the survey.

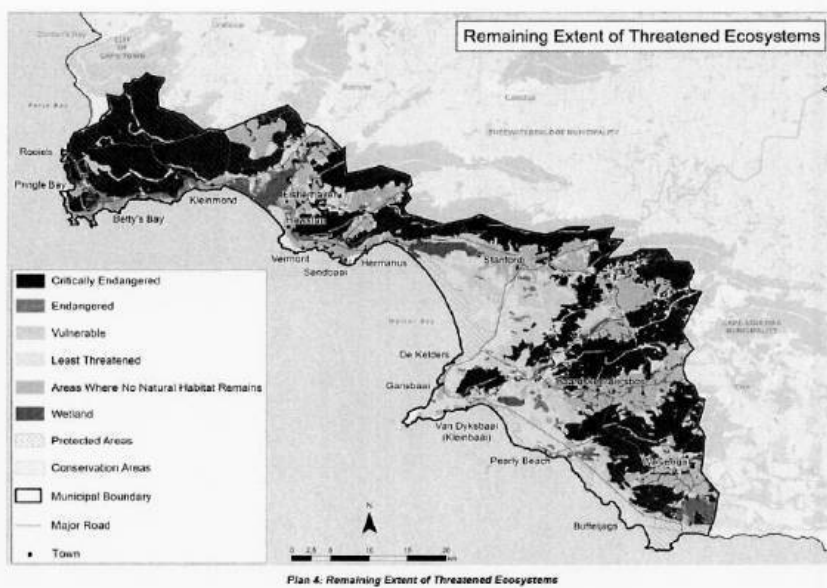
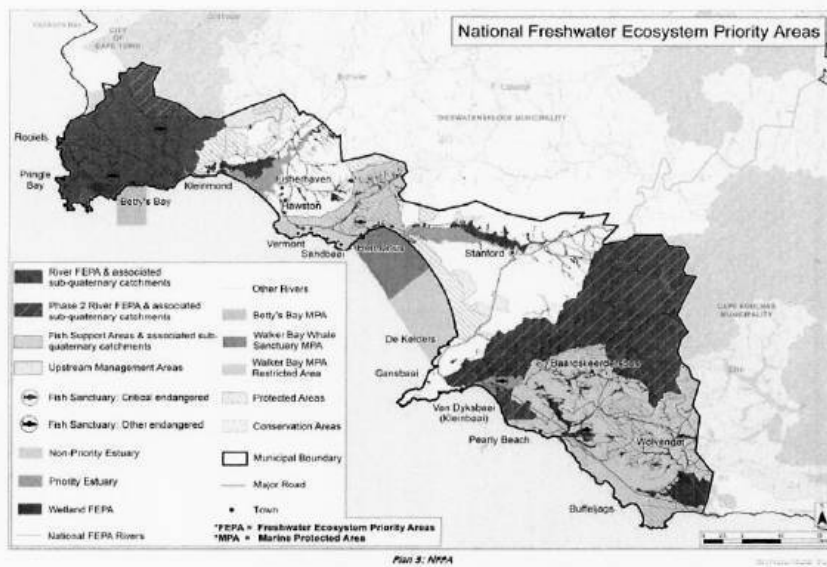


Map 26: Kleinmond Status Quo

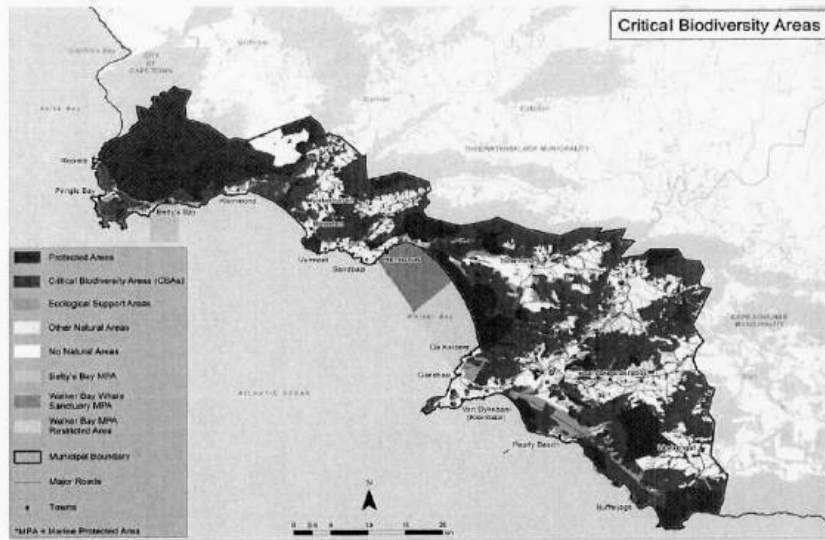


Map 43: 2050 Kleinmond Spatial Proposal

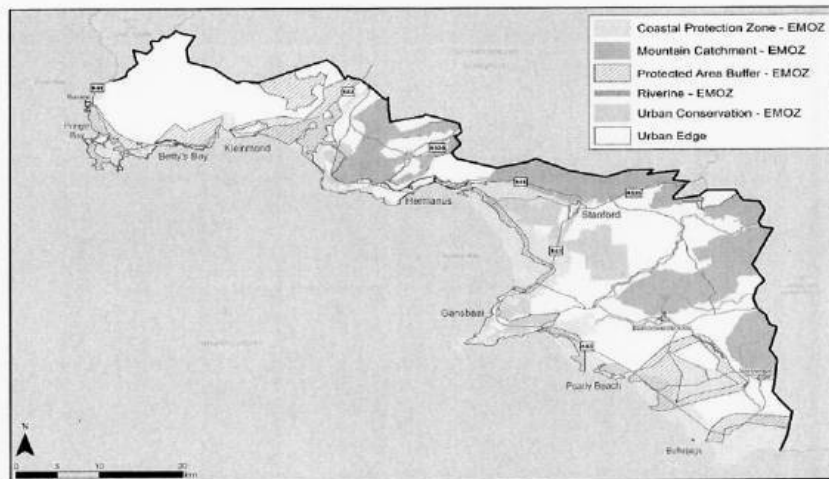
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Plan 5: Critical Biodiversity Areas



Plan 16: Composite EMOZ

J H Briers

Director: Kogelberg Biosphere Reserve Company
30 April 2020

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R Louw

From: Janet Longman <cousinnorman@gmail.com>
Sent: 26 April 2022 10:52
To: R Louw
Subject: IDP FOR BETTY'S BAY

Will this proposed development be open for public participation BEFORE any development takes place?

Thanking you

Terry & Janet Longman
4792 Salvia Road
Betty's Bay
Tel 083 651 0352

Municipal Manager

(For attention Ms. R Louw - Draft amended IDP, Draft SDBIP and Mr. H Blignaut - Draft WSDP)

DRAFT AMENDED INTEGRATED DEVELOPMENT PLAN (IDP) FOR 2017/2023 AND RELATED DOCUMENTS

My Objection

(Paragraph 1)

I have various reasons for my objection to the proposed mixed use, high density development in Betty's Bay West, but I will focus on the glaring anomaly in the provided documentation, i.e. the Overstrand MSDP.

(Paragraph 2)

The document accumulates a bunch of statistics, determines a statistical 'need' and then spreads the solution throughout the Overstrand area, ignoring one of the seven key strategies as defined on pages 155 and 156, i.e. *"Adopt a selective "supply driven" approach by only providing for housing growth and related community facilities in the urban areas where the highest potential for sustained economic growth exists."*

(Paragraph 3)

Additional statistics and justification provided shows that the planning is clearly biased according to requirements of "settlements". In particular, on Page 27 of the OMSDF, a highlighted section, which seems to be a focussed justification as to why new land must be made available, is complete rubbish, and is simply a matter a situation that has developed due to the lack of law enforcement. Viz: *"A further housing related matter refers to 22 March 2018 when a small group of approximately 15 women in Kwasa Kwasa, Zwelihle, walked to the Overstrand Municipality offices to complain about exorbitant rental prices for small backyard dwellings that are attached to the RDP homes in Zwelihle. They were also frustrated with the lack of services by their landlords, who fail to pay rates and electricity. These women demanded land to build their own homes. Land invasions are a matter of concern after an invasion took place in the area behind the Zwelihle swimming pool, as well as on the old dump mound, now referred to as Marikana."* Basically, people who benefited from the provision of RDP housing should not be allowed to demand rent for the use of those facilities. If you continue bowing down to the demands of people who are basically behaving badly in an illegal manner, then there is a serious management/leadership problem that needs to be addressed.

(Paragraph 4)

Considering Paragraph 2 above, instead of spreading the solution, the individual nature of each area should be taken into consideration, in particular, Betty's Bay, which certainly cannot be described as an area where *"the highest potential for sustained economic growth exists"*! I believe that Pringle Bay and Rooi Els are of a similar nature. Surely, the needs of the current land owners must be taken

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into consideration, after all they are the rate-payers, who have reasons why they chose to invest financially in the area. In my case, I invested my life-savings into my retirement home, based on the exquisite bio-diversity of the area. The fact that there is no industrial area, minimal commercial areas, and the fact that no further development should take place based on the sensitive bio-diversity of the area. These areas are being diminished country-wide and should be protected.

(Paragraph 4)

The real facts are that the Betty's Bay population is not growing, and therefore there is no 'need' for more housing. There are still plenty of empty erven available for home building. The vast majority of the permanent residents are not young people with growing families. The land owners who do have young families are usually not permanent residents, and by the time that they may become permanent residents, at their time of retirement, their children will probably not be joining them. The real fact is, that amongst the current permanent residents in Betty's Bay, the 'growth rate' is probably negative. If people are migrating from other areas in the country to realise a perceived 'opportunity' based on the fact the Western Cape is the best managed region in the country, then perhaps the migration issue should be addressed at the source of the problem. Merely accommodating everyone's demands, without addressing the root cause, creates situations which impede other people's happiness, which is not a sustainable solution. This is an internal RSA matter that needs to be addressed. The Western Cape Government's input at a national level, should be focussed on encouraging the addressing of the issues that are forcing the population to migrate due to lack of opportunities, such in the Eastern Cape. Just saying.

In summary I believe, like myself, the land owners in Betty's Bay have invested in the area for the same reasons as mentioned in paragraph 4 above, i.e. minimal commercial development. Leave it like it is.



John Francis

Betty's Bay Ratepayer

2022-04-27

48/140

R Louw

From: Suzette de Beer <vrouliefie@gmail.com>
Sent: 28 April 2022 18:45
To: R Louw; Hanre Blignaut
Subject: Insake kapsie teen "IDP"

Heil die Leser!

Hiermee my sterkste teenkanting teen ontwikkeling van goedkoop behuising of enige aanmoediging van informele nedersettings te Bettysbaai

Ek het ure op "google maps" spandeer en deeglik navorsing gedoen oor watter plekke NIE informele nedersettings/goedkoop behuising het nie, voor ek besluit het om my aftree huis geldjie hier in Bettys te kom spandeer.

Ons geniet 'n rustige misdaad vrye oudag, die vrug van my navorsing! Ek sidder by wat die resultate sal wees van wat julle nou beplan!

By voorbaat dank,
Suzette de Beer

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R Louw

From: Patrick Koen <patrickoen@gmail.com>
Sent: 27 April 2022 14:58
To: R Louw; Hanre Blignaut; R Kuchar; R Van Antwerp; A Theart; Annelie Rabie
Cc: Marieta Koen
Subject: KOEN Patrick OPPORTUNITY TO SUBMIT REPRESENTATIONS: DRAFT AMENDED INTEGRATED DEVELOPMENT PLAN (IDP) FOR 2017/2023 AND RELATED DOCUMENTS
Attachments: KOEN Patrick REPRESENTATIONS (IDP) FOR 2017/2023 AND RELATED DOCUMENTS.pdf

Overstrand Municipality
 PO Box 20
 HERMANUS

Attention: DGI O'NEILL
 MUNICIPAL MANAGER

OPPORTUNITY TO SUBMIT REPRESENTATIONS: DRAFT AMENDED INTEGRATED DEVELOPMENT PLAN (IDP) FOR 2017/2023 AND RELATED DOCUMENTS

To whom it may concern,

It is with grave concerns that I am writing to you at this time. The *Draft amended Integrated Development Plan (IDP) in terms of section 25 (3) of the Municipal Systems Act No 32 of 2000* issued 01 April 2022 as per OPPORTUNITY TO SUBMIT REPRESENTATIONS: Notice number: 37/2022 pertains.

The proposed New Urban Development area which is proposed on the northern periphery of the settlement, Betty's Bay directly abutting the R44 to the south. The land area is intended for higher density human settlement development as well as potentially mixed-use development, based on the housing need for Betty's Bay identified in the situational analysis of the SDF, 2020.

The definition of a High-Density Urban Settlement as I understand is as follows:

High-density urban settlement that is mentioned here is an area located in urban, housing is a mainland area, with building coverage under 90 percent. The house in this location is less than 50 square meters. Each home occupied more than 5 people with lack of facilities and infrastructure.

This type of development in my opinion is reminiscent of the example of forced removals that took place in Cape Town as a result of the Group Areas Act that were enforced in the 1960's by the Apartheid Government.

The argument is that you would enhance people's lives and living conditions with the proposed new urban development area providing housing opportunities and associated land uses in the Overstrand, to accommodate human settlement and alleviate pressures in areas where expansion is not possible, and right the wrongs by reversing segregated development and the creation of poverty pockets in the peripheral areas by integrating previously excluded groups and resuscitating declining areas.

This begs the question how these people will have jobs in an area clearly identified as a retirement and holiday village. There is no public transport and the nearest work is in Kleinmond and Hermanus. How will the people travel, and they will bear the exorbitant cost of travel with the price of petrol increasing as it is currently.

When families were moved from Cape Town and surrounding areas and thrown out into Cape Flats, Mitchells Plain, with no Hospitals, shops, schools, transport to work, places of worship, families were destroyed and thrown into an unending cycle of criminality and poverty that 27 years after Apartheid still has not been rectified.

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By creating an area where the document clearly states no industrial development is foreseen for this settlement, as this town (Betty's Bay) is predominantly a retirement/holiday town, you will be creating a Den of Iniquity and not a Garden of Eden.

By creating this exact environment, you will be robbing the people of access to connectivity, economic and social infrastructure and will not be able to ensure the attainment of basic services, job opportunities, transport networks, education, recreation, health and welfare facilities.

The Overstrand Municipality will not be able to facilitate and catalyze increased investment and productivity in the area because it does and cannot exist when half the current population are retirees and are not interested in creating jobs/work.

The legacy of apartheid and forced removals left Cape Town as a segregated city, and residential suburbs created by apartheid through forced removals are still visible. You will once again be creating a very visible and divided society when you place people in an area that will not fulfill their needs but rather breed contempt for an aged and vulnerable village.

This development must be reconsidered as ill planned and an ill-advised venture that will not only create social and economic upheaval but will bring financial ruin on the very people it is supposedly trying to uplift.

I am strongly opposed to this development.

Yours Faithfully

Regards

Patrick Koen

SA Mobile (Whatsup): +27 845877297

patrickoen@gmail.com

*Signed letter attached

SI/140

R Louw

From: Fanie Fourie <fourie.sa@gmail.com>
Sent: 26 April 2022 14:18
To: R Louw; Hanre Blignaut
Cc: Theresa Els
Subject: New IDP Plan - Proposed Betty's Bay Western Extension (Mooiuitsig)

I am in principle totally against adding this extra area in Betty's Bay (BB) for housing, as per the following reasons:

1. The area shown is:
 - a. Part of the protected Kogelberg biosphere,
 - b. It is thus part of a Nature reserve and may not be developed,
 - c. It is an protected marsh wet land area.
2. Because at least 75% of the proposed area is a wet land, it is not suitable for housing development without destroying the natural flow and cleansing of water during our raining season - this is already a major problem in the low laying areas of BB and specially around our lakes.
3. The idea of high density housing is totally unacceptable to the adjacent residents as it will bring lots of criminal elements into BB, which are curently a fairly quite and a very safe residential area.
4. What will all these people do to earn a living and sustain themselves, as job opportunities in BB is already very limited as businesses which can employ them are almost non-existent.
5. The value a of adjacent properties will be seriously reduced and this is totally unacceptable to us owners who has invested much money into our houses and properties in the Disa Circle area.
6. The current water, sanitation and electrical infrastructure in BB can already not cope with existing demands due to the rapid building of new residences and guest houses in BB.
7. We don't need another OverHills type of development in BB - and a big influx of druggies and poachers !.
8. If an development of not more than 40 houses is done close to the existing Mooiuitsig, in the high laying area, it would be adequate to support labour requirements in BB for many years to come.
9. If the proposed area is ever developed, it will in any case need its own entrance road into the R44 (Clarence Drive) and the current road from Mooiuitsig into Disa Circle will have be permanently closed - the current traffic volume is already not acceptable to owners residing on the tar part of Disa Circle.

Please consider my points above positively as it will have:

- A major and serious impact on the value of all the properties inside the Disa Circle area, and
- If very high density housing is implemented it will also reduce our safe living quality in BB, which is not why I purchased property here and why I want to keep staying in Betty's Bay.

Regards,

Fanie Fourie
 BB 4588
 082-564-6784

SZ/140

R Louw

From: Parzival <jesterswart@gmail.com>
Sent: 26 April 2022 13:18
To: R Louw
Subject: Notice 32 /2022 Feedback

Good day,

Herewith my personal objections to the amended IPD draft, as per notice given in Notice 32 /2022.

In short: I STRONGLY object to this proposed plan.

Reasons:

My parents and several colleagues of mine live in Betty's Bay, and to my knowledge the situation regarding water/electricity is already abysmal at the current stage.

Water shortages and outages bordering on the line of Human rights violations, coupled with a new amended plan to introduce a "High Density, Low Cost housing" solution, which if we are all being honest is just a more culturally appropriate definition of a squatter camp, is a recipe for disaster. Especially considering the area is known for its environmental protection and reservations.

It is by plain historical FACT that areas like these become difficult to maintain and control, decreases safety and security and become a major downfall in system stability due to electricity theft etc.

This is not even to mention this will negatively impact the fact that the area is currently largely attractive to holiday goers, tourists and retirees etc.

This will also affect the valuation of property etc in the area, effectively costing citizens' money, reducing their overall net worth tied up in property assets.. And for some, this is all they have in this harsh and unforgiving country.

I hope you take all of this into consideration.

53/140

R Louw

From: Collen Smook <csmook@gmail.com>
Sent: 28 April 2022 18:09
To: R Louw; Hanre Blignaut
Subject: Notice37 /2022 - objection

A big and definite NO!

Reasons not needed from ratepayers.. a simple yes / no should be sufficient.

Regards
Collen
Property owner Pringlebay

54/140

R Louw

From: Chan Schultz <schultz.chan@gmail.com>
Sent: 26 April 2022 14:23
To: R Louw; Hanre Blignaut
Subject: Object to IDP

Importance: High

DATED: 26th April 2022

Time: 14h15

To: Ms R Louw – Draft Amended IDP, Draft SDBIP
 Mr H Blignaut = Draft WSDP

We as permanent resident of Betty's Bay make the following submission in terms of the Betty's Bay IDP

We are NOT in support of the IDP in the Betty's Bay area as proposed or in terms of any other such proposal.

1. The Betty's Bay Municipality does not have the funding to develop and sustain such a development.
2. The majority of the persons expected to be accommodated in such a development will not be able to pay for their housing, rates, water and electricity creating an untenable drain on the already constricted Betty's Bay Municipal fiscal capacity.
3. There are no work opportunities for the proposed target residence of such a development. There are already numbers of residence that are struggling for work opportunities and the labour market has no ability to absorb anymore workers in larger numbers. The work opportunities already service the labour capacity from Kleinmond to Rooi Els.
4. There is no adequate Socio-Economic infrastructure to support such a community e.g., Schools, clinics, public transport, shopping, factories, malls, etc
5. There is no prevalent taxi industry situated in Betty's Bay, no noisy, criminal controlled, and violence affected taxi ranks and increased traffic, which is already a problem every time a public route is blocked and accompanied by violent protests, property destruction, etc
6. The present electricity, sanitation, water, and road infrastructure is in a constant state of disrepair and financial constraint. This infrastructure which is being funded by the tax and rate payers must enjoy priority over the non-ending costly "hollow money pit" that a IDP will become, first get the structural infrastructure of the Betty's Bay residents up to the required standard. Especially when the present residents are being told that financial constraints are effecting the provision of quality sustainable services.
7. As we can determine the envisaged area is planned to be developed on a Wet land area, which is contrary to the Provincial Statutes.
8. Due to the lack of employment opportunities in the larger Overberg and TWK areas, there is already a high unemployment rate resulting in greatly increased criminal activities and elevated crime rate. Such a development would escalate the situation and require a greatly elevated policing plan as well as a permanent Police Station and presence in Betty's Bay. This is unfortunately a reality that has been experienced in many areas in the Overberg and TWK where development, formal and informal has already taken place legally and illegally.
9. Betty's Bay is, in the majority, a holiday destination and can't absorb the socio-economic requirement of such a development on a full time daily, weekly, monthly etc basis.
10. I also specifically refer to the Overstand IDP Amended Integrated Development Plan 2017/18 – 2-22-23 dd 30 March 2022. Chapter 4, Strategic Directives Page 136, Para 4. Identifying Resources 4.1 Land Point 2. (And I quote) "Betty's Bay: Current demand in Betty's Bay too small to warrant a separate low – income housing project" unquote. This is an outcome of an extensive analysis that was done over a period of years.

SS/140

This is also the considered opinions of the majority of the Betty's Bay residents and rate payers. So, one can only ask the question what is going on now within the greater political municipal management to go against their own analysis and planning directive. Why do they want to subject the residents and rate payers of Betty's Bay to an ill-considered, costly, doomed to decay and failure, forced socio-economic engineered plan? The other question is who is going to benefit from this obviously unrequired development? "A few tenderpreneurs" and politically connected persons at the expense of the larger Betty's Bay community.

Therefore, with the above aspects taken into consideration, we do without reservation NOT support this referred to IDP or any other in the Betty's Bay area in the medium to long-term strategic planning.

Betty's Bay Residents

A E Schultz

C Schultz

Sb/146

R Louw

From: Cathy Storm <cathystorm10@gmail.com>
Sent: 28 April 2022 12:28
To: Hanre Blignaut; R Louw
Cc: deonstorm001@gmail.com
Subject: Objection - Betty's Bay Planned Low Cost Housing Development

Good day.

My name is Cathy Storm we own a house in Disa Road, Betty's bay.

I am writing with regards to the planned low cost housing development in Betty's Bay.

I have major concerns for not only the people that will be given this low cost housing but also for the protected biosphere and the impact that it will have on the small community that already lives in Betty's bay.

There is no infrastructure for the 1000s of people that would be given these houses. As it stands, the existing infrastructure in Betty's Bay is at risk and fragile at the least. There is no hospital, no schools, no grocery stores, no jobs, no public transport and nothing close by for these people to be able to survive in Betty's Bay. They will have to travel to Hermanus or Strand accordingly.

This is not to mention that the lot that is allocated is in a protected wetland. How will the people stay warm in the winter? They will have to chop all the protected vegetation down for burning wood which I am sure is illegal as Betty's bay is a protected biosphere. Who will Enforce the law when this happens because there is no police station in Betty's bay.

What happens when someone gets sick or has a serious accident? There is no hospital close by and there is no public transport. Your will be putting these peoples lives at risk by making them settle there.

I employ you to please reconsider this plan as it will destroy one of the most beautiful parts in our country and brings so much hardship to so many people. This development should not go ahead as there is nothing good that will come of it. Please reconsider where to build this and move it to a location that will better suit the people you are trying to help.

Regards

Cathy Storm

57/140.

R Louw

From: Car lo <carlomain7@gmail.com>
Sent: 28 April 2022 10:15
To: L Gillion
Cc: R Louw
Subject: Objection

To whome it may concern
Formal objection

Hi Loretta/OM

Please may I formally object to the proposed aprox 9hectr housing development Bettys bay
I believe the notice number is Notice number 37/ 2022, if incorrect pls advise)

Pls can you in addition provide me any additional formal objection process required thanks

Kind regards

Carlo Valentini

3779 Nerine Crescent Bettys Bay

Thank you

S8/140

R Louw

From: bjanssens <bjanssens@mweb.co.za>
Sent: 25 April 2022 21:36
To: R Louw
Cc: Hanre Blignaut
Subject: Objection 37/2022

Dear Sir/Madam

Objection for 37/2022.

No further development until the infrastructure is fully operational and 100% reliable. At present, the infrastructure is a disaster.

Sort out our infrastructure in Betty's Bay and surrounding areas first. Burst old waterpipes every week and increasing housing pressures. Ridiculous idea.

This is also wetland area.

And please how can you even think of this. Very little employment in this area to sustain such. And the historic Mooiutsig community continue waiting for promised housing for years, but nothing happens. Yet you cater for the needs of those who have no grass roots here!

Perfect recipe for crime and unrest, as experienced in Kleinmond, Botriver, Hermanus and and and..... Wake up people, because this will be what we are in for. You are going to take away everything from us: peace and quiet and nature.

Instead you will create an added problem to a struggling/non existent infrastructure and bring a huge amount of crime and unemployment in the area.

Regards

Carine van Riet
Benny Janssens
4335 Wallers Way
Betty's Bay

Sent from vivo smartphone

59/140

R Louw

From: John Francis iAfrica <johnfrancis@iafrica.com>
Sent: 27 April 2022 07:28
To: R Louw
Cc: 'John Francis'
Subject: Objection: Draft amended IDP

Good morning Ms Louw,

Municipal Manager

(For attention Ms. R Louw - Draft amended IDP, Draft SDBIP and Mr. H Blignaut - Draft WSDP)

DRAFT AMENDED INTEGRATED DEVELOPMENT PLAN (IDP) FOR 2017/2023 AND RELATED DOCUMENTS

My Objection

(Paragraph 1)

I have various reasons for my objection to the proposed mixed use, high density development in Betty's Bay West, but I will focus on the glaring anomaly in the provided documentation, i.e. the Overstrand MSDF.

(Paragraph 2)

The document accumulates a bunch of statistics, determines a statistical 'need' and then spreads the solution throughout the Overstrand area, ignoring one of the seven key strategies as defined on pages 155 and 156, i.e.

"Adopt a selective "supply driven" approach by only providing for housing growth and related community facilities in the urban areas where the highest potential for sustained economic growth exists."

(Paragraph 3)

Additional statistics and justification provided shows that the planning is clearly biased according to requirements of "settlements". In particular, on Page 27 of the OMSDF, a highlighted section, which seems to be a focussed justification as to why new land must be made available, is complete rubbish, and is simply a matter a situation that has developed due to the lack of law enforcement. Viz: *"A further housing related matter refers to 22 March 2018 when a small group of approximately 15 women in Kwasa Kwasa, Zwelihle, walked to the Overstrand Municipality offices to complain about exorbitant rental prices for small backyard dwellings that are attached to the RDP homes in Zwelihle. They were also frustrated with the lack of services by their landlords, who fail to pay rates and electricity. These women demanded land to build their own homes. Land invasions are a matter of concern after an invasion took place in the area behind the Zwelihle swimming pool, as well as on the old dump mound, now referred to as Marikana."* Basically, people who benefited from the provision of RDP housing should not be allowed to demand rent for the use of those facilities. If you continue bowing down to the demands of people who are basically behaving badly in an illegal manner, then there is a serious management/leadership problem that needs to be addressed.

(Paragraph 4)

Considering Paragraph 2 above, instead of spreading the solution, the individual nature of each area should be taken into consideration, in particular, Betty's Bay, which certainly cannot be described as an area where *"the highest potential for sustained economic growth exists"*! I believe that Pringle Bay and Rooi Els are of a similar nature. Surely, the needs of the current land owners must be taken into consideration, after all they are the rate-payers, who have reasons why they chose to invest financially in the area. In my case, I invested my life-savings into my retirement home, based on the exquisite bio-diversity of the area. The fact that there is no industrial area, minimal commercial areas, and the fact that no further development should take place based on the sensitive bio-diversity of the area. These areas are being diminished country-wide and should be protected.

(Paragraph 4)

The real facts are that the Betty's Bay population is not growing, and therefore there is no 'need' for more housing. There are still plenty of empty erven available for home building. The vast majority of the permanent residents are not young people with growing families. The land owners who do have young families are usually not

60/140

permanent residents, and by the time that they may become permanent residents, at their time of retirement, their children will probably not be joining them. The real fact is, that amongst the current permanent residents in Betty's Bay, the 'growth rate' is probably negative. If people are migrating from other areas in the country to realise a perceived 'opportunity' based on the fact the Western Cape is the best managed region in the country, then perhaps the migration issue should be addressed at the source of the problem. Merely accommodating everyone's demands, without addressing the root cause, creates situations which impede other people's happiness, which is not a sustainable solution. This is an internal RSA matter that needs to be addressed. The Western Cape Government's input at a national level, should be focussed on encouraging the addressing of the issues that are forcing the population to migrate due to lack of opportunities, such in the Eastern Cape. Just saying.

In summary I believe, like myself, the land owners in Betty's Bay have invested in the area for the same reasons as mentioned in paragraph 4 above, i.e. minimal commercial development. Leave it like it is.

John Francis
Betty's Bay Ratepayer
2022-04-27

Regards,
John Francis

082 927 2498 (M)
031 709 2426 (T)

<https://www.johnfrancis.co.za>
johnfrancis@lafrika.com

6/1/40.

R Louw

From: Charmaine Louw <Charmaine@ikonconsulting.co.za>
Sent: 28 April 2022 10:20
To: R Louw; Hanre Blignaut
Cc: 'Jaco Louw'
Subject: Objection: Higher density Human Settlement development Betty's Bay
Importance: High

Good morning

I hereby give my strongest objection to the planned higher density human settlement development programme for Betty's Bay.

This doesn't make sense on so many levels.

- The infrastructure can barely keep up with the population that is already here – water pipes forever bursting, transformers forever popping....
Is this area not a wetland? How are these people supposed to live in a swamp? Will this mean chopping down protected fynbos to start a fire, do I really need to go on with the problems of starting fires????
- More importantly – **WHERE ARE THEY SUPPOSED TO WORK?** Unemployment is already a factor; and between Rooiels, Pringle, Betty's and Kleinmond there are only X amount of jobs? What are the alternatives to not being able to work???? **CRIME!** With not a police station for miles.... 😞
- If these people do find work in Hermanus or Helderberg, how are they supposed to get there? Lower incomes normally means they don't have their own transport?
- Not that many shops in Betty's either, the more I think about this idea, the more ridiculous it becomes.
- I understand people need somewhere to live, but why don't we look after our own people who already have roots in the village, rather than bring in new people and have an even bigger headache, isn't it after all suppose to be about people having a decent quality of life...? **This will NOT HAPPEN**, when this happens, it will be far worse, for far more people than just the new people...

This is my **HUGE BIG FAT OBJECTION TO THIS HAPPENING...** THESE PLANS NEED TO BE TAKEN OFF THE TABLE WITH IMMEDIATE EFFECT.

Regards
 Charmaine Louw
 Home Owner and rate payer – Pringle Bay!

Warm regards and stay safe!

Charmaine Louw
 Recruitment Resourcer
 Tel: 081 273 3658 (WhatsApp)
 Fax: 086 653 3855
IKON CONSULTING

www.ikonconsulting.co.za

62/14⁰

63/140

27 April 2022

The Municipal Manager
Overstrand Municipality
Attention: Mrs R Louw
Per e-mail: rlouw@overstrand.gov.za

Dear Me Louw

OBJECTION TO IDP DEVELOPMENT PLAN IN BETTY'S BAY AND SUBDIVISION OF LARGE ERVEN

The Overstrand Municipality is already struggling to supply water and other services in the Betty's Bay, Pringle Bay and Rooi-Els area, due to the rocky and marshy terrain and old, inadequate water and other infrastructure. This while available erven are not all developed.

A biosphere and World Heritage Site should not become another expanding, unsustainable city.

Now I have heard that the Betty's Bay housing development is about Municipal subsidised housing for jobless people in Kleinmond.

Job opportunities here are limited already, as no industrial development should occur in the buffer zone of a biosphere. Housing relief will be temporary.
The new space will lead to the influx of more people and another expanding squatter camp. (This time not at the edge but in the middle of the Biosphere.

I herewith strongly object to the above development plan and subdivision of any erven in the three towns e.g. on the dunes along Buffels Road in Pringle Bay.

Kind regards

Nicolette Louw
Cel no. 082 886 8672
Home owner in Pringle Bay Erf 1767

64/140

R Louw

From: Gerry Morrisby <crewdate04@yahoo.com>
Sent: 26 April 2022 10:12
To: R Louw; Hanre Blignaut
Subject: Objection to Draft amended Integrated Development Plan (IDP) in terms of section 25 (3) of the Municipal Systems Act No 32 of 2000

Good Morning,

I as a rate payer and property owner in Bettys Bay hereby voice my opposition to the proposal of the above for the following reasons:

- 1) There are no employment prospects in the area
- 2) The Bettys Bay area has insufficient and unreliable infrastructure to handle such an influx of population.
- 3) The area in question is a floodplain wetland, which will have an adverse effect on the sensitive ecology of the area.
- 4) There will be an increase in crime and protest action due to lack of employment prospects and poor service delivery. As is seen in other parts of Overberg and surrounding areas.

Yours faithfully,
Geraldine Morrisby.

65/140

R Louw

From: Paul van der Merwe <pauljvdm@gmail.com>
Sent: 28 April 2022 21:19
To: R Louw
Subject: Objection to Draft IDP - Betty's Bay Urban Development Area

Dear Dean,

I hereby want to lodge an objection to the Draft Overstrand Amended Integrated Development Plan dated 30 March 2022. This objection relates specifically to the proposal on the development of a new high density urban development area for Betty's Bay as detailed on page 239 of the plan.

I am a property owner in Betty's Bay and have the following concerns with the abovementioned proposal:

- In the IDP on page 136 there is mention that "current demand in Betty's Bay is too small to warrant a separate low-income housing project". This doesn't align with the abovementioned proposal.
- Until the current infrastructure problems that we experience in Betty's Bay in terms of water and electricity supply are addressed, it would be inconceivable to add another high density development that would significantly increase the challenges. As the Mayor pointed out recently, there is not sufficient budget to address these challenges.
- I am concerned about the people that would settle in the high density urban area which would typically be from a lower income segment. Where would these people find job opportunities? There is no public transport available, how would these people get to shops, medical facilities and schools?
- The allocated area is in a protected wetland. How will the people stay warm in the winter? They will have to chop all the protected vegetation down for burning wood which I am sure is illegal as Betty's Bay is a protected biosphere.

I would therefore like to request that you reconsider this proposal.

Regards

Paul van der Merwe
3682 Mryica Rd, Betty's Bay

Cell +27 82 454-7965
Email pauljvdm@gmail.com

66/140.

R Louw

From: Richard Portmann <rportmann@gmail.com>
Sent: 28 April 2022 18:10
To: R Louw; Hanre Blignaut
Subject: Objection to IDP

DATED: 28th April 2022

Time: 17h00

To: Ms R Louw – Draft Amended IDP, Draft SDBIP
 Mr H Blignaut = Draft WSDP

As an owner of a house in Edwards Ave in Betty's Bay I wish to make the following submission in terms of the Betty's Bay IDP as I understand it.

I have conflicting opinions regarding the timing of the planned allocation of over 9 hectares of land for low cost housing near the vicinity of Mooi Uitsig. The first opinion I have is that this is planned to take place in the reasonably near future.

The other opinion is that this is unlikely in this decade as in terms of the Overstand IDP Amended Integrated Development Plan 2017/18 – 2-22-23 dd 30 March 2022. Chapter 4, Strategic Directives Page 136, Para 4. Identifying Resources 4.1 Land Point 2. "Betty's Bay: Current demand in Betty's Bay too small to warrant a separate low – income housing". – this after much research and analysis over the recent decade or so.

Should the former opinion be what is being asked for then I am NOT in support of this or any similar proposal.

Briefly my concerns are those as stated in 2017/2018-2.22.23 dated 30 March 2022, "Betty's Bay: Current demand in Betty's Bay too small to warrant a separate low – income housing"

Primary concerns include the following:

1. The Betty's Bay Municipality does not have the funding to develop and sustain such a development.
2. There are no work opportunities for the proposed target residence of such a development. Many, if not the majority, of the persons expected to be accommodated in such a development will not be able to pay for their housing, rates, water and electricity
3. There is no adequate Socio-Economic infrastructure.
4. The present electricity, sanitation, water, and road infrastructure is in a constant state of disrepair and financial constraint. Getting the the structural infrastructure of the Betty's Bay residents up to the required standard should be priority ahead of any additional strains on the municipality's financial situation.
5. Betty's Bay is, in the main, a holiday destination and can't absorb the socio-economic requirement of such a development on a full time daily, weekly, monthly etc. basis.

Therefore, with the above aspects taken into consideration, I do NOT support this referred to IDP

Of course it may well be that the second opinion I mentioned above, ie. current demand in Betty's Bay too small to warrant a separate low – income housing will mean my concerns do not apply at this stage.

I look forward to clarification from yourselves in due course.

Regards

Richard Portmann

67/140

R Louw

From: Mary van der Merwe <maryvdm1@mweb.co.za>
Sent: 27 April 2022 15:35
To: R Louw; Hanre Blignaut
Subject: Objection to proposed Higher density human settlement development , +/- 9,03ha abutting the R44 in Bettys Bay

Dear Sir/Madam

Objection to proposed Higher density human settlement development , +/- 9,03ha abutting the R44 in Bettys Bay

Draft Amended Integrated Development plan (IDP) for 2017/2023 and related documents

I hereby object to the proposed development abutting the R44 as advertised.

- The entire Bettys Bay area is simply not suited for higher density human settlement
- This is a wetland area and we live in a Biosphere where we are truing to protect and conserve our natural resources
- Bettys Bay has an existing problem with ageing infrastructure for water, which is not being adequately addressed at present
- There are very limited opportunities for work in Bettys Bay at present, and the community cannot support those who are unable to set up their own business and work from home

Thank you for considering my objections

Regards

Mary van der Merwe

Erf 2940 and 2941
 Flip se Klip,
 Clarence Drive,
 Bettys Bay
 7141
 Tel 083 562 7872
 Maryvdm1@mweb.co.za

I

68/140

R Louw

From: suzannegilmour@vodamail.co.za
Sent: 29 April 2022 12:53
To: R Louw
Subject: Objection to proposed HOP houses to be elected in Betty's Bay in the future.

Hare Rd
Betty's Bay

I strongly object to the new proposed Hop Houses development' currently being discussed.

The infrastructure in Betty's is obsolete and pipe bursts daily, roads not maintained etc.

The road has been graded 4 times in the 23 years I have resided here.

No work available for more residents..re more night burglaries and car theft, etc
I have had 4 to date.

Kindly re consider !!

Yours sincerely

S Gilmour

69/140

R Louw

From: Vasti Manser <vmanser@capebar.co.za>
Sent: 26 April 2022 12:50
To: R Louw
Cc: R Manser
Subject: Objection to proposed development for low cost housing in Bettys Bay

Dear Ms. Louw

The above mentioned matter has reference. As a homeowner and ratepayer in Bettys Bay I would like to make the following objections to the proposed development for low cost housing in the Bettys Bay Area.

1. A lot of the area is a wetland area. The proposed settlement on the erf indicated in the diagram, will certainly fall within in an area where the dwellers would have to apply for a water license in terms of the Water Act. The location can also have a huge environmental impact on the catchment of the water leading to the lakes.
2. The infrastructure is not geared up for a low cost housing development. We often don't have water due to burst pipes etc. If we add more users, the problem would only become more dire.
3. The proposed site is also dangerous due to the regular fires we have in Bettys Bay. It is known that if the NW blows in fire season, the area is a high risk area.
4. There are no job opportunities in the area, and no transport to transport people to job opportunities. It is logical that if people don't have enough resources to pay for housing, transport is considered a luxury. They would have to travel to any job opportunities in the area, if there was any.
5. Due to the lack of job opportunities, there is a real risk that the crime situation would get out of hand. The nearest police station is in Kleinmond who often complain that they do not have vans available to send out if a crime is reported.
6. There are no clinics, hospitals, shops to service the proposed development.

I hope that you will consider the objections to proposed development with great care.

Kind regards

Vasti Manser
Advocate of the High Court of South Africa
Active Member of the Cape Bar
Leeuwen Chambers, Room 19
14 - 16 Keerom Street
Cape Town
Tel: 082 877 6724
Email: vmanser@capebar.co.za

70/140

R Louw

From: Harry vdHeyden <harryvdh@gmail.com>
Sent: 28 April 2022 18:27
To: Hanre Blignaut; R Louw
Subject: Objection to proposed high density development in Betty's Bay

Dear Mr /Ms Blignaut and Riouw

I strongly object to the proposed high density development next to the R44 below Mooi Uitsig for the following reasons:

1. The infrastructure in terms of water supply can not cater for the current Betty's Bay population and thus propose an expansion of this population now with a high density settlement should not even be thought about. First the water supply infrastructure has to be upgraded to cater for current and future needs - only then can a further expansion be addressed.
2. Secondly, we hear that any such Spatial Development Guidelines may only be decided upon very far in the future - say 2031. To thus table them now is only resulting in the Betty's Bay population becoming alarmed and wasting valuable Overstrand Municipality manpower. Surely you (OM) have more pressing issues to address and resolve than these?
3. Another point will be the impact which such a high density development in Betty's Bay will have on the bio-diversity and aesthetics of the pristine and unique Kogelberg environments. Any high density development will impact this far greater than low density, without a doubt, and therefore needs to be objected to in the strongest terms.

Yours sincerely

J von der Heyden
Erf 2796, Betty's Bay
084 300 9595

71/140

Mr Pepe Dass

3602 Orphium Close

Bettys Bay,

Silver Sands

7141

28 April 2022

TO: R LOUW AND H BLIGNAUT

RE: OBJECTION TO PROPOSED MIXED HOUSING DEVELOPMENT ALONG R44 BETTY'S BAY

This serves as an official objection to the proposed mixed housing development on an approximately 9 hector land in Betty's Bay along the R44.

The establishment of a mixed development on the proposed site will not only pose negatively on the existing ailing infrastructure but more so is that the building on this site renders far more catastrophic repercussions on the environment and impact of such structures upon the wetland.

With no adequate job opportunities within the area, no schools, no social services, no public transport and an infringement on the protection of the wetlands and biosphere this development will ultimately lead to very unhappy people and safety will also become a factor during the rainy season.

Please note and record my absolute object to the development and would also like access to the following:

- Wetland Specialist Report
- Socio- Economic Report
- Services Report
- Feasibility Report

Thanking You

Yours Sincerely

Pepe Dass

72/140

R Louw

From: Jane Rosenthal <e.janerosenthal@gmail.com>
Sent: 28 April 2022 16:13
To: R Louw
Subject: Objection to rezoning for residential development: From Mooi Uitsig to R44 throughroad

To: R Louw, Senior Manager, Overstrand Municipality

From : David and Jane Rosenthal

466i Disa Circle

Betty's Bay.

Western Cape.

Dear Ms Rochelle Louw

RE: OBJECTION TO PROPOSED DEVELOPMENT OF THE VLEI AREA WEST OF DISA CIRCLE, SOUTH OF MOOI UITSIG AND NORTH OF THE R44 THROUGH ROAD

As residents of Disa Circle as from August 2022 we are writing to object to the proposal to re-zone the proposed section so as to allow high density residential development.

Reasons for objection:

1 - This is an untouched vlei of high biodiversity, backing onto the Kogelberg Mountains. in the pristine Kogelberg Biosphere Reserve. The small developed area of Mooiuitsig should NOT be extended for the same reason. A development here goes against all the principles of conservation of our biodiversity heritage.

2 - The water table is either extremely high or, in the rainy season, the vlei has water in it above ground level. Housing development here will cause serious problems for the run off of water to Grootvlei lagoon. Sewage infrastructure will also be tricky and costly.

3 - No proper EIA will pass scrutiny here.

4 - There are many other vacant spots in Betty's Bay within the built up area that should be built up if more space is needed.

Please remove this proposal from the Spatial Development Plan. It is absolutely inappropriate and should NEVER have appeared there in the first place.

Please take serious note of the many many objections you will receive on this.

Kind regards

Jane and David Rosenthal.

082 896 8880

73/140

072 784 8481

74/146

R Louw

From: Lee Middleton <lee.middleton@gmail.com>
Sent: 28 April 2022 14:33
To: R Louw; Hanre Blignaut
Cc: bruce anderson
Subject: Objection to urban development in Bettys Bay

Good day.

As the owners of erven 4405 Betty's Bay we would like to take the opportunity to submit a representation in response to the draft amended Integration Development Plan (IDP) for 2017/2023 and related documents with regard to the proposed new urban development - Betty's Bay West.

Firstly, the proposed area is a significant wetland which allows water to flow from the lower reaches of the mountain towards Grootvlei. It will mean the destruction of one of the few remaining wetland coastal environments on the cape. While reference is made to a sensitive development related to the unique bio diversity areas with a significant inner urban wetland system, the feasibility has to be questioned. The high water table makes this area unsuitable for human settlement and undoubtedly there will be some negative environmental impact.

Secondly, there is no infrastructure — hospital, schools, jobs, public transport — for an increased population in the area.

I sincerely hope you will please reconsider this plan, which feels ill considered and not in the interest of the increased densification that we do need in South Africa, but in areas where infrastructure, public transportation, and economic opportunity actually exist or could reasonably be developed — not small holiday towns with a very specific economy based on natural resources that will be destroyed through such a development.

Please reconsider where to build this and move it to a location that will better suit the people you are trying to help.

Regards,
 Lee Middleton & Bruce Anderson

Lee Middleton
 Journalist
 Mobile (SA): +27 (0)76 238 1038
 Mobile (USA): +1 802-379-9615
 email: lee.middleton@gmail.com

75/140

R Louw

From: tonyc05 tonyc05 <tonyc05@bigpond.net.au>
Sent: 28 April 2022 11:29
To: R Louw; Hanre Blignaut
Cc: Theresa Els
Subject: OBJECTIONS TO THE "HIGHER DENSITY HUMAN SETTLEMENT" DEVELOPMENT PROPOSAL FOR BETTY'S BAY.

Dear Mr Louw and Mr Blignaut,

May I ask why the Overstrand municipality should even allow the so-called "*Higher density human settlement*" development proposal to get to the stage of public comment? This is not only politically irresponsible. The proposal also completely goes against the municipality's own IDP strategic goal. Which states "*that the environment is our most treasured asset...[which] must be the basis on which we build our local economy*".

1. In particular, the proposed new high-density development will undermine most of the 5 strategic objectives of the current IDP. Particularly "*the creation and maintenance of a safe and healthy environment*" and "*the promotion of tourism, economic and social development*".

2. I realize that the Overstrand Municipality have an "urban densification" strategy. But with few employment opportunities, Betty's Bay, in the heart of a UNESCO World Heritage area, Ward 10 is NOT the place to create an environmental, economic and social disaster through the predictable environmental degradation, refuse & sewage disposal problems, rising crime rates, declining security and plummeting property values that will follow if this development goes ahead. The area being considered for the above proposal is close to a high biodiversity wetland, which will be at risk from sewage disposal. In fact, the international value of the wetland is so high that when Mr Baumgartner was mayor, the late Mr R. Attwell approached him to donate the land to what is now the Kogelberg Biosphere Reserve.

3. Surely you know that environmental values will decline if this development goes ahead at Betty's Bay? After all, years of state inaction have enabled organized crime to totally deplete what was the most economically viable (theoretically) renewable marine resource in the Overstrand – the perlemoen industry. With criminality bolstered by an influx of economic refugees from the now dysfunctional Eastern Cape. Who now represent 80% of the "foot-soldiers" in poaching gangs (and two out of three perlemoen buyers in Kleinmond, the other being from Senegal). Damaging local tourism in the process. How can we have any confidence at all in the Overstrand leadership when you are fully aware of how RDP housing in Kleinmond has "morphed" into "shack farming", illegal exploitation of protea shrubs in the conservation area for fuelwood and a rising crime rate in Kleinmond. At least one of the well-known perlemoen buyers in Overhills is "farming" 30 shacks. Why try to repeat these errors in Betty's Bay?

4. Has the Overstrand Municipality learnt nothing from the disaster at Knoflokskraal? Which threatens a multi-million rand/year deciduous fruit industry in the adjacent area? Increasing fire frequencies and causing plummeting land values in the surrounding area?

4. It would be far better for the Overstrand municipality to locate this development closer to where there is employment. For example, in the area between Hawston and Hermanus. Or, given that organised development needs to be brought to Knoflokskraal (where seasonal fruit picking provides some job opportunities), why not develop that area in a structured way?

I request that you register my total opposition to the current proposal. In addition, I request that the time period for public comment on this development is extended beyond the deadline of 29 April 2022.

Yours sincerely,

Professor A.B. Cunningham

76/140

R Louw

From: brentjohnson2@gmail.com
Sent: 27 April 2022 09:50
To: R Louw
Subject: poor quality maps - IDP document

Importance: High

Mr/Ms Louw,

Pease tell whatever consultants you got to write up the IPD report that the maps provided on page 239 onwards are of such poor quality as to render them useless. The downloaded pdf report presents maps that are unreadable. ITS IS CRITICAL TO HAVE READABLE, HIGH RESOLUTION MAPS TO PROVIDE COMMENT. Were the maps intentionally kept fuzzy to hinder comment? To push things through?

Best practice would be to provide separate links to higher quality maps that your rates and tax payers can READ. The provision of poor quality information at the beginning of this process does not bode well for the inevitable legal challenges for your plans.

How do I see proper quality maps? And don't tell me to come into a library to look at documents. This is 2022

Brent Johnson

77/140

R Louw

From: Carmel Suthons-Saker <carmelsuthons@gmail.com>
Sent: 28 April 2022 16:42
To: R Louw
Subject: Proposal for low cost housing development in Bettys Bay

Opposition to the above project

I would like to oppose this proposal in the strongest possible terms.

- It shows a complete contempt for the UNESCO biosphere.
- The whole area is fire sensitive in the extreme, this poorly considered proposal will aggravate the situation even further.
- The area is lacking in support infrastructure, drainage, sewerage, shops and hospital facilities
- The area cannot support a community providing sufficient work, giving rise to greater joblessness in the area with all the unfavourable effects that this will have on self worth and rise in crime rate.
- There needs to be a complete revision of this ill conceived proposal.

Regards,
Carmel Suthons

78/140

R Louw

From: Lenore Watermeyer <lenorewatermeyer@gmail.com>
Sent: 28 April 2022 20:51
To: R Louw
Subject: PROPOSED (IDP)

Dear Municipal Manager,

As residents of Betty's Bay we are alarmed and concerned about the proposed (IDP) development along the R44, albeit only proposed for 2031.

We wish to raise the following objections:

1. Betty's Bay is a unique biosphere area rich in flora and fauna, which should be preserved for conservation, rather than overdeveloped to the extent that it will destroy the face of this unique biosphere.
2. Betty's Bay is currently lacking in businesses that would support employment i.e. there are no supermarkets, no clinics, no social services, no bottle stores, no large scale public transport facilities to cater for the needs of an increased population on a large scale.
3. Presently the infrastructure cannot cope with the influx of housing development taking place i.e. burst water pipes on a daily basis, sewerage tanker services have a waiting period of at least 3 days.
4. The proposed area is yet another "wetland", which should be preserved, not destroyed. Currently it seems that many homes are being built on wetlands - plots simply bulldozed and filled with rubble with no concern of the impact on the environment.

The focus should be on preservation and conservation, rather than on economical gain which destroys our environment. The rich fauna and flora, outdoor activities, mountains and beaches, is a huge drawcard for tourists, both local and international. This could all be lost due to destruction by intense development.

Yours sincerely,
Lenore and Duncan Watermeyer.

79/140

R Louw

From: Jennifer Barnard <jenannbarnard@gmail.com>
Sent: 26 April 2022 19:30
To: R Louw
Subject: Proposed development

Good day

What in the world are the people in the municipality thinking?

The rate payers are constantly without water due to old pipes.

Are they really idiotic enough to want to add low cost housing to add to the mayhem?

We all know that eventually low cost equals no cost. As a long standing member of Bettys bay, i strongly object to this totally idiotic proposal. People, think before you jump into the pool of so called do gooders who actually don't seem to care for the current paying community.

Hopefully sense will prevail and this will be vetoed.

Think about the disaster that has happened in Kleinmond - filth, people using the vynbos as toilets, unemployment and general "we want" attitude. Another example is Cross Roads.

Enough said. Stop the project and protect this valuable environment.

Jennifer Barnard

86/149

R Louw

From: Heine De Jongh <hdj@mweb.co.za>
Sent: 29 April 2022 09:25
To: R Louw
Cc: Hanre Blignaut
Subject: Proposed development Bettys Bay

Good day

I have been a property owner in Bettys Bay for 20 + years and would like to comment on the proposed low cost housing development.

I truly have major concerns regarding this development.

Firstly, Bettys Bay is a protected biosphere and a development like this would be disastrous to the environment's fauna and flora.

The proposed site is in a wetland and will be disastrous to those who will have houses there as well as the wetland itself.

Furthermore, there is no infrastructure to support a development like this.

In the last 2 years the current infrastructure has been under severe strain. There are weekly interruptions to water supply due to burst water pipes.

There is no possibility of employment in Bettys bay as there is no businesses, factories or any other institutions that can support employment.

There are no schools, hospitals, grocery stores or transport.

With no employment possibilities these people will be poor and will be forced to resort to criminal activities to support themselves.

I understand that you are trying to help people, but there must be better alternatives.

Regards
Dr HR de Jongh

81/140

R Louw

From: Linda Oberholzer <lindy.obie@icloud.com>
Sent: 26 April 2022 11:24
To: R Louw
Cc: Hanre Blignaut
Subject: Proposed development for 2017/2023 Betty's Bay

Herewith an objection to the proposal for high density urban development for abovementioned 9.03 ha property to the northern side of the R44.

The infrastructure of Betty's Bay, ie, electricity network, water network, public transport and job opportunities does not allow for such a development.

Property Owner Betty's Bay

Regards

Lindy Oberholzer
+27 82 372 4588

Sent from my iPhone

82/140

R Louw

From: Toinette Lindley <toinette@tlc-ceramics.co.za>
Sent: 26 April 2022 14:23
To: R Louw
Cc: Toinette Lindley
Subject: Proposed new development in Bettys bay

Dear madam

As a property owner in Bettys bay, I have to strongly contest the proposed development set for an area to the north of Bettys bay.

Our beautiful diverse coast line, is so unspoilt along that area, as well as being protected and part of a biosphere. Building houses in an area where there is little to no infrastructure seems pure folly. Not only will this put the entire area under immense pressure environmentally, but it will also pose a social issue as people look for work in an area where there just isn't any.

Some of our unspoilt areas deserve to remain that way, so that the creatures who survive there are able to continue living in an area that they belong in.

Please note that there is very much resistance to this plan, as property owners, we need to be heard. We speak on behalf of those that have no voice, this area needs to be protected in its entirety.

In good faith
Toinette Lindley

Sent from my iPad

83/140

R Louw

From: Carol Cuthbert <carolm.cuthbert@gmail.com>
Sent: 27 April 2022 10:36
To: R Louw
Cc: Hanre Blignaut
Subject: Proposed new housing development

Good morning

I wish to object to the proposed low cost housing development in Betty's Bay.

We already have a compromised infrastructure as evidenced by continuous burst water pipes and electricity outages. No further large scale development should be allowed to occur before the infrastructure is 100% reliable.

The proposed development is on a wetland. We live in a sensitive biosphere and further development will have a detrimental effect.

Bringing in a large number of people will give rise to increased crime as there is no employment available. As it is there is insufficient work available for the present population. There is also not sufficient infrastructure like schools, clinics, hospitals, public transport, etc in the nearby vicinity. Shouldn't the municipality be concentrating on improving the infrastructure for the current population.

Mooiuisig community has been waiting for promised housing for years. Surely the municipality should see to the needs of the existing population.

Please reconsider this plan as it is likely to destroy one of the most beautiful parts of our country. Betty's Bay is known for it's peace and tranquillity and beauty. We do not need any large scale development. This will also affect our tourism

Kind Regards

Ms. Carol Cuthbert
2105 Shell Road
Betty's Bay
Western Cape Province
7141

Email: carolm.cuthbert@gmail.com



Virus-free. www.avast.com

24/140

R Louw

From: Herman Weideman <hweideman46@gmail.com>
Sent: 28 April 2022 11:34
To: R Louw
Subject: PROPOSED NEW SETTLEMENT/BETTY'S BAY

To whom it may concern

With regards to the above, I strongly disagree with the abovementioned housing settlement which is in the pipeline.

Not only can the municipality provide us with decent roads, but we have a major water crisis here as well. Heaven knows what weekenders and holidaygoers think when they visit this area and there is no water! I would be ashamed if I was the municipality delivering such poor service.

Where are these people going to work? There is already a shortage of job opportunities in the area. How are these people going to commute?

Safety? What is going to happen when they burn and throw stones like in Kleinmond? Cut this town off?? Scary thought. Burglary and theft? No visible police patrols in Betty's Bay!!!

I strongly object to this housing development. It will soon become a sore to the eye and not give a good impression of this beautiful town.

Yours sincerely

KARIN VD WALT

85/140

R Louw

From: Belinda Remane <belinda.remane1@gmail.com>
Sent: 29 April 2022 12:18
To: R Louw
Subject: 1. DRAFT AMENDED INTEGRATED DEVELOPMENT PLAN (IDP) FOR 2017/2023 AND RELATED DOCUMENTS 2. DRAFT WATER SERVICES DEVELOPMENT PLAN FOR 2022/23

To whom it may concern

We are living in Betty's Bay and strongly oppose and object to the draft plan proposed in this circular for the following reasons:

1. The infrastructure cannot cope with additional influx of people. As it is the water and electricity services cannot cope now with the old systems.
2. There is not sufficient work or transportation at all for extra people.
3. The nature and biosphere would be severely impacted.
4. Crime would increase exponentially.

Please reconsider this proposal and include our objections in your next meeting.

Thank you
Kind regards
Belinda Remane and Peter Edge
2228 Porter Drive
Betty's Bay

86/140

R Louw

From: S Block
Sent: 28 April 2022 08:07
To: Karon Scholefield
Cc: R Louw; Dean O'Neill; Hanre Blignaut; Enquiries
Subject: RE: 1. Draft amended integrated development plan(IDP) for 2017/2023 + related documents. 2. Draft water services development plan for 2022/23

Importance: High

Good morning ,

I hereby acknowledge receipt of your email, dated 27 April 2022, regarding the Draft Budget and IDP Amendment for 2022/2023.

All comments and representations will be taken into consideration.

Kind regards

Sylvia Block
 Strategic Services
 Directorate: Management Services
 Overstrand Municipality
 T: +27 (0) 28 313 8108 | F: +27 (0) 28 313 8128
 E: sblock@overstrand.gov.za

From: Karon Scholefield <karon.s@everitt.co.za>
Sent: Wednesday, 27 April 2022 13:02
To: R Louw <rlouw@overstrand.gov.za>; Hanre Blignaut <hblignaut@overstrand.gov.za>; S Block <sblock@overstrand.gov.za>
Subject: 1. Draft amended integrated development plan(IDP) for 2017/2023 + related documents. 2. Draft water services development plan for 2022/23

Attention: Ms R Louw – Draft Amended IDP, Draft SDBIP

Mr H Blignaut = Draft WSDP

Ms S BLock = both the above

This refers to attached notice as per notice on OM Facebook 30032022

I have lived in the Overstrand for the better part of 25 years, of which 11 years have been spent in Betty's Bay and without a shadow of a doubt, it is completely inconceivable that OVERSTRAND MUNICIPALITY even think to table this proposal wrt a mixed use high density area(IDP/SDBIP/WSDP) in the middle of a built up area and abutting a wetland

As a permanent resident and property owner of Betty's Bay, my objections to this absurd idea is as follows

87/140

I DO NOT support the IDP/SDBIP/WSDP as per notice 30032022 of which comments are accepted as of 01042022 until 29042022 in the Betty's Bay area as proposed or in terms of any other such proposal.

1. The Betty's Bay Municipality does not have the funding to develop and sustain such a development.
2. The majority of the persons expected to be accommodated in such a development will not be able to pay for their housing, rates, water and electricity creating an untenable drain on the already constricted Betty's Bay Municipal fiscal capacity.
3. There are no work opportunities for the proposed target residents of such a development. There are already numerous residents that are struggling for work opportunities and the labour market has no ability to absorb anymore workers in larger numbers. The work opportunities already service the labour capacity from Kleinmond to Rooi Els.
4. There is no adequate Socio-Economic infrastructure to support such a community e.g., Schools, clinics, public transport, shopping, factories, malls, etc
5. There is no prevalent taxi industry situated in Betty's Bay, no noisy, criminal controlled, and violence affected taxi ranks and increased traffic, which is already a problem every time a public route is blocked and accompanied by violent protests, property destruction, etc
6. The present electricity, sanitation, water, and road infrastructure is in a constant state of disrepair and financial constraint. This infrastructure which is being funded by the tax and rate payers must enjoy priority over the non-ending costly "hollow money pit" that an IDP will become, first get the structural infrastructure of the Betty's Bay residents up to the required standard.
7. OM already is stealing from Peter to pay Paul so as to try and replace the water pipe system in the 15kms which makes up Betty's Bay after the fiasco of the past December 2021 when there were daily pipes bursting and on some days numerous times in one day.
8. Grading of the roads takes precedence over a new development especially when the roads are not graded due to broken vehicles/constrained use.
9. Tar roads are not attended to thus there are potholes/dongas at inopportune places.
10. The beaches which are a main draw card are not equipped with adequate ablutions due to 'no funds'.
11. The boardwalks across Betty's Bay are in total disrepair most of the time due to 'no funds'/vandalism.
12. The particular piece of land which is being earmarked is right next to public open space which is a quagmire in winter and flows into this exact piece of ground - another KZN disaster waiting to happen. This does not meet with the Provincial Statutes.
13. There are insufficient dirt bins due NO FUNDS
14. Betty's Bay is in urgent need of a Fire Station in light of 2019's fire but we get told that there are protocols that need to be followed so we follow it - how long is a piece of string???
15. The area at the library needs upgrading so that the protected Baboons can be prevented from scavenging, this too has been placed on hold - NO FUNDS.
16. The 'honey suckers' are overworked so what kind of impact would 9 ha of inhabitants inflict on an already overworked system, not to mention that OM already supports MOOIUITSIG so now it is acceptable to support 9 ha of non-taxpaying inhabitants.
17. The dirt trucks, too, are overworked and battle to deliver an acceptable service across Betty's Bay.
18. There is NO INDUSTRY/SHOPS in the area so where are the inhabitants of 9 ha going to find work.
19. There is NO POLICE STATION in Betty's Bay. The nearest Police Station in Kleinmond is 20kms away.
20. There is NO HOSPITAL in Betty's Bay. Somerset West 45kms Hermanus 50kms.
21. There is NO BUS SERVICE.
22. Children have to be taken to school by their parents/pay for the school bus which collects and drops daily.
23. Due to the lack of employment opportunities in the larger Overberg and TWK areas, there is already a high unemployment rate resulting in greatly increased criminal activities and elevated crime rate. Such a development would escalate the situation and require a greatly elevated policing plan as well as a permanent Police Station and presence in Betty's Bay, see point 19, above. This is unfortunately a reality that has been experienced in many areas in the Overberg and TWK where development, formal and informal, has already taken place legally and illegally.
24. Betty's Bay is, in the majority, a holiday destination and can't absorb the socio-economic requirement of such a development on a full time daily, weekly, monthly etc basis.

88/140

25. I refer specifically to the Overstrand IDP Amended Integrated Development Plan 2017/18 – 2-22-23 dd 30 March 2022. Chapter 4, Strategic Directives Page 136, Para 4. Identifying Resources 4.1 Land Point 2. quote "Betty's Bay: Current demand in Betty's Bay too small to warrant a separate low – income housing project". This is the deduction of an extensive analysis that was done over a period of years.

The majority of the Betty's Bay ratepayers/residents feel exactly the same, 90% of us survive by the Grace of God and the skills which he has given us, now OM wants to 'plonk' masses of people who have no means of supporting themselves in the middle of a residential area which right now and prior and going forward mostly live on their pensions/savings/investments.

The question one has to ask 'what is going on now within the greater political municipal management, to act against their own analysis and planning directive, Why do they want to subject the residents and ratepayers of Betty's Bay to an ill-considered, costly, doomed to decay and failure, forced socio-economic engineered plan?

The other question is who is going to benefit from this obviously unnecessary development? A few well informed 'tenderpreneurs' and politically connected persons at the expense of the larger Betty's Bay community and beyond.

This does not seem to gel with the new logo #Overstrand4All# - more like 'let's get the hackles of Betty's Bay residents in a knot', almost as if OM has nothing better to do. Well just read the list above, OM has huge inroads to make especially in light of the 136 new plans approved in the Betty's Bay area in 2021 which equates to many millions of rands in rate and taxes paid which should in essence be sufficient to support all the necessary day to day running of this suburb. This is not even including the new plans approved for 2022 to date and those that are still to be submitted inbtI

Therefore, with the above points being noted and considered, I vehemently DO NOT SUPPORT THIS IDP/SDBIP/WSDP IN IT'S ENTIRETY.

Yours sincerely,
Karon.

Karon Scholefield

Property Practitioner
Master Practitioner Real Estate MIEASA FFC 2022322281
082 322 6722
028 271 3238
karon.s@everitt.co.za
Chas Everitt Whale Coast (Betty's Bay)

28 Main Road Kleinmond 7195

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Registered with the PPRA

89/140

R Louw

From: Hanre Blignaut
Sent: 30 April 2022 21:03
To: Sonja Burger; R Louw
Cc: S Block; D Hendriks
Subject: RE: Beplande uitbreiding vir Betties Baai.

Beste Mnr en Mev Burger

Ontvangs van u e-pos word hiermee erken.

Groete
 Hanre Blignaut

From: Sonja Burger <sonjaburger92@gmail.com>
Sent: Friday, April 29, 2022 8:32 PM
To: R Louw <rlouw@overstrand.gov.za>; Hanre Blignaut <hblignaut@overstrand.gov.za>
Subject: Beplande uitbreiding vir Betties Baai.

Goeie naand.

Ons is permanente inwoners van die pragtige stil vakansie dorp Betties Baai.

Die dorp is uniek deurdat daar geen groot winkel sentrums is nie en baie vakansie gangers soek juis die stilte en vrede wat ons dorp bied.

Die oomblik wat daar ontwikkeling plaasvind soos voorgestel sal die dorpie sy aantrekkings krag verloor en sal vakansie gangers nie meer hierna toe kom nie.

Talle gastehuse in die area maak staat op vakansie gangers om n bestaan te maak.

Tans is ons watersisteem boonop onder geweldige druk en daar gaan omtrent glad nie n week verby wat daar nie erens in Betties Baai waterpyp bars nie.

Met die huidige bou werk wat orals opspring gaan die sisteem net nog meer onder druk geplaas word.

Dis is dit glad nie tot die dorp se voordeel om enigsens tans eers te oorweeg om die uitbreiding toe te laat nie.

Wat dit aan ons biosfeer en die diere en plante lewe gaan doen is boonop nog n baie kommerwekkende probleem.

Tans is die bouers besig om so baie van die fynbos te vernietig. Dis baie hartseer en sal nooit weer vervang kan word nie.

Dus as n inwoner van Betties Baai smeeek ons u om asseblief die verdere ontwikkeling naby Mooi Uitsig te stop. Ons dorpie kan dit nie bekostig nie. Daar is net teveel op die spel.

By voorbaat dank

Owen en Sonja Burger
 Erf 3350 Luckhoff straat, Sunny Seas, Betties Baai.

90/140

R Louw

From: Hanre Blignaut
Sent: 30 April 2022 20:58
To: hendrik meyburgh; R Louw
Cc: S Block; D Hendriks
Subject: RE: beswaar teen ontwikkeling te Mooiuitsig/bettiesbaai

Geagte Mnr en Mev Meyburgh

Ontvangs van u e-pos word hiermee erken.

Groete
 Hanre Blignaut

From: hendrik meyburgh <thecocmanwc@gmail.com>
Sent: Friday, April 29, 2022 12:01 PM
To: R Louw <rlouw@overstrand.gov.za>; Hanre Blignaut <hblignaut@overstrand.gov.za>
Subject: beswaar teen ontwikkeling te Mooiuitsig/bettiesbaai

29 April 2022

Hiermee teken ek en my vrou ernstig beswaar aan teen die voorgenome ontwikkeling soos aan os voorgehou.

Ons beswaar si soos volg:

- 1) die riool onvoldoende
- 2) die water onvoldoende
- 3) paaie onvoldoende
- 4) natuur te veel voete en ongekontroleerde toegang (ontbossing/stroping)
- 5) omgewing sien 4 hierbo
- 6) afloopwater/stormwater - hopeloos ontoereikende maatreels
- 7) werksgeleenthede - hier is algeheel geen nuwe werksgeleenthede nie.
- 8) kragnetwerk
- 9) voldoende finansiering bly altyd agter

Die bogenomde is alreeds wat on betref genoeg rede waarom die ontwikkeling nie toegelaat moet word nie.

Medt dank

du toit en Engela Meyburgh 22 Coot Road

9/1/40

R Louw

From: S Block
Sent: 29 April 2022 08:57
To: Johann Coetzee
Cc: R Louw; Enquiries
Subject: RE: Betty's Bay Spatial Development Plan

Importance: High

Good morning ,

I hereby acknowledge receipt of your email, dated 29 April 2022, regarding the Draft IDP Amendment for 2022/2023.

All comments and representations will be taken into consideration.

Kind regards

Sylvia Block

Strategic Services
 Directorate: Management Services
 Overstrand Municipality
 T: +27 (0) 28 313 8108 | F: +27 (0) 28 313 8128
 E: sblock@overstrand.gov.za

From: Johann Coetzee <johcc101@gmail.com>
Sent: Friday, 29 April 2022 06:30
To: S Block <sblock@overstrand.gov.za>; R Louw <rlouw@overstrand.gov.za>
Subject: Betty's Bay Spatial Development Plan

Dear Overstrand Municipality

We hereby want to lodge an objection to the Draft Overstrand Amended Integrated Development Plan dated 30 March 2022.

Betty's Bay West is situated in a wetland system in the Kogelberg Biosphere Reserve. Human habitation has already disturbed this precarious natural environment.

The existing sanitation, water supply and electricity supply to the area present a continuous challenge to the municipality, with apparently no funds available to address the situation.

There should therefore surely be a formal Environmental Impact Study available, before any increase in human habitation in the area can be contemplated?

If such an Impact Study does in fact exist, then we request sight of the study.

Regards

Johann and Steph Coetzee

--

Dr Johann Coetzee
 13 Easy Road, Betty's Bay 7141
 M: 0828084766

92/149

R Louw

From: S Block
Sent: 28 April 2022 08:04
To: Nick Green
Cc: R Louw; Dean O'Neill; Enquiries
Subject: RE: Comments on draft IDP 2017/2023

Importance: High

Good morning ,

I hereby acknowledge receipt of your email, dated 27 April 2022, regarding the Draft Budget and IDP Amendment for 2022/2023.

All comments and representations will be taken into consideration.

Kind regards

Sylvia Block
 Strategic Services
 Directorate: Management Services
 Overstrand Municipality
 T: +27 (0) 28 313 8108 | F: +27 (0) 28 313 8128
 E: sblock@overstrand.gov.za

From: Nick Green <nickann2@mweb.co.za>
Sent: Wednesday, 27 April 2022 10:55
To: S Block <sblock@overstrand.gov.za>
Subject: FW: Comments on draft IDP 2017/2023

From: Nick Green [<mailto:nickann2@mweb.co.za>]
Sent: 27 April 2022 10:21 AM
To: 'rlouw@overstrand.gov.za' <rlouw@overstrand.gov.za>
Subject: Comments on draft IDP 2017/2023

Attn. Municipal Manager

Dear Sir

I wish to comment on , and raise objections to a part of the Draft Integrated Development Plan related to Betty's Bay.

I am a home owner and permanent resident of Betty's Bay and have been since 2014.

The item that I wish to raise objections to, is the proposed new urban development situated north of the R44 in Bettys Bay.

My reasons for opposing this are as follows:

1)In its current form ,Betty's Bay is primarily a holiday and retirement village situated in a pristine and valuable area of great natural beauty.

93/140.

It is popular due to its tranquillity and natural beauty ,in which a high density residential area would be completely incongruent and ,in my opinion ,seriously degrade the very thing that makes the village what it is.

2) There are very few economic opportunities in the area ,which means that poverty is likely to be rife in such a development ,with all the socio-economic problems related to such development.

3) The economic opportunities that do exist ,are largely based on tourism ,the existence of which ,I feel, will be threatened by such a development.

4) The area in question ,is uphill from a large ,pristine and sensitive wetland area. The resultant pollution threat to the wetland area due to sewerage spills and the like , would be very high, thus further negatively impacting the area.

5) As an UNESCO world heritage site ,such a development risks threatening this status.

6) The existing service infrastructure ,in particular water ,sanitation and electricity ,has proved to be woefully inadequate to adequately service the existing population ,with claims that finance to rectify this ,is extremely limited. Such a development would make this situation even worse.

7) As indicated in the draft IDP (page 136) The following point is made:

"Current demand in BB is too small to warrant a low income housing project " which is what this proposed development appears to be.

Why then is this proposal being made ? It contradicts its own findings.

Due to these points ,I therefore wish my objection, in the strongest possible terms , to this proposal, be recorded.

Yours Truly

Nicholas Green

4192 Aulax street
Betty's Bay
P.O.Box 439
Betty's Bay
7141

028 272 9048
082 499 3026

94/140.

R Louw

From: S Block
Sent: 26 April 2022 14:15
To: Tony Heher
Cc: R Louw; Enquiries; Dean O'Neill; Hanre Blignaut
Subject: RE: Draft amended IDP, Draft SDBIP - thanks and compliments
Importance: High

Good day Dr Heher,

I hereby acknowledge receipt of your email, dated 26 April 2022, regarding the Draft Budget and IDP Amendment for 2022/2023 and thank you for your valued contribution.

All comments and representations will be taken into consideration.

Kind regards

Sylvia Block
 Strategic Services
 Directorate: Management Services
 Overstrand Municipality
 T: +27 (0) 28 313 8108 | F: +27 (0) 28 313 8128
 E: sblock@overstrand.gov.za

From: Tony Heher <tony.heher@gmail.com>
Sent: Tuesday, 26 April 2022 14:01
To: R Louw <rlouw@overstrand.gov.za>; Hanre Blignaut <hblignaut@overstrand.gov.za>; S Block <sblock@overstrand.gov.za>
Subject: Draft amended IDP, Draft SDBIP - thanks and compliments

The Municipal Manager

I have read the recent Integrated Development Plan (IDP) and wish to compliment the municipality on a very detailed, well-thought-out document that explains the complexities and constraints faced by the municipality. I worked in government for a number of years and know how much time and effort it takes to develop a document like this.

I am aware of a vocal minority in Betty's Bay who object to the 9.03Ha high density, mixed-use zone off the R44. Many of the counterarguments are emotional and uninformed. I have attempted to engage with some on social media platforms that so easily proliferate disinformation. No idea if it will make any difference to their entrenched views, but I'm sure you know how to deal with hysterical uninformed comments if they reach your office!

There is one small item in the IDP I noted. This related to the risks associated with the backup of IT systems. I have 30 years of experience in the IT industry and would

95/140

be willing to provide some advice and help (free of charge - I am retired) if of any interest.

Regards

Dr A D Heher
2100 Shell Rd, Betty's Bay
+27 82 654 5582

96/140

R Louw

From: S Block
Sent: 26 April 2022 12:37
To: Thelma Harker
Cc: R Louw; Dean O'Neill
Subject: RE: Draft amended IDP Objection

Importance: High

Good day,

I hereby acknowledge receipt of your representation, dated 26 April 2022, regarding the Draft IDP Amendment for 2022/2023.

All comments and representations will be taken into consideration.

Kind regards

Sylvia Block
 Strategic Services
 Directorate: Management Services
 Overstrand Municipality
T: +27 (0) 28 313 8108 | **F:** +27 (0) 28 313 8128
E: sblock@overstrand.gov.za

From: Thelma Harker <pixihealth@gmail.com>
Sent: Tuesday, 26 April 2022 12:15
To: S Block <sblock@overstrand.gov.za>
Subject: Fwd: Draft amended IDP Objection

Thelma Harker , Mountain Dew Guest Rooms, 0742120616, pixihealth@gmail.com

----- Forwarded message -----

From: **Thelma Harker** <pixihealth@gmail.com>
Date: Tue, 26 Apr 2022, 12:13
Subject: Draft amended IDP Objection
To: <rlouw@overstrand.gov.za>

Good

I am writing in regards to the planned low cost housing development in Betty's Bay.

I have major concern for not only the people that will be given this low cost housing but also for the protected biosphere and the impact that it will have on the small community that already lives in Betty's bay.

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There is no infrastructure for the 1000s of people that would be given these houses. There is no hospital , no schools , no grocery stores , no jobs , no public transport and nothing close by for these people to be able to survive in Betty's Bay. It is basically a death sentence for them at they will have to resort to crime to feed there

This is not to mention that the lot that is allocated is in a protected area. They will have to chop all the protected vegetation down for burning wood which I am sure is illegal as Betty's bay is a protected biosphere. Who will Enforce the law when this happens because there is no police station in Betty's.

I employ you to please reconsider this plan as it will destroy one of the most beautiful parts in our country and brings so much hardship to so many people. This should development should not go ahead as there is nothing good that will come of it. Please reconsider where to build this and move it to a location that will better suit the people you are trying to help.

Regards

Alan and Thelma Harker , 5446 Disa Circle Betty's Bay, 0742120616, pixihealth@gmail.com

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R Louw

From: S Block
Sent: 28 April 2022 08:08
To: Hennie Du Toit
Cc: R Louw; Dean O'Neill; Enquiries
Subject: RE: Draft amended IDP/draft SDBIP
Importance: High

Good morning ,

I hereby acknowledge receipt of your email, dated 27 April 2022, regarding the Draft Budget and IDP Amendment for 2022/2023.

All comments and representations will be taken into consideration.

Kind regards

Sylvia Block
Strategic Services
Directorate: Management Services
Overstrand Municipality
T: +27 (0) 28 313 8108 | **F:** +27 (0) 28 313 8128
E: sblock@overstrand.gov.za

From: Hennie Du Toit <hannels.dutoit@gmail.com>
Sent: Wednesday, 27 April 2022 13:52
To: S Block <sblock@overstrand.gov.za>
Subject: FW: Draft amended IDP/draft SDBIP

To whom it may concern,

As a new home owner waiting on transfer to take place I definitely object to any new high density development in Betty's Bay and surrounding areas. This is a high biodiversity area which is sensitive to water ways and should remain undisturbed and was one of the reasons why I have purchased property here. There are no work opportunities and focus should be elsewhere for high density developments.

Kind Regards,
H du Toit

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R Louw

From: Hanre Blignaut
Sent: 30 April 2022 20:51
To: Yvonne S
Cc: R Louw; S Block; D Hendriks
Subject: RE: Draft amended Integrated Development Plan (IDP)

Dear Mr and Mrs Swanepoel

Receipt of your e-mail is hereby acknowledged.

Regards
 Hanre Blignaut

From: Yvonne S <gullrd11@gmail.com>
Sent: Friday, April 29, 2022 10:19 AM
To: Hanre Blignaut <hblignaut@overstrand.gov.za>
Subject: Draft amended Integrated Development Plan (IDP)

Dear Mr. H Blignaut

As a rate payer in Bettys Bay, I object to a new large development in the area due to huge issues we have with water resources constantly being interrupted for long periods of time. bringing more development into the area will only exacerbate the problem.

Bettys Bay is a small town of many retired people, there are few employment prospects. What is the need to further develop the area with more housing bringing younger people into the area seeking work? How will the new development improve the quality of life for new residents who cannot find work? Developments should be concentrated in areas where there are schools, shopping centres, clinics etc. Not in a small town with minimum resources and a big development of schools or shopping centres, etc will ruin a small town that people have moved to for the very reason it is a small town, away from the cities.

The mountainside areas should be set aside for conservation. Already more and more houses are being built on open plots in the area. By extending the area and if left unchecked the fynbos will slowly diminish in our area and species disappear as hundreds of species have already been lost.

For the reasons above I object.

Yours sincerely
 Yvonne & Braam Swanepoel
 BETTYS BAY

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R Louw

From: Eily Bates <allofus@mweb.co.za>
Sent: 27 April 2022 12:11
To: R Louw
Cc: 'Eugene Shcoeman I Peplow; B Bates'; Aanwen Bates
Subject: Re DRAFT AMENDED INTEGRATED DEVELOPMENT PLAN (IGP) FOR 2017/2023 AND RELATED DOCUMENTS ETC/ DRAFT WATER SERVICES DEVELOPMENT PLAN FOR 2022/23
Attachments: IMG_20220426_0001.pdf

To whom it may concern

I am a ratepayer and property owner of 2140 Betty's Bay, corner Vlei and Grebe Roads, Betty's Bay.

I am seriously concerned about this notification (attached) which I found on the internet this week. I consider it unfair and unjust that this proposal was only made public this week, giving residents minimum time to consider the proposal. As a ratepayer I think it is unjust that this notice was not sent to my residential address either. Is this document intentionally vague and beset with municipal jargon? This immediately arouses suspicion of the Overstrand municipality's intentions on the part of the part of the reader.

My understanding is that this project is for the inauguration of affordable housing on the designated erf. As the residents and property owners are not being informed, we need to know who will occupy this affordable housing development. Will these be people from the local community of Mooiuisig. If not, from where will these people be migrating?

I cannot see any valid reason for this development in an area such as Betty's Bay and am objecting to it for the following reasons:

A. EXISTING PROBLEMS

1. *The present water delivery service is under pressure* because of out-dated water pipes. There are constant breakdowns and water shortages. Surely these need to be upgraded first before any new development, is considered?
2. *The present electricity service is constantly breaking down* Surely new users on the grid would put extra pressure on the municipality to repair the on-going problems?

There seems to be little point in establishing new services which presumably will be funded by local ratepayers when *old infrastructure desperately needs upgrading*, or am I wrong?

B. SOCIAL PROBLEMS

Furthermore, if this proposal is for the establishment of affordable/ intensive housing, I would also like to object for the following reasons:

1. There is *no economy* and *little work* for the local population. The addition of any extra population would be redundant in a situation like this.
2. There are *no state schools* at Betty's Bay. Where will the youth be educated? There are no opportunities for tertiary education in Betty's Bay or any neighbouring villages? Surely this needs to be addressed first? If not, existing social problems will exacerbate.
3. There are *no social services* in Betty's Bay.
4. There is *no police station* in Betty's Bay.

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5. There is *no state clinic* in Betty's Bay
6. There is *no water borne sewerage*. Will this development have pit privies or septic tanks. Will there be provision for the hygienic removal of sewerage?
7. How many units will be erected? There are still many *plots which are undeveloped* and relatively inexpensive. Why should these not be developed first?
8. An increase in the Betty's Bay community en masse will put *huge pressure on the municipality of Kleinmond*. I am doubtful if this are ready for extra pressure on their social services and infrastructure.
9. This is *not agricultural land* where a community could be self-sustaining. People would need to find work.
10. The proposed upgrading is positioned on a busy road, Clarence Drive. The local existing community will inform you that reckless driving through the village of Betty's Bay is a given by many passing motorists. The Overstrand municipality has done nothing to address this. Will there not be numerous accidents and even deaths of children, animals and old people straying onto a busy road, given the lack of education and social services in a if there is no buffer between an affordable housing development and a busy road?

There are very few services for any community at all.

These are *numerous social reasons* for my objection. I am wondering if the Overstrand Municipality is aware, or considered any of this?

C. HERITAGE PROBLEMS

Betty's Bay is a World Heritage Biosphere and unique in its natural beauty. It is an area originally inhabited by the Khoi people. Has this been considered in the proposal to impinge on an existing Wetland.? There are no guarantees that wetland area will not succumb to flooding of a destructive nature as has happened in KZN in the last two weeks!! It would be foolishness to think that this is impossible. Tampering with nature in view of climate change is tantamount to community suicide in my opinion!!

The Overstrand Municipality needs to come up with forward-looking modern solutions to problems between the balance of community and natural heritage, given the sensitivity and present problems of the area.. The thinking presented in the attached document thinking is flawed in its parochialism, as I see it. These ideas no longer belong in 2022!

I object strongly for the abovementioned reasons and ask that the local community be given a fair amount of time to submit objections.

Yours
E Y bates



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R Louw

From: Hanre Blignaut
Sent: 30 April 2022 19:16
To: Ebert Hyman; R Louw
Cc: S Block; D Hendriks
Subject: RE: IDP FOR 2017/2023 - comments

Dear Sir

Receipt of your e-mail is hereby acknowledged.

Regards
 Hanre Blignaut

From: Ebert Hyman <eberthyman@gmail.com>
Sent: Thursday, April 28, 2022 6:41 PM
To: R Louw <rlouw@overstrand.gov.za>; Hanre Blignaut <hblignaut@overstrand.gov.za>; Amanda Hoatson <mandyhoatson@gmail.com>
Subject: IDP FOR 2017/2023 - comments

Dear Municipal Manager

Re: Higher density human settlement development

I wish to raise my concerns re a New Urban Development area, proposed on the northern periphery of the settlement, directly abutting the R44 to the south. The land area is ± 9.03 ha in extent and is intended for higher density human settlement development as well as potentially mixed-use development, based on the housing need for Betty's Bay identified in the situational analysis of the SDF, 2020.

Betty's Bay is under immense pressure from failing infrastructure which is felt by residents in the form of increased water pipe bursts and electricity outages. We are new owners of our property at 4859 Lakeside Drive, and we expect that further pressures in the form of extra usage without capacity will topple the system and may leave vulnerable people at risk.

In addition to these key infrastructure concerns, the idea of placing thousands of new residents in a non commercially viable town is rather worrying. Mostly to the recipients of the land in that they would have little opportunity to work locally and would likely need to travel distances to secure and maintain work. The cost of travel and fuel has increased exponentially and this is not likely to improve.

I do worry about schooling, access to primary and secondary healthcare, and the impact on children.

Lastly, the area is meant to be protected from an environmental standpoint, and placing high density structures without proper infrastructure will no doubt create problems for all life including our precious fauna and flora.

I don't agree with the underlying tone (this is how I understood it) from the recent meeting in Kleinmond; that this is a topic for later, that a decision is likely to only be made around 2031 or later. I believe in being more proactive now that we know residents are concerned and want to engage.

Please consider my plight for this new urban development to be removed from the Betty's bay spatial development plans or at least until other concerns are addressed.

Many thanks

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Ebert Hyman
Bcomm LLB, Cima

104/1140.

GROND VIR RESIDENSIELE DENSIFIKASIE OP BETTYSBAAI**Fanie Krige,**

Die hardnekkige gerug dat nege hektaar grond op Bettysbaai vir 'n informele nedersetting uitgemeet is, is oënskynlik ongegrond. Tog is daar plek in die Ruimtelike Ontwikkelingsraamwerk daarvoor voorsien in 'n ekologies-sensitiewe gebied. Die versoeking is sodoende geskep vir grondgrypers en daar sal nie veel weerstand gebied kan word as dit gebeur nie.

My voorstel is dat die voorsiening geskrap moet word.

Daar is wel kommer dat die Munisipaliteit Overstrand in sy Konsep-begrotingsverslag vir 2022/23 nie veel voorsiening vir die behuiskrisis in die weste van Overstrand oor die volgende drie jaar maak nie.

Navrae oor die plakkerskamp-gerug, wat volgens die Herald se bron sy ontstaan by iemand in die eiendomsbedryf gehad het, is aan wyksraadslid Theresa Els, voorsitter van die Bettysbaaise Belastingbetalersvereniging, Wayne Jackson, senior bestuurder van die stadsbeplanningsdepartement Riaan Kuchar, en die waarnemende direkteur van infrastruktuur en beplanning, mnr Dennis Hendriks, gerig en niemand het van so-iets geweet nie.

Wat wel ter sprake gekom het is planne vir die toekomstige uitbreiding van Mooluitsig en 'n aansoek om grond van die munisipaliteit te koop vir die ontwikkeling van 'n aftree-oord. Albei projekte is egter nog vroeg in die pylyn en meer besonderhede sal eers later kom.

Die laaste laekostebehuisingprojek in die Hangklip-Kleinmond area was twaalf jaar gelede en die behuiskrisis in die area het intussen skerp toegeneem. In Oktober verlede jaar het die vorige munisipale raad die verslag van 'n ondersoek na beskikbare en ontwikkelbare grond in Kleinmond en die opgradering van Overhills as 'n riglyndokument vir die Overstrandse Ruimtelike Ontwikkelingsraamwerk (2020) en die Overstrandse Behuisingplan aanvaar.

Volgens die verslag was daar 1040 ontwikkelingsgeleenthede vir laekoste en bekostigbare behuising op die 19 terreine wat op Kleinmond ondersoek is

Van dié terreine is uitgewys vir "vinnige oorwinnings" om korttermynverligting vir die behuisingnood te bring en is daar aanbeveel dat die statutêre prosesse dadelik moet begin om die grond vir ontwikkeling beskikbaar te stel, veral vir selfbouskemas in Proteadorp.

Daar is ook voorgestel dat 'n soortgelyke ondersoek in die Hangklip-gebied en Bettysbaai gedoen moet word nadat inwoners van Proteadorp aangedui het dat van hulle in daardie gebied wil hervestig.

Die ondersoek het ook bevind dat grondontwikkelingsgeleenthede in Kleinmond beperk is, dat daar ten nouste met die gemeenskap saamgewerk moet word om suksesvolle implementering te verseker, en dat daar na ander dorpe in Overstrand gekyk moet word vir toekomstige uitbreidings.

Rhr dr Annelie Rabie, uitvoerende burgemeester van Overstrand, het in haar voorwoord tot die konsepbegroting gewys op die geweldige agterstand in behuising en gemeld dat die waglys al oor die twaalfduisend strek. "Waar gaan die geld vandaan kom om iets aan hierdie werklikheid te doen," het sy gevra.

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Die antwoord word egter in die Konsep-begrotingsdokument gegee. Overstrand gaan oor die volgende drie jaar toekennings van meer as R211 miljoen vir die vestiging van menslike nedersettings van die Wes-Kaapse regering ontvang: R111,74m vir 2022/23, R67,42 vir 2023/24 en R32,4 vir 2024/25. (Sien meer besonderhede op meegaande tabel.)

Daarbenewens kom daar R25,645m oor die volgende drie jaar van die Departement van Energie vir die elektrifisering van nuwe laekostehuse.

Slegs R6,1 miljoen van hierdie reuse-bedrae gaan in Hangklip-Kleinmond aangewend word.

Die R6 miljoen wat geoormerk is vir die aankoop van grond by Afdakrivier mag moontlik ook help, want dit kan dalk vir die sogenaamde nuwe dorp-konsep wees, 'n plek waar 'n volledige dorp met sakekern, nywerheidsgebied, skole, kliniek en polisiekantoor ontwikkel word as antwoord op die beperkte geleenthede wat tans in bestaande dorpe vir menslike nedersetting beskikbaar is.

VOORGESTELDE DRIEJAAR-BEHUISINGSBEGROTING 2022 – 2025

PROJEK	BEGROTING 22/23	BEGROTING 23/24	BEGROTING 24/25
	R	R	R
OPERASIONEEL			
Blompark TS (539)	22 360 000.00	20 190 000.00	13 000 000.00
Swartdamweg Terrein C1 TS (150)	195 000.00		
Masakhane (TS (295)	26 000 000.00	13 000 000.00	
Stanford TS (783)	23 400 000.00	13 000 000.00	13 000 000.00
TOTAAL OPERASIONEEL	71 955 000.00	46 190 000.00	26 000 000.00
KAPITAAL			
Masakhane UISP (1179)	19 933 000.00		
Masakhane UISP Nat kerns (1179)	8 892 000.00	5 130 000.00	
Tamboplein & Nuwe kamp		8 500 000.00	1 700 000.00
Mount Pleasant IRDP	8 260 000.00		
Kleinmond IRDP	800 000.00	1 000 000.00	1 500 000.00
Kleinmond Overhills UISP	600 000.00	1 000 000.00	1 200 000.00
Groter Hermanus (Hawston Seafarm)	1 000 000.00		
Buffeljagsbaai	300 000.00	600 000.00	1 000 000.00
Afdakrivier Aankoop		5 000 000.00	1 000 000.00
TOTAAL KAPITAAL	39 785 000.00	21 230 000.00	6 400 000.00
GROOT TOTAAL	111 740 000.00	67 420 000.00	32 400 000.00

Afkortings

TS - Tegniese steun

UISP - Opgradering van Informele Nedersettingsprogram

IRDP - Geïntegreerde Residensiële Ontwikkelingsprogram

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R Louw

From: Santie Pienaar <pienaarsantie@gmail.com>
Sent: 28 April 2022 19:19
To: R Louw
Subject: BESWAAR t.o.v. VOORGESTELDE NUWE WOONGEBIED ONTWIKKELINGS AREA

Geagte me R.Louw (namens die Dorpsbestuurder)

i.s. BESWAAR t.o.v. die voorgestelde nuwe woongebied ontwikkelings area (IDP) van 9.03H te BETTYS BAAI

Hiermee teken ek ten sterkste beswaar aan t.o.v. bogenoemde saak en wel om die volgende redes:

1. Om 'n nuwe "township" in die middel van nerens te wil ontwikkel is absoluut ondeurdag.
2. Dit sal 'n ramp wees om 'n **UNESCO Biosfeer in 'n informele woongebied te ontwikkel**. Waar is u hart? Eintlik moet ek my verstout en vra "waar is u verstand?"
3. Die inwoners van Bettys Baai het hier kom bou en woon omdat hulle 'n liefde vir die natuur het: Berge, see, duine, plantegroei by uitstek, diere-lewe, see-lewe, ens ens ens. Wil u dit nou kom vernietig dat dit soos by Over Hills teenaan Kleinmond moet lyk? Die gedagte alleen is absurd!
4. Waar gaan die bewoners van hierdie ontwikkeling werk? Waar gaan hulle hul daaglikse botter en brood in Bettys Baai verdien? **Ons soek hulle verseker nie hier nie**. Die beoogde uitbreiding is ver van enige moontlike werkseleenthede.
5. Hier is geen industriële gebiede nie en ook geen moontlikheid van die ontwikkeling daarvan in die toekoms nie - **natuurliefhebbers in 'n Biosfeer dra God se tuin in hul harte**. Toe ons 33jr gelede hierdie huis gebou het, was hier weinig ander huise rondom ons. Ons was 'n jong geslag met absoluut **geen begeerte** om industrie te ontwikkel nie. Nou is ons al ver in die lewe gevorder met gelukkig wysheid van die grysheid. Steeds is daar geen behoefte tot nywerheids-ontwikkelings in Bettys Baai nie - ook nie los geld nie. 'n Paar koffie- en eetplekkies, 'n poskantoor en wonderlike slaghuis asook 'n hardeware winkel en 'n klein supermarkie om in die basiese behoefte te voorsien is hier gelukkig ook 'n vulstasie en dan natuurlik die wonderlike HAROLD PORTER BOTANIESE TUIN - die kern waar rondom Bettys Baai draai. Die Pikkewyne kry ook redelik aftrek, maar dis na 'n besoekie van 10 minute ook genoeg. Die Botaniese Tuin lok duisende besoekers en die plaaslike inwoners stap gereeld daar tussen die wonderlike fynbos, ens. Hierdie toegangsfooie vul die skatkis van OM. Die wandelpaaië is ook 'n groot aantrekkingskrag. Gelukkig is dit nog betreklik veilig met geen indringers van buite nie.
6. Die **infrastruktuur** van Bettys Baai, nl. Water-voorsiening, elektrisiteit, paaie, riolering, ens is **totaal onvoldoende** vir die huidige aantal inwoners. Die OM beskik nie oor die nodige fondse om alles op te gradeer tot die minimum aanvaarbare kwaliteit nie en dit t.s.v. die gereelde

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getroue belastingbetalers van Bettys Baai se maandelikse bydraes nie. Hoe verwag u gaan die bewoners van die nuwe 9.03H ontwikkelingsgebied hiertoe bydra? Hulle sal seker soos in Kleinmond "demand," protes-optogte hou en alles gratis wil ontvang anders brand hulle bestaande betaalde geboue en strate af.

7. Bettys Baai begin eersdaags om 'n klein kliniek te open by die munisipale terrein langs die biblioteek. Dit sal hopelik voldoende wees vir al die bejaardes en behoeftiges wat maandeliks afhanklik is van kliniekdienste. Hoe gaan die inwoners van die beoogde terrein geholpe raak en dit met dosyne babas en jong kinders?

8. Waar gaan die massas kindertjies skoolgaan? Wie gaan hulle na Kleinmond vervoer? Wie gaan daarvoor betaal? Hier is geen manier van werkskepping om inkomstes te genereer nie. Die bietjie inwoners van die plaaslike Mooi Uitsig-gebied sukkel om gevoed en gekleed te bly - hier is nie eers genoeg werk vir hulle nie. Nou wil u 'n nuwe woongebied ontwikkel... Oordink en herkou hierdie dom idee asb net 'n tweede maal.

9. Bettys Baai is 'n DA-dorp en ons raadslid staan vir die DA. Ons kan en mag ons mos nie deur 'n ANC-Regering laat voorskryf om vir "hul (ANC) stemme" woonplek te verskaf nie! Dis onaanvaarbaar en ontoelaatbaar.

Mag die Burgemeester en die Raadslede tog tot hoer denke kom en met verstand hierdie moontlike beplanning totaal in die kiem smoor.

Vriendelik die uwe

Mev. Santie Pienaar, Erf 3900, Bettys Baai

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R Louw

From: Heinie Foot <heiniefoot@lantic.net>
Sent: 28 April 2022 20:28
To: R Louw
Subject: Beswaar teen voorgestelde woongebied (IDP) van 9.03H Te Bettiesbaai

Geagte Mnr/Me

Ek Mnr. H A W Foot woonagtig te 4262 Wallers Way, Bettiesbaai maak ten sterkste beswaar teen bogenoemde uitbreiding

My redes vir beswaar teen hierdie uitbreiding is soos volg :

1. Bettiesbaai se infrastruktuur maak eenvoudig nie voorsiening vir so 'n ontwikkeling nie. Ons gaan alreeds gebukkend onder baie swak bestuur van Kleinmond Administrasie se OM

2. Hier is geen fasiliteite vir werkskepping nie. Bettiesbaai word bewoon deur pensionarisse, toeriste en vakansiegangers

3. Hier is geen Skole, geen klinieke vir gesondheidsorg, geen winkelsentrums, geen Mediese prakteseins nie. Alkoholiese verkope aan publiek is verbode. Watervoorsiening riolering, paaie is eenvoudig nie voldoende vir so 'n Massa mense nie. Straatligte vir sekuriteit word nie toegelaat nie

4. Bettiesbaai is deur Unesco as 'n Boisfeer verklaar weens die Fynbos enig in sy soort ter wêreld en so n uitbreiding sal geweldig skade aan die hele Ekologiesestelsel bewerkstellig

5. Ons as inwoners van Bettiesbaai het ons hier kom vestig jare gelede, om die natuurskoon, die stilte en vreedsame samelewing te geniet. Dit is ons Demokratiese reg om weerstand te bied vir die skending van ons lewensbestaan

6. Ons maak alreeds staat op Sekuriteitsmaatskappye om ons veiligheidsbestaan te verseker omdat die Polisiemag in hierdie omgewing nie ons veiligheid kan waarborg nie. Wat gaan nou gebeur as hier 'n klomp werklose mense geplaas word.

Ek versoek dat u my skriftelik in kennis sal stel van ontvangs in hierdie beswaarmakings brief
 By voorbaat dankie

H.A.W Foot



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R Louw

From: Walter Geugis <waltours@gmail.com>
Sent: 28 April 2022 11:51
To: R Louw
Subject: Betty's Bay "Settlement"

Goodmorning,

I hereby strongly object to the planned "Settlement" in Betty's Bay !!!!!!!!
This can only be a 'lose-lose' Situation.....for EVERYBODY !!!!!
There is absolutely NO WORK OPPORTUNITIES in Betty's Bay.....
so what will the 'new settlers' do ???????????
Apart from that....the infrastructure in Betty's Bay is bad enough at the moment....
Everyday , burst main waterpipes.....etc,etc.....
The municipality, cannot cope with the day to day problems NOW.....

A very irritated ratepayers of Betty's Bay.....☹,
Please acknowledge this email in writing to me !!!!!!

Walter Geugis, 3888 Disa Rd , Betty's Bay 7141

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R Louw

From: Willem Pretorius <willempretorius24@gmail.com>
Sent: 26 April 2022 14:28
To: Hanre Blignaut; R Louw
Subject: Bettys Bay Village Higer density human settlement development

Hi there
 Herewith my comments re the above proposed development.

I am a home owner for more than 20 years in Silversands.

I am very concerned about the above development for the following reasons:

1. About 9ha of wet/vleiland will be gone forever....we live in a UNESCO protected biosphere!
2. How many people will potentially reside there??...impossible to tell. There are not enough shops, pharmacies, doctors and other retail developments near by to supports additional 1000's of people. By relocating the satellite clinic to library will not help much.
3. Where are the schools etc?
4. No public transport available.
5. There no job opportunities available...closest is Strand or Hermanus.
6. People who do not have housing will grab the opportunity....without any work available and will eventually resort to crime/poaching.
7. Risk of wood cutting etc for firewood will increase dramatically. How does the mun plan to control this?
8. Will other services e.g. number of policemen/women in Kleinmond be increased pro rata to serve the community?

I completely understand and support the basic idea to help people without housing.
 In this case we will be not be helping them as we are making it difficult for them to make a living due to reasons set out above. We will also be destroying a big part of what makes this place what it is and put an even larger part on risk.

Without a doubt property values in the vicinity will also be affected....as in the case of Palmiet.
 It seems that this development has not been thought through taken into account ALL the impacts on and requiremens of the PEOPLE whom it is supposed to benefit....as well asthe existing residents and service delivery to them. Water and electricity issues are a MAJOR concern in Bettys bay, no funds to fix it but the municipality are proposing a new development or is this political pressure or a trade off for to obtain funds for the above?

Please reconsider this....it is not a case of adhering to laws etc to be legally on the safe side....It is about the PEOPLE who must reside there and make a living in the vicinity near by. It is about NATURE and the effect on it. It is also about the current bigger infrastructure and the ability to handle ALL of the impact of the proposed development.

Kind regards
 Willem Pretorius

11 / 140

R Louw

From: Rita Andersen <ritarichards1312@gmail.com>
Sent: 26 April 2022 14:45
To: Hanre Blignaut; R Louw
Subject: Comment and Objection to the Intergrated Development Plan.

My name is Rita Andersen and I have been a resident of Silver Sands, Betty's Bay since 2013.

I am writing to lodge **my objection** to the proposed low cost housing development in Betty's Bay.

My concerns are as follows:

1. The current infrastructure is totally inadequate and unable to meet the needs of the existing residents.
2. Water supply is interrupted due to pipes bursting almost on a daily basis. This needs to be upgraded first before any further housing developments should be considered.
3. There is no infrastructure such as hospitals, schools, clinics, shops, transport etc. which are needed for a low cost community.
4. How will the new community fend for themselves as there are no businesses to supply work and an income for the community? 2/3rds of the existing residents of Betty's Bay are retirees who do not rely on local businesses for their income. I fear that with a lack of work opportunities there will inevitably be a sharp rise in crime.
5. The location earmarked for the development is part of a protected biosphere. Who will be tasked with ensuring that the biosphere remains protected?
6. The area is also a Wetland and as far as I know housing cannot be built on a Wetland. Are you seriously considering placing poorer people on a Wetland? That would be a shame when a winter storm hits the area.
7. Has an environmental impact study been done? If so can it be made available to the community for comment?
8. The timeframe given to the community for comment on the proposed IDP is totally inadequate. Surely there must be sufficient time for all residents to consider every aspect of the proposal in order to make an informed decision.
9. As stated previously I am totally opposed to the IDP as I have not been given sufficient time to consider the impact on the existing community. I hereby respectfully request that the community be given an extension of time for comment.
10. I further request that you furnish me with the following reports so that I may make an informed opinion.
 - 10.1 WETLAND SPECIALIST REPORT.
 - 10.2 SOCIO-ECONOMIC REPORT.
 - 10.3 SERVICES AND SERVICE AVAILABILITY REPORT.
 - 10.4 FEASIBILITY REPORT.
 - 10.5 ENVIRONMENTAL IMPACT STUDY REPORT.

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Please acknowledge receipt of my email and my objection.

Kind regards

R E Andersen

Cell; 082 356 8983

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R Louw

From: Eily Bates <allofus@mweb.co.za>
Sent: 27 April 2022 12:11
To: R Louw
Cc: 'Eugene Schoeman | Peploe: B Bates'; Aanwen Bates
Subject: Re DRAFT AMENDED INTEGRATED DEVELOPMENT PLAN (IGP) FOR 2017/2023 AND RELATED DOCUMENTS ETC/ DRAFT WATER SERVICES DEVELOPMENT PLAN FOR 2022/23
Attachments: IMG_20220426_0001.pdf

To whom it may concern

I am a ratepayer and property owner of 2140 Betty's Bay, corner Vlei and Grebe Roads, Betty's Bay.

I am seriously concerned about this notification (attached) which I found on the internet this week. I consider it unfair and unjust that this proposal was only made public this week, giving residents minimum time to consider the proposal. As a ratepayer I think it is unjust that this notice was not sent to my residential address either. Is this document intentionally vague and beset with municipal jargon? This immediately arouses suspicion of the Overstrand municipality's intentions on the part of the part of the reader.

My understanding is that this project is for the inauguration of affordable housing on the designated erf. As the residents and property owners are not being informed, we need to know who will occupy this affordable housing development. Will these be people from the local community of Mooiuitsig. If not, from where will these people be migrating?

I cannot see any valid reason for this development in an area such as Betty's Bay and am objecting to it for the following reasons:

A. EXISTING PROBLEMS

1. *The present water delivery service is under pressure* because of out-dated water pipes. There are constant breakdowns and water shortages. Surely these need to be upgraded first before any new development, is considered?
2. *The present electricity service is constantly breaking down* Surely new users on the grid would put extra pressure on the municipality to repair the on-going problems?

There seems to be little point in establishing new services which presumably will be funded by local ratepayers when *old infrastructure desperately needs upgrading*, or am I wrong?

B. SOCIAL PROBLEMS

Furthermore, if this proposal is for the establishment of affordable/ intensive housing, I would also like to object for the following reasons:

1. There is *no economy* and *little work* for the local population. The addition of any extra population would be redundant in a situation like this.
2. There are *no state schools* at Betty's Bay. Where will the youth be educated? There are no opportunities for tertiary education in Betty's Bay or any neighbouring villages? Surely this needs to be addressed first? If not, existing social problems will exacerbate.
3. There are *no social services* in Betty's Bay.
4. There is *no police station* in Betty's Bay.

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5. There is *no state clinic* in Betty's Bay
6. There is *no water borne sewerage*. Will this development have pit privies or septic tanks. Will there be provision for the hygienic removal of sewerage?
7. How many units will be erected? There are still many *plots which are undeveloped* and relatively inexpensive. Why should these not be developed first?
8. An increase in the Betty's Bay community en masse will put *huge pressure on the municipality of Kleinmond*. I am doubtful if this are ready for extra pressure on their social services and infrastructure.
9. This is *not agricultural land* where a community could be self-sustaining. People would need to find work.
10. The proposed upgrading is positioned on a busy road, Clarence Drive. The local existing community will inform you that reckless driving through the village of Betty's Bay is a given by many passing motorists. The Overstrand municipality has done nothing to address this. Will there not be numerous accidents and even deaths of children, animals and old people straying onto a busy road, given the lack of education and social services in a if there is no buffer between an affordable housing development and a busy road?

There are very few services for any community at all.

These are *numerous social reasons* for my objection. I am wondering if the Overstrand Municipality is aware, or considered any of this?

C. HERITAGE PROBLEMS

Betty's Bay is a World Heritage Biosphere and unique in its natural beauty. It is an area originally inhabited by the Khoi people. Has this been considered in the proposal to impinge on an existing Wetland.? There are no guarantees that wetland area will not succumb to flooding of a destructive nature as has happened in KZN in the last two weeks!! It would be foolishness to think that this is impossible. Tampering with nature in view of climate change is tantamount to community suicide in my opinion!!

The Overstrand Municipality needs to come up with forward-looking modern solutions to problems between the balance of community and natural heritage, given the sensitivity and present problems of the area.. The thinking presented in the attached document thinking is flawed in its parochialism, as I see it. These ideas no longer belong in 2022!

I object strongly for the abovementioned reasons and ask that the local community be given a fair amount of time to submit objections.

Yours
E Y bates



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962 George Way
Pringle Bay
29 April 2022

Municipal Manager (For attention Ms. R Louw),
Overstrand Municipality
Hermanus

Dear Sir,

Draft amended Integrated Development Plan (IDP)

With respect to the Draft amended Integrated Development Plan (IDP) I would like to raise the following issues:

Higher density human settlement development.

Has a study been done on the actual requirement for this?

With the information at hand, I would question there is a need for this, particularly if one considers that the Ward 10 area is not conducive to industrial development and therefore pursuing this can only lead to an influx of people with expectations of employment which do not exist. When this occurs, as we have seen so regularly throughout SA, when expectations are not met, riots ensue.

The development of the existing vacant erven is prioritised. A New Urban Development area is proposed on the northern periphery of the settlement, directly abutting the R44 to the south. The land area is ± 9.03 ha in extent, and is intended for higher density human settlement development as well as potentially mixed-use development, based on the housing need for Betty's Bay identified in the situational analysis of the SDF, 2020.

The land all around Mooiuitsig is zoned Nature Conservation and is one Erf (Erf number 2002). Based on this zoning it is the description of the municipality what studies need to be done on the land document '02 Schedule 2 of Bylaw- Overstrand Municipality Land Use Scheme 2020.pdf' page 114.

The overlay protected area buffer amoz is clearly over this area erf. A stand next to this 9ha was rejected for a sub division because of the wetland.

So why would it be on the spatial development plan if there was no intent on doing it. High cost or low cost it will border on Mooiuitsig linked or not linked and will be built on a current wetland. It has been stated that there is intent to development east of Mooiuitsig has this gone through the process of public participation and EIA?

Would this also be on ERF 2002 which is zoned Nature Conservation.

I strongly object to development on ERF 2002 Betty's Bay and request it be removed from the IDP and Spatial Development Plan.

Lack of and failing Infrastructure

It is apparent based on my observations that the OM can at present not handle the maintenance and repair of existing infrastructure, let alone implementing new

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infrastructure.. Here I would quote the example of the material used from a 'speed bump' to repair Ernest Road circa late June early July 21. Even though numerous e-mails have been sent, the 'speed bump' has not been re-instituted even though the warning for it still exists. Further at the same time I complained about the gulley in front of my house that had not been maintained resulting in the rain at that time rushing down Ernest Road and flooding my house (admittedly it was exacerbated by the workers upgrading the potable water pipes. At the same time on FB numerous photos were posted of residents having to do the work of cleaning/clearing gulley and storm water drains, just as I had to. This is an OM responsibility that appears to be lacking due to lack of funds.

Apparently the lack of budget and planning for the rapid replacement of infrastructure that has been on the agenda for years and raised every year with no or little response from the municipality.

How often do gravel roads need to be scraped, re-gravelled or rehab of the gravel? 90km of gravel roads in 2020 so how much of that has been done in the past 2-5 years?

I strongly urge that sufficient budget be allocated to upgrade all gravel roads and storm water over the next 4 years within the planned IDP and budget.

Requirements of Pringle Bay Ratepayers Association.

From what I understand, the Pringle Bay Rate Payers association have these top three priorities; storm water management, then maintenance of roads, and then water pipe replacement and maintenance. However there is no detailed breakdown of the various budget items to assess what is allocated to Pringle. The IDP and budget needs to be more specific on the allocation towards wards.

Yours Sincerely



(R.D. Moody)

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R Louw

From: Robert Morrisby <robertmorrisby@gmail.com>
Sent: 26 April 2022 10:15
To: R Louw; Hanre Blignaut
Subject: RE Opposition to: Draft amended Integrated Development Plan (IDP) in terms of section 25 (3) of the Municipal Systems Act No 32 of 2000

Good Morning,

I as a rate payer and property owner in Bettys Bay hereby voice my opposition to the proposal of the above for the following reasons:

- 1) There are no employment prospects in the area
- 2) The Bettys Bay area has insufficient and unreliable infrastructure to handle such an influx of population.
- 3) The area in question is a floodplain wetland, which will have an adverse effect on the sensitive ecology of the area.
- 4) There will be an increase in crime and protest action due to lack of employment prospects and poor service delivery.

Yours sincerely,
Robert Morrisby.

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R Louw

From: Nick Green <nickann2@mweb.co.za>
Sent: 27 April 2022 10:21
To: R Louw
Subject: Comments on draft IDP 2017/2023

Attn. Municipal Manager

Dear Sir

I wish to comment on , and raise objections to a part of the Draft Integrated Development Plan related to Betty's Bay.

I am a home owner and permanent resident of Betty's Bay and have been since 2014.

The item that I wish to raise objections to, is the proposed new urban development situated north of the R44 in Bettys Bay.

My reasons for opposing this are as follows:

- 1) In its current form ,Betty's Bay is primarily a holiday and retirement village situated in a pristine and valuable area of great natural beauty.
 It is popular due to its tranquillity and natural beauty ,in which a high density residential area would be completely incongruent and ,in my opinion ,seriously degrade the very thing that makes the village what it is.
- 2) There are very few economic opportunities in the area ,which means that poverty is likely to be rife in such a development ,with all the socio-economic problems related to such a development.
- 3) The economic opportunities that do exist ,are largely based on tourism ,the existence of which ,I feel, will be threatened by such a development.
- 4) The area in question ,is uphill from a large ,pristine and sensitive wetland area. The resultant pollution threat to the wetland area due to sewerage spills and the like , would be very high, thus further negatively impacting the area.
- 5) As an UNESCO world heritage site ,such a development risks threatening this status.
- 6) The existing service infrastructure ,in particular water ,sanitation and electricity ,has proved to be woefully inadequate to adequately service the existing population ,with claims that finance to rectify this ,is extremely limited. Such a development would make this situation even worse.
- 7) As indicated in the draft IDP (page 136) The following point is made:
 "Current demand in BB is too small to warrant a low income housing project " which is what this proposed development appears to be.
 Why then is this proposal being made ? It contradicts its own findings.

Due to these points ,I therefore wish my objection, in the strongest possible terms , to this proposal, be recorded.

Yours Truly

Nicholas Green

4192 Aulax street
 Betty's Bay

P.O.Box 439
Betty's Bay
7141

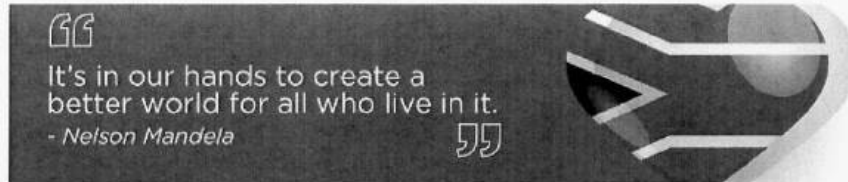
028 272 9048
082 499 3026

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R Louw

From: Christo Champion <ChristoC@cfaoequipment.co.za>
Sent: 27 April 2022 20:54
To: R Louw
Cc: Hanre Blignaut
Subject: Draft amended IDP



We would like to object to the proposed 9Ha development of high density housing in Bettys Bay.

1. According to the IDP 2018-2022/23 the Overstrand Municipality did an audit on housing needs for Bettys Bay and found that the current need is not sufficient to warrant the development of new land. Thus the 9 hectares development is not viable. It is our view that it is both not viable and inappropriate – due to lack of pressure for local housing and land in Betty's Bay.
2. This land is inappropriate for human settlement, unless proven otherwise by a feasibility study, Environmental Impact study and other research. This land was always earmarked as "green belt" or "nature reserve" and thus cannot be earmarked for possible future development.
3. We would like to request that this land be removed from the IDP spatial development/housing plan due to it being unable to be considered for development of human settlement. For as long as it remains in the IDP it will remain a "possibility" which it should not be. This land is part of the Biosphere of Pringle Bay and Rooiels, and it should not be considered for human settlement.

Regards

Christo and Marika Champion

3478 Disa Circle

Bettys Bay.



Switchboard: +27 21 959 8800

Uni-Cape
 Cape Town 25B Junction Street, Tygerberg Business Park, Parow Industria
www.cfaoequipment.co.za
www.unicape.co.za



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R Louw

From: Dean O'Neill
Sent: 29 April 2022 10:57
To: Brendhan Dickerson; R Louw; Hanre Blignaut
Cc: Annelie Rabie; CFO
Subject: RE: Representation regarding Betty'bay West proposal

Dear Mr Dickerson

Receipt of your below input is herewith acknowledged and the content noted for further consideration by council.

Kind Regards

Dean O'Neill
 Municipal Manager | Munisipale Bestuurder | Umphathi Kamasipala
 Overstrand Municipality | Munisipaliteit | Umasipala

T: 028-313-8003 | M: 076-911-6497 | E: mm@overstrand.gov.za

From: Brendhan Dickerson <brendhand@gmail.com>
Sent: Friday, 29 April 2022 07:45
To: Dean O'Neill <mm@overstrand.gov.za>; R Louw <rlouw@overstrand.gov.za>; Hanre Blignaut <hblignaut@overstrand.gov.za>
Subject: Representation regarding Betty'bay West proposal

28.04.2022.

Att:
DGI O'Neill
Municipal Manager,
Overstrand Municipality

R. Louw, Senior Manager, Overstrand Municipality
 H. Blignaut, Overstrand Municipality

From: Brendhan Dickerson
 98 Dsia Circle
 Betty's Bay, 7141

Re: Proposed high-density extension of the urban edge in Betty's bay West.

Dear Mr O'Neill.

I am writing to voice my concerns relating to the proposed rezoning of a 9 hectare block of currently protected wetland between Mooiuitsig and the R44.

As a property owner , paying rates and taxes to the overstrand Municipality, I object to this proposed encroachment on the natural environment of Bettys Bay - the beauty of which is the principle reason why I chose to make my home there.

I further object on the grounds that adding a high density residential node will undermine the delivery of essential services like water and waste removal. Although municipal workers are truly diligent in

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maintaining and delivering these services, their efforts are hampered by long-standing structural problems - which extending the urban edge will not alleviate.

I have been studying the IDP.

What really stands out for me is the marked disparity between the Overstrand Municipality's avowed desire to preserve and protect sensitive ecological areas, and this proposal to annex nine hectares of protected wetland in order to extend the urban edge of the town, despite clear findings contained in the IDP that there is already ample state and private land within the existing urban edge, well in excess of the needs of projected population growth into the 2030s. The need for this extension is therefore questionable.

Indeed, within the existing urban edge are areas of public land more suitable for housing and other community facilities, than the wetland in question, which has a water table just under the surface in summer, and is often flooded in Winter.

As well as containing and regulating the flow of excess water, the wetland is also home to a rich diversity of flora and fauna, some of it endemic to the area. Which is of course why the wetland was zoned as a nature reserve in the first place..

I therefore request that you reconsider and remove this proposal from the IDP

Yours sincerely

Brendhan Dickerson

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R Louw

From: Dean O'Neill
Sent: 02 May 2022 12:09
To: Jan Schaafsma; R Louw; nbignaut@overstrand.gov.za; S Block
Subject: RE: Representation with regard to proposed urban development - Betty's Bay West

Dear Mr Schaafsma

Receipt of your below e-mail is herewith acknowledged and the content noted for further consideration by council.

Kind Regards

Dean O'Neill
 Municipal Manager | Munisipale Bestuurder | Umphathi Kamasipala
 Overstrand Municipality | Munisipaliteit | Umasipala

T: 028-313-8003 | M: 076-911-6497 | E: mm@overstrand.gov.za

From: Jan Schaafsma <jaschaaf@mweb.co.za>
Sent: Tuesday, 26 April 2022 15:04
To: Dean O'Neill <mm@overstrand.gov.za>; R Louw <rlouw@overstrand.gov.za>; nbignaut@overstrand.gov.za
Subject: Representation with regard to proposed urban development - Betty's Bay West

Tuesday 26 April 2022

Dear Mr O'Neill

As the owner of Erf 4643 Betty's Bay I would like to submit the attached document in response to the draft amended Integration Development Plan for 2017/2023 as it relates to future developments in Betty's Bay.

I wrote the document some years ago in reaction to a proposal to expand the Mooiuitsig settlement. At the time it was published in full in the Overstrand Herald. As I was made fully aware of the 2017/2023 IDP only today, pressure of time has prevented me from adapting it to the specific matter at hand. Some facts may therefore no longer be current, and do forgive some unfortunate phrasing, but I strongly believe that the general gist and philosophy is still very relevant. After all, your planning document is called an "Integration" Development Plan, yet it proposes nothing of the sort, but rather a continuation of apartheid-style separation and division.

Furthermore, we cannot ignore the additional factor of the devastating effects of climate change, which makes it imperative to fight for the preservation of any and every bit of nature we have left.

I trust you will give this proper consideration.

With kind regards

Jan Schaafsma
 4643/53 Disa Circle
 PO Box 400
 Betty's Bay 7141

Tel 028 272 9169

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R Louw

From: Dean O'Neill
Sent: 02 May 2022 11:54
To: Bruce Anderson; R Louw; nbignaut@overstrand.gov.za
Subject: RE: Representation with regard to the proposed new urban development - Betty's Bay West

Dear Mr Anderson,

Receipt of your e-mail below is herewith acknowledged and the content noted for further consideration by council.

Kind Regards

Dean O'Neill
 Municipal Manager | Munisipale Bestuurder | Umphathi Kamasipala
 Overstrand Municipality | Munisipaliteit | Umasipala

T: 028-313-8003 | M: 076-911-6497 | E: mm@overstrand.gov.za

From: Bruce Anderson <banderso.bruce@gmail.com>
Sent: Thursday, 28 April 2022 15:04
To: Dean O'Neill <mm@overstrand.gov.za>; R Louw <rlouw@overstrand.gov.za>; nbignaut@overstrand.gov.za
Subject: Representation with regard to the proposed new urban development - Betty's Bay West

To whom it may concern

As the owner of erf 4405 Betty's Bay I would like to take the opportunity to submit a representation in response to the draft amended Integration Development Plan (IDP) for 2017/2023 and related documents with regard to the proposed new urban development - Betty's Bay West.

Apart from being an ecologically irreplaceable part of the Betty's bay ecosystem, this wetland happens to be one of the last refuges of the micro frog (*Microbatrachella capensis*). The frog is currently listed as critically endangered in the red data book. It is endemic to the Cape (i.e. found nowhere else) and is known from only 4 populations, all of which are severely threatened by urbanization. The Betty's Bay population may be the most healthy of these populations and represents perhaps the most important barrier to the frog's extinction. I have been dismayed at how much prime wetland habitat has already been allocated by the municipality to development and I have taken note of wetlands being filled with rubble as houses are built along the lake shore.

Any additional impacts to this fragile part of the Betty's Bay Ecosystem should be avoided at all cost and I strongly oppose all newly proposed developments around these lakes.

Yours sincerely

Prof Bruce Anderson
 Department of Botany & Zoology
 University of Stellenbosch
 Private Bag X1
 Matieland
 7602
 South Africa

Tel: (021) 808 3586

Cell: 072 1136948

<https://bandersobruce.wixsite.com/mysite-1>

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R Louw

From: Hanre Blignaut
Sent: 30 April 2022 21:07
To: Rene Keyser; R Louw
Cc: S Block; D Hendriks
Subject: RE: SDF - R44

Dear Sir / Madam

Receipt of your e-mail is hereby acknowledged.

Regards
 Hanre Blignaut

From: Rene Keyser <renek@novotrans.co.za>
Sent: Friday, April 29, 2022 8:54 PM
To: R Louw <rlouw@overstrand.gov.za>; Hanre Blignaut <hblignaut@overstrand.gov.za>
Subject: SDF - R44

Dear Mr Louw and Mr Blignaut
 Taking the time to still read my email and comment to the proposed are honestly appreciated.

It is with great shock and dismay that this has come under my attention.
 We are new in Sunny seas and has invested millions in Betties bay.

Our decision to invest in Betties comes after living in Gauteng many years, left Gauteng due to the crime and towns falling apart due to mismanagement
 Of rates and taxes, infrastructure not being adequate for the population in various areas.

We have bought property in Jeffreys bay and sadly found the same issues.

You may ask what the actual reason for my concerns is, well exactly the same, Jeffreys bay has been one of the top holiday towns, until low cost housing, informal settles were allowed, in short it was just and still is impossible to accommodate the influx's of foreigners .

Jeffery's bay does not have the infrastructure to house and accommodate the amount of people flocking to these areas.

Please do yourself a favour and visit Jeffreys bay, the town of dreams, has become a nightmare, prostitutes are roaming the streets, and drugs are sold on street corner, the town to which you could go, and enjoy walks on the beach, has become a very dangerous town.

Bettie bay, is and has proven to be one of the best holiday areas in western cape, my concern is that the same will be happening:

You do not have the infrastructure to house the amount of people that will flock to Betties

Crime will go out of control

Shebeens will pop up all over – safety of Betties investors will be put in jeopardy

And one thing is for sure , Betties will go exactly the same way as Jeffries Bay, and surrounding areas, same as Hout Bay

Crime will be out of hand.

Prostitutes will roam the street

Poverty will escalate and investors safety will be put at risk

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There is no work in Betties bay, this will be a disaster, you have already noted the crime has increased in Kleinmond, do you honestly want to put Betties bay and your investors, which is also bringing funds into Kleinmond at risk.

Do you really want your investors to up and go, and put of new investors, from investing money in Betties bay

As investors, which is as new as the 30 odd houses that has been or in the process of being build will come to an immediate still stand.

We have already had word that current investors will up and go, you will lose much need investments in Betties. Property prices will drop significantly

We all moved here, it is safe, we treasure the Biosphere, which will be lost within months.

We can not see that this can even be considered, you will ruin area with beauty, tourist is visiting Betties, with beautiful beaches, top Guesthouses, and Biosphere which is nowhere else to be found.

I trust that my objection and every other objection will be taken heart.

Betties bay is a holiday town, we do not have work, no factories, no industrial area, no shopping centres.

Foreigners, and people from Eastern Cape will flock to Betties, and will cause havoc, Kleinmond already have a huge problem due to the same group that has taken over the entrance to Kleinmond, how many more do you want to allow to flock to Kleinmond and Betties, this will not only add crime in Betties, but will also increase crime in Kleinmond.

You are considering to start a "fire" which you will not be able to control.

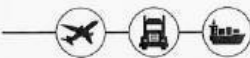
Please note that the 15th, 18th and the 27th of April are public holidays in South Africa.

Kindest regards

RENE KEYSER - CFO

renek@novotrans.co.za | www.novotrans.co.za

Cell: +27 83 377 7327 | Tel: +27 11 392 5930 | Fax: +27 11 392 5940



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R Louw

From: S Block
Sent: 28 April 2022 10:10
To: Bennie Sheppard; R Louw; Hanre Blignaut
Cc: Wayne Jackson; R Louw; Enquiries; Dean O'Neill
Subject: RE: Vert op 1. KONSEP GEWYSIGDE GEÏNTEGREEDE ONTWIKKELINGSPLAN (GOP) VIR 2017/2023 EN VERWANTE DOKUMENTE

Importance: High

Good morning ,

I hereby acknowledge receipt of your email, dated 28 April 2022, regarding the Draft Budget and IDP Amendment for 2022/2023.

All comments and representations will be taken into consideration.

Kind regards

Sylvia Block

Strategic Services
 Directorate: Management Services
 Overstrand Municipality
 T: +27 (0) 28 313 8108 | F: +27 (0) 28 313 8128
 E: sblock@overstrand.gov.za

From: Bennie Sheppard <bennie@noscotek.co.za>
Sent: Thursday, 28 April 2022 10:06
To: R Louw <rlouw@overstrand.gov.za>; Hanre Blignaut <hblignaut@overstrand.gov.za>
Cc: S Block <sblock@overstrand.gov.za>; Wayne Jackson <wayrayjack@gmail.com>
Subject: Vert op 1. KONSEP GEWYSIGDE GEÏNTEGREEDE ONTWIKKELINGSPLAN (GOP) VIR 2017/2023 EN VERWANTE DOKUMENTE

NOT TO BE CONFUSED WITH B.SHEPPARD SNR
 Geagte Me R. Louw en Mnr. H. Blignaut

My naam is **Bennie Sheppard (Junior)**, ID Nommer 9412285239081 en woonagtig te erf 5080, 58 Serruria Singel, Bettie's Bay. My telefoon kontak besonderhede is beskikbaar aan die einde van hierdie epos.

Met verwysing na die volgende:

1. KONSEP GEWYSIGDE GEÏNTEGREEDE ONTWIKKELINGSPLAN (GOP) VIR 2017/2023 EN VERWANTE DOKUMENTE
2. KONSEP WATERDIENSTE ONTWIKKELINGSPLAN (WDOP) VIR 2022/23

Ek neem kennis van die bogenoemde dokumente, asook die vergadering wat plaas gevind het in Kleinmond op Dinsdag 26 April 2022 waar die Burgemeester terugvoer gegee het oor die aangeleentheid rakende Wyk 10 (Betty's Bay) en die seksie spesifiek met betrekking tot die beplanning vir uitbreiding van 9.03 hektaar op bladsy 239 van die verwysde dokument.

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My vertoe is dat u asb die seksie oor Betty's Bay op bladsy 239 moet verwyder, aangesien dit weersprekend is op wat op bladsy 136 van dieselfde dokument gestel word. Op bladsy 136, onder punt 4.1 staan duidelik die volgende: "Betty's Bay: Current demand in Betty's Bay too small to warrant a separate low-income housing project.", dit wys u eie navorsing toon GEEN behoefte aan addisionele erf beplanning in Betty's Bay nie. Dan, op die verwysde bladsy 239 word daar dan grond ge-oormerk juis vir hierdie doel. Die Burgemeester se verduideliking dat hierdie lang termyn beplanning is, wat eers naby 2031 moontlik kan plaasvind weergee geen rede om dit te doen nie, aangesien daar nie 'n nodigheid is vir dit in Betty's Bay nie, verwys bladsy 136.

Verder is my beswaar, dat as die nie verwyder word van die document nie, los dit die moontlikheid van so n bedeeeling oop. Mense gaan dit sien as n geleentheid en kan moontlik hier heen stroom. Indien dit gebeur is hier nie werk vir hulle nie. Dit stel die mense ingevaar van hongersnood en kan lui tot misdade. Ons infrastruktuur kan dit ook nie hanteer nie.

Ek sal waardeur as u bevestiging van hierdie vertoe in skrif kan doen gerig aan myself op epos adres Bennie@noscotek.co.za

Vriendelike Groete,

Bennie Sheppard Business Analyst

Mobile > +27 (0)78 803 2722 Email > bennie@noscotek.co.za Office > +27 (0)11 100 4678 Online > www.noscotek.com

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R Louw

From: Ellie Bubb <ellie_bubb@yahoo.com>
Sent: 28 April 2022 13:51
To: R Louw
Cc: Hanre Blignaut
Subject: Regarding draft amendment IDP

Good day

We strongly disapprove of this draft amendment set out for future development, east of Mooiuitsig which could be prioritize for human settlement. As the Mayor stated, the current spatial development framework is only a guide. This is a guide that would lead us into a problematic direction as we already feel surrounded by human settlements (shacks) surrounding the Overberg. As Grabouw on the N2 also started off as a guide and now is a gigantic shack settlement.

Same with the informal settlement Knofloekraal on the N2 Houwhoek which will soon be as problematic.

The next is Kleinmond!! The shacks been put up right next to the R44 and even more disgusting is the fact that the beautiful mountain is being destroyed by digging into the mountain to erect more shacks. And it seems all of Overberg Municipality is giving a blind eye to this situations.

About 3 years ago OM gave a weak attempt to stop the erecting of shacks and now it seems as if it is part of Kleinmond because each shack is now numbered, which seems like it has a registered plot number.

All this becomes terribly problematic when the people become unhappy with certain issues and start rioting, as we've seen in the past. Traffic must be diverted because roads get blocked and vandalised, which causes rates/taxpayers inconvenience to reach their designation.

We've experienced this with the Grabouw settlement where the N2 gets blocked of for days. The same in Kleinmond.

Now, with this stupid IDP amendment to plan another settlement of 9ha in Bettys Bay, which will create an even bigger problem than Grabouw and Kleinmond.

Anyone involved in this IDP planning had only needed to use one brain cell to think of the economical situation, i.e. job opportunities, Overstrand water infrastructure problems, Eskom electricity problems, transportation, not to mention the riots and the rest of the problems that comes with it. And what about tourism? What will happen to the most, OUR most beautiful scenic route in the world? And we're not over reacting, as we've all experience the excessive growth of informal settlements in the Western Province.

SAD TO SAY DEMOCRATIC ALLIANCE..... YOU ARE LOSING CONTROL.

From a very dissapointed Mr and Mrs B Bubb. Disa Circle, Bettys Bay

Sent from Yahoo Mail on Android

132/140

R Louw

From: Petra Keinhorst <vleilichtstudio@gmail.com>
Sent: 28 April 2022 22:17
To: Dean O'Neill; R Louw; Hanre Blignaut
Subject: Representation to Draft Amended IDP
Attachments: Representation_to_Draft_Amended_IDP.pdf

To the office of the Municipal Manager –

Representation regarding the Amended Integrated Development Plan from 30 March 2022, incl. reference to existing watercourse management.

Dear Mr O'Neill,

I wish to raise my concerned objection to the rezoning of a 9.03ha Critical Biodiversity Area in Betty's Bay West as proposed in the amended IDP from March 2022 on page 240.

One of the stated principles in the Overstrand 2020 MSDF report is the conservation of sensitive natural resources, including inland wetlands (5.4.2). The designated area is a seasonal, and in parts, permanent wetland with numerous small ponds and subsurface streams, hosting quite a number of rare fauna and flora.

I believe this area requires an extensive (independent) Environmental Impact Assessment (EIA) **before** any rezoning. I looked hard but could not find one such document.

As one owner of erf 4661 directly adjacent to the area, I know it well. I have seen seasonal flooding on a small scale and how unsuitable (and uncontrolled) recent building activities have cut off existing natural waterways, leaving new developed plots flooded in winter and endemic vegetation die off in summer. Erosion of ground might become an issue with major flooding in the near future!

The Draft IDP refers to the MSDF report for detail, yet that report does not detail how CBA areas can be preserved and maintained when building activities will alter the wetlands forever. It all sounds very well in descriptive language with many references to more superficial descriptions, often nicely coded, but the reality is - destruction. Go and look at the existing urban edges. The Municipality does not have the resources to oversee a truly sensitive development nor has it yet shown any interest in doing so, if I look at recent developments along Disa Circle.

Who is supposed to benefit from this higher density human settlement? How many buildings or plots does that entail, for whom? According to the MSDF report, as of 2020 half of the erven zoned for residential use in Betty's Bay were vacant. There is no need to rezone a biodiversity area if building development aims at new residents with some money.

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Does the New Urban Development aim at providing dense low cost housing? If so, why does it not mention it? Densified settlements are anything but sensitive to the environment. I would rather favor a sparse development interspersed with natural, endemic landscaping and food gardens that can also be of recreational benefit for people in Mooi-Uitsig. Does the Municipality want this or have the resources for this? The report does not read that way.

The existing Betty's Bay water infrastructure and electricity supply is at times already not sufficient, how does the Municipality want to ensure functional service if it has to accommodate a big swath of 9ha densified housing development?

After careful study of the Draft IDP and referenced documents, I believe the Draft IDP needs substantial rework; it cannot simply re-label existing CBAs.

I also wish to propose an inclusion of alternative energy projects into strategic municipal planning. I was astonished that the IDP document lacks any alternative energy projects as a means to tackle the electricity shortages. Mobile generators (chapter 1, page 16) are eco-unfriendly, costly temporary solutions.

Kind regards,

Petra Keinhorst

Erf 4661, 7141 Betty's Bay

e-mail: veilightstudio@gmail.com

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R Louw

From: Michael Wormald <mikewormald59@gmail.com>
Sent: 27 April 2022 11:08
To: Dean O'Neill
Cc: R Louw; Hanre Blignaut
Subject: Representation with regard to the proposed new urban development - Betty's Bay West

Dear Mr O'Neill

Apologies if this is a double posting. I received an error message on the initial posting.

As the owner of erven 4641 and 4640 Betty's Bay I would like to take the opportunity to submit a representation in response to the draft amended Integration Development Plan (IDP) for 2017/2023 and related documents with regard to the proposed new urban development - Betty's Bay West.

Firstly, the proposed area is a significant wetland which allows water to flow from the lower reaches of the mountain towards Grootvlei. While reference is made to a sensitive development related to the unique biodiversity areas with a significant inner urban wetland system, the feasibility has to be questioned. The high water table makes this area unsuitable for human settlement and undoubtedly there will be some negative environmental impact.

Secondly, there is currently no shortage of existing vacant erven in Betty's Bay and it is unclear as to how, as suggested in the IDP, the development of existing vacant erven could be prioritised.

Thirdly, the infrastructure is lagging even the current rate of development, and so a New Urban Development will put additional strain on the existing infrastructure.

Thanking you for the opportunity to submit a representation.

Regards.

Prof Michael Wormald (Emeritus)
Executive Director APT
082 417 6514
Regards - Mike.

135/140

R Louw

From: Michael Raimondo <michael@greenrenaissance.co.za>
Sent: 28 April 2022 16:21
To: R Louw
Subject: SDF comments

I have tried numerous times to send SDF comments to sdf@overstrand.gov.za - but the email does not work.
 I hope you will incorporate my comments.

> Comments on SDF from Michael Raimondo

>

>

> Page 39 - Mudge Point Marine Protected Area (MPA) is not included on your map - this MPA runs from the Hawston Harbour all the way to Vermont.

>

> Page 193 - 2050 Spatial Proposal for Fisherhaven and Hawston - We are encouraged to note in this diagram that alongside the protected area of Hoek Van De Berg Nature reserve there seems to be green shading noted as CBA - I am assuming this means Conservation Buffer Area - what is very confusing is that despite this buffer area the IDP on page 144 - ERF 527/8 - 12.6 ha - This clearly shows proposed development of the Department of Public Works land Erf 572/8 right up to the border of this protected area - ignoring the ecological corridor or buffer zone. Why is the Spacial Development Framework not working directly with the IDP. Please ensure that ecological buffers are all the way alongside the Protected area of Hoek van de Berg Nature Reserve as well as the overlay's of ecological corridors are respected.

>

> Page 194 - It is mentioned "The extensive detail pertaining to the growth management proposals for Fisherhaven / Hawston, as for all settlements, is presented in the OGMS" - How do we get site of the OGMS I can not find it on your website please send us a link so we can comment.

>

>

> Many thanks,

> Michael Raimondo

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R Louw

From: j <jhfrance47@gmail.com>
Sent: 27 April 2022 08:35
To: R Louw
Subject: Spatial proposal for Betty's Bay West

Dear Ms Louw

I attended the mayor's meeting last night in Kleinmond to understand more about the spatial proposal for Betty's Bay West. We were told that public participation had taken place during the process of attaching the proposal to the Spatial Development Framework. Could you please tell me where and when this happened, or is this another instance where public consultation was, in fact, not done? (I refer to the HWS contract for baboon management as an example of this so-called process.)

I would like to add my objections to the proposal which will destroy yet more of our ecologically sensitive areas. Also, what job opportunities are planned? Currently the unemployed here have to take risks by taking up poaching. Will a larger poverty pocket be created?

We now have a proposal which could or could not happen, forever hanging over us. I hope that this will be reconsidered and removed from the draft and that this administration will not be seen as responsible for destroying what is left of this beautiful biosphere village.

Thank you for your attention.
Sincerely
Jane Hansen



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137/140

R Louw

From: Alison Evans <alisonsnacks@gmail.com>
Sent: 29 April 2022 08:38
To: R Louw

Draft amended IDP

Dear Ms Louw

Please be aware that as a property owner in Pringle Bay, I would object to this based on the following reasoning:

Pringle and surrounds has one of the rarest eco systems and biosphere in the world which should be protected at all costs.

Our infrastructure, particularly the water system is under pressure currently and wouldn't sustain more development.

There is no facility for public transport in our area.

There is currently a shortage of jobs in the area.... more people would equal more unemployment which usually results in increased crime.

There are no shops in the area to support additional people who potentially have no transport.

The area is a wetland and that biosphere should be taken into account.

In light of this, I strongly object to this project.

Thank you for taking the time to read this email.

Regards

Alison Evans
082 650 3690

138/140

R Louw

From: kevin.poulter@infoprop.co.za
Sent: 26 April 2022 19:33
To: R Louw
Cc: Hanre Blignaut; Annelie Rabie
Subject: Ward 10 Objections to IDP

Budget and IDP concerns for Ward10 Hangklip Kleinmond

Lack of budget and planning for the rapid replacement of infrastructure that has been on the agenda for years and raised every year with no response from the municipality.
2020 this was raised with all councillors in the area, Masizole Mngasela and with Municipal manager. A plan for replacement of water pipes and road repairs was requested and promised but to date never delivered. At meetings it was stated that there was budget for these but now there is a lack of budget. This needs to be rectified in this budget.

Budget allocation for roads and water pipes needs to be in this budget with detailed plan for the community.

Betty's bay has no formal business area limited potential of growth and no industrial area and but yet a proposal for high density housing. There is not plan within the IDP to increase the business and employment opportunity within the area.

The proposed development is within a wetland and the municipality rejected the subdivision of 4663 because of the wetland. This proposal needs to be rejected based on the effect on the biodiversity of the area and wetland.

The community is clearly not in support of such a proposal and concerned about the lack of services in the delivery of infrastructure.

Regards

Kevin Poulter
Western Cape Villages
Agent for: Overberg
Cell 082 880 6164
Tel 028 125 0135
Mail kevin.poulter@infoprop.co.za
Web www.infoprop.co.za

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140/140

R Louw

From: Jaco Louw <JLouw@macadams.co.za>
Sent: 28 April 2022 12:49
To: R Louw; Hanre Blignaut
Cc: Charmaine Louw
Subject: Written representation on Integrated Development Plan (2017/2023) & WSDP (2022/23)

Dear Overstrand Municipal Management

As per above notice, the community was asked to make representations before 29 April 2022 with regards to a Higher Density Human Settlement proposal next to the R44 in Bettys Bay, bordering Mooiuitsig.

Please accept and record my Strongest Disproval of such a development

We have seen what such a development looks like in Kleinmond, other than being utterly unsightly, it also causes serious disruption when the locals decide that they are unhappy with one or other action (blocking of roads with burning Tyres / causing injury to law abiding citizens AND tourists / damage to infrastructure / etc).

Do you really want more of this unlawful action???

Especially with only one SAP station serving Kleinmond, Bettys bay, Pringle Bay and Rooiels, they can hardly cope as it is !!

How will such a development impact on property prices in Bettys Bay and surrounds ?

Who will carry the cost of infrastructure ? (I know, ultimately it will be us, the Rate Payer !!)

As a resident and ratepayer living in Pringle Bay enjoying the natural wonders of the area, **I can only urge you not to go ahead with this planned development** and really hope that the local government that we support with our monthly rates payments, take the pleas to heart.

regards

Jaco Louw
 74 Caesar road
 Pringle Bay

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The following is a response to the comments that were received by the public:

In terms of the Municipal Systems Act, Act 32 of 2000, an SDF needs to be revised every 5 years. Overstrand Spatial Development Framework was reviewed and adopted in May 2020. The reviewed status of the SDF is for financial year 2020/2021 and continues to 2024/2025. The Spatial Development Framework as currently referred to in the SDP 2022/2023 is not being amended or reviewed and stands as have been adopted in May 2020. Hereafter is a summary of comment received and response thereon.

POINTS OF COMMENT:	RESPONSE:
<p>The environmental issues raised by the public:</p> <ol style="list-style-type: none"> 1. The environmental impact regarding the proposed development in Betty's Bay is of a huge concern as this area is considered to be a wetland area. No environmental impact assessment was done to identify the various impacts that affected and the damage that it would have on the existing biodiversity (including fauna and flora). (Part of the protected Kogelberg Biosphere). 2. The property is also of environmental concern as mentioned by the public and was also not taken into consideration by the municipality. 3. The RDP housing (such as in Kleinmond) is damaging the conservation area. 4. Environmental values will decline, and poaching gangs will increase. 5. Mudge Point Marine Protected Area is not included on your map. 6. The SDP and IDP do not work directly with each other in terms of proposed developments and protected areas (CBA). 	<ol style="list-style-type: none"> 1. Any development in the area is subject to an Environmental Impact Assessment and rezoning and subdivision applications. 2. The environmental impacts will be addressed during the Environmental Impact Assessment. No development will take place before assessments have been done. 3. It is proposed that the development integrates with the existing town. 4. The statement that Environmental values will decline, and poaching will increase is purely speculation. 5. This comment is noted. 6. The SDF, although part of the IDP, is an independent document stipulating the spatial realities.

<p>7. Please ensure that ecological buffers are all the way alongside the Protected Areas as well as the overlays of the ecological corridors.</p> <p>8. SPLUMA principles requiring that the SDF must indicate how sprawl will be curbed. It also requires the SDF to indicate how the use and innovation of green technology, alternative forms of energy and infrastructure will be optimised.</p> <p>9. SDF lacks indicating a map of the density and species of alien invasive in Kogelberg portion and OM owned land.</p> <p>10. Due to the area being mostly wetland, the area is prone to seasonal flooding.</p>	<p>7. A CBA is indicated alongside the Protected areas.</p> <p>8. Any development should strive to intensify and condense its urban footprint. The proposed serves to achieve this. Urban extension regarding innovation and green technology is already addressed in the application process.</p> <p>9. This comment is noted.</p> <p>10. This development is subject to an EIA and town planning application. The area affected will be determined during the detailed EIA process.</p>
<p>The concern of the current infrastructure capacity.</p> <p>11. Betty's Bay current infrastructure is not up to standard in terms of water, electricity, sewage as well as the road impact regarding the road network (specifically the Disa circle area).</p> <p>12. The current infrastructure capacity cannot cope with the existing demand and the proposed development would only increase the capacity needed for the area.</p>	<p>11. Any new development to take place have to pride for bulk infrastructure and own internal infrastructure.</p> <p>12. As above the requirement will be addressed during the Environmental Impact and Town Planning phase. One must remember that an SDF does not give rights or take rights away and serves as a strategic document.</p>
<p>The concern that the proposed development does not fit into the area and that it is not needed.</p> <p>13. Betty's Bay population is not growing and there is no need for more housing.</p>	<p>13. The Betty's Bay population is growing.</p>

<p>14. Bringing backyard dwellers to the area.</p> <p>15. There are no opportunities for the targeted people that would live in the proposed development and will result in a life of crime to support their families.</p> <p>16. There are no clinics, shops, education facilities and public transport networks.</p> <p>17. This development encourages the migration of people to a place where there are no opportunities.</p> <p>18. The property values and investments already made into the area will reduce in value.</p> <p>19. The Betty's Bay, Pringle Bay and Rooiels area have no potential for sustained economic growth.</p> <p>20. With riots, the R44 will be cut-off from Pringle Bay to Kleinmond and will exclude Betty's Bay.</p>	<p>14. The idea is not to bring backyard dwellers to the area but to address the demand for housing as and when it exists.</p> <p>15. This statement is unfounded.</p> <p>16. There is programs and operations to transport people to the facility. Facilities will also be developed as of when the population figures warrant it. Provision for Mixed-Use developments are planned.</p> <p>17. People do not only migrate after residential developments. People migrate to areas where they believe to be opportunities for a better life.</p> <p>18. This is speculation. Property values is only one of the factors that needs to be taken into account with a new development.</p> <p>19. The three (3) towns do have economic growth potential which will increase as development of existing erven takes place</p> <p>20. This comment is noted.</p>
<p>It proposed that the development should be relocated to a more suitable area that has the facilities and capacity for the proposed development.</p> <p>21. The Overstrand area will receive R211 million for the development of human settlements from the Western Cape Government. However, there is a R6 million that is earmarked for the purchase of land by Afdakrivier which could help to achieve this new town-concept with supporting facilities.</p>	<p>21. The new town concept does not replace the needs and demands of individual towns.</p>

22. Chapter 10 of OGMS – Amendment request / Replace with: "No new urban development is proposed for Rooiels and the development of the existing vacant even are prioritised."	22. This comment is redundant as the OGMS chapter 10 already confirms this point.
23. The Betty's Bay area is considered to be a retirement / holiday town and the proposed development for low-cost housing is out of character for the area.	23. Housing for people in the lower income bracket does not exist in the area. There are also people working in the area that stay in other towns. It is a strategic direction to allow people to work, play and stay in the same area to reduce dependence on transport.
24. The Betty's Bay proposed development is clearly a 'no go' area. It falls within the Buffer area of Kogelberg Biosphere Reserve, classified as a threatened ecosystem and is critically endangered. Due the excessive amount of vacant residential land available (no residential developments will be required by 2031).	24. This area is earmarked in the SDF Review (2020) as urban expansion area. Any new development is subject to EIA and Town planning applications.
25. Kleinmond map does not indicate proposed housing developments, however Kleinmond boasts of a substantial housing project. This should be amended.	25. The Kleinmond Housing investigation document was adopted by council and serves to inform the SDF and the 5-year housing plan.
26. When did the public participation take place and will the proposed development be subject to public participation again before the development thereof occurs? The public participation period was too short and did not give the public enough time to comment on the proposed development.	26. The public participation took place during the draft of the 2020/2021 SDF. However, development proposed is still subject to an Environmental Impact Assessment and Town Planning applications. These two processes do entail full public participation to be undertaken.
27. What is meant by higher residential development?	27. The densities foreseen in the area is densities in line the with current Mooltuisig neighbourhood. The density however depends on the Environmental Impact Assessment and the Town Planning applications that needs to be undertaken.

<p>28. The various document quality could not be found or had a bad quality (IDP, OGMS & SDF).</p>	<p>28. The documents are available in its individual formats. The Spatial Development Framework 2020 (SDF), Overstrand Municipal Spatial Growth Management Strategy 2010 (OGMS) and Integrated Development Plan 2014 (IDP) is located on the external website in the following sub-folders/links:</p> <ul style="list-style-type: none"> a. Documents <ul style="list-style-type: none"> i. Town & Spatial Planning 1. Strategic Documents
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