

September
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Bulletin

Official newsletter of the Overstrand Municipality

SHAPING THE HOUSING PLAN UPGRADE OF ZWELIHLE INFORMAL SETTLEMENTS HIGHEST PRIORITY

Upgrading of informal settlements in Zwelihle will enjoy the highest priority in the Five-year Housing Strategy and Programme that Overstrand Municipality is currently busy preparing as part of its Integrated Development Plan.

The three ward committees of Hermanus and Zwelihle were briefed about the strategy at their meetings last month and responded with constructive inputs and appreciation. Further consultations with the ward committees and other role-players will be conducted.

Overstrand Mayor Theo Beyleveldt gave the assurance that development on the land adjacent to Swartdam Road and in three other areas to the east of Zwelihle will be afforded highest priority and that a social compact will soon be established.

According to the Mayor this development is a direct result of the sale of Schulphoek, which ended the RABCAV contract and released land for housing projects.

To accommodate the great need for housing, a higher density type of development will be needed, and illustrations as to what this could look like were also presented to the ward committees.

Finances for these projects come from different sources, such as the Provincial Housing Funds, the National Housing Finance Corporation (NHFC) and ordinary banks, but the municipality will contribute between 15 and 20 per cent of the project costs in the form of land, electricity and bulk services, Mr Beyleveldt said.

In the case of the Zwelihle development, these municipal contributions are estimated to amount to between R15 and R20 million. And to cover these costs, the municipality will resort to employing its Capital Replacement Reserve Fund, into which the yield of property development projects, such as the Schulphoek Development, goes.

Currently, Overstrand's informal settlements comprise a total of 3 142 housing units. Of these, 1 159 units fall within seven Zwelihle areas, namely Tsepe-Tsepe, Spunzana, Asazani, Mandela Park, Transit Camp, New Camp and the Serviced Sites. The remainder is distributed as follows: 786 units in Overhills, Kleinmond; 104 at Die Kop, Stanford; and 1 093 in Gansbaai's informal settlements.

As of May this year, applicants on the housing waiting list in the Hermanus area alone totalled 4 523 applicants, of which 4 372 fall in the monthly income bracket of less than R3 500.

According to Mr Beyleveldt, Overstrand Municipality's housing strategy is based on the National Housing Code. Furthermore, the municipality fully intends to conform with the province's plan to create integrated human settlements whilst simultaneously taking cognisance of its own Growth Management Plan.

The National Housing Code promotes an integrated residential programme which aims to facilitate the development of integrated human settlements in well-located areas affording convenient access to urban amenities, including places of employment. A variety of land uses will be catered for, with the inclusion of residential stands for low-, middle- and high-income groups, while non-residential stands to accommodate police stations, schools and clinics, business and commercial buildings, churches, crèches/nursery schools, parks and community facilities are also provided for.

Although the upgrading of informal settlements enjoys the highest priority since it offers a high return in terms of improved living conditions and secured tenure and basic services, sites must be fully serviced before finance can be obtained from government.



PROPOSED HOUSING PROJECT IN ZWELIHLE

TENANTS' OVERDUE ACCOUNTS TO BE TREATED IN THIS MANNER

Property owners who are letting homes or flats should take note that if a tenant's services account should fall into arrears, such an account will be closed and the charges for municipal services will be transferred to the owner's account.

The onus, therefore, is on the owner to see to it that the tenant meets his/her liabilities to the municipality and makes alternative arrangements with the municipality should financial difficulties crop up.

This measure is in line with the municipality's Customer Service, Credit Control and Debt Collection Policy which is aimed at facilitating payment for services rendered in a proactive and responsible manner and to ensure good cooperation between the customer and the municipality. If you would like to learn more about the policy, you are welcome to visit the website www.overstrand.gov.za and look under "Policies".

Remember, municipal accounts must be settled by the 20th of each month.

VEXATIOUSNESS BEHIND THE RABCAV DEVELOPMENT CONTROVERSY

The latest media controversy around the Schulphoek transaction and the Fernkloof Estate financials must be seen as an effort by the Hermanus Rate Payers' Association (HRA) and other individuals to try and discredit the municipality for unknown reasons, but political aspirations and ulterior motives may play a role.

Overstrand Municipality appreciates the watchdog role of community organisations and is willing to account fully for its actions in public, as is evident from its participation in the debate in the media.

When the debate reached its fulcrum in the local newspaper and the municipality withstood the storm unscathed, the vexatious persons behind the story (who seems to be the same as those who, as GHEAC, opposed projects like the CBD relief road and the station site development) got the HRA to write a letter to the Western Cape MEC for Local Government and Development Planning to request an intervention in this matter. This, of course, provided a news angle for the story and reopened the debate.

The accusations are, amongst others:

- that the provisions of the Municipal Finance Management Act, Overstrand Municipality's Asset Management Policy and the Access to Information Act were not complied with by the municipality;
- that the Schulphoek transaction is illegal in terms of the National Environmental Management Act and the Integrated Coastal Zone Management Act; and
- that Overstrand Municipality has failed and refused to render proper accounts regarding the Fernkloof Estate development.

These allegations have been fully answered in the media and the municipality will once again give its full cooperation to the MEC's office to settle the matter.

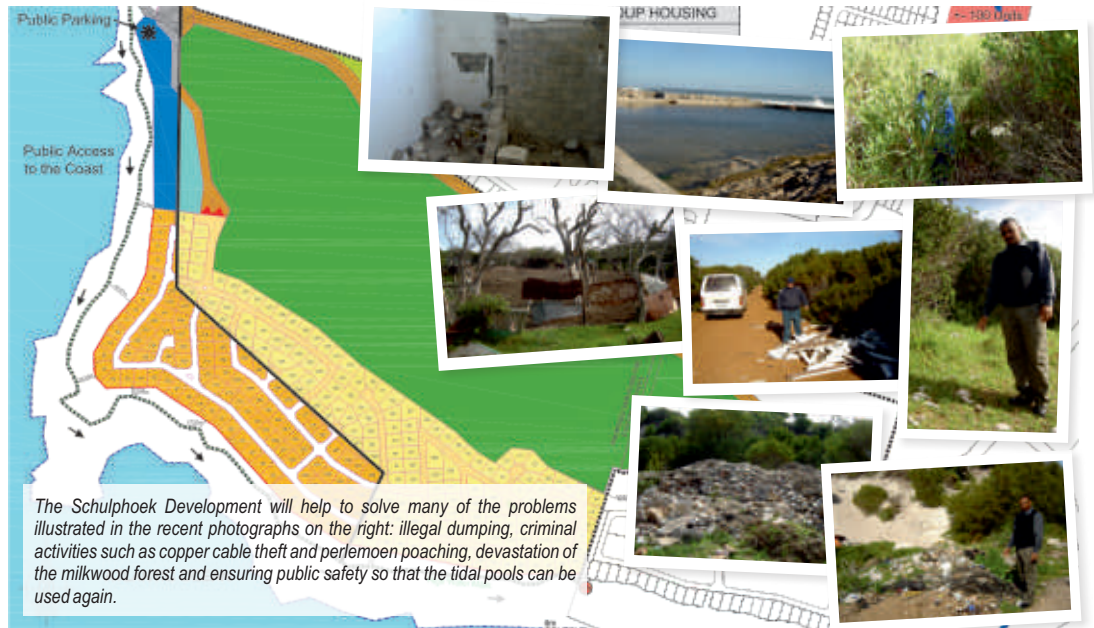
Because these developments evolved over an extended period (1999 to 2010) and are practically impossible to discuss in finer detail in the media, the Chairperson of the HRA was invited by the Mayor, Mr Theo Beyleveldt, for direct discussions. This offer was refused, and communication with the HRA was further restricted by a request from the Chairperson that all future communication regarding the matter must be in writing.

However, Overstrand Municipality wishes to assure its ratepayers that all the property development projects undertaken in terms of the RABCAV Development Facilitation Agreement were conducted in a proper and accountable manner and, furthermore, resulted in superior returns and delivered many other positive spinoffs for the municipality.

"This was reflected in our newsletters and other communications over the years as we have continuously strived towards giving quality information to our ratepayers, and I believe that they will have the insight to be able to see right through the current disinformation campaign," Mr Beyleveldt said.

In short, the facts can be summarised as follows:

- The Schulphoek deal was closed with the Council resolution of January 2010 after many years of negotiation, which included



The Schulphoek Development will help to solve many of the problems illustrated in the recent photographs on the right: illegal dumping, criminal activities such as copper cable theft and perlemoen poaching, devastation of the milkwood forest and ensuring public safety so that the tidal pools can be used again.

community participation. The value of the land (R29 million) was determined by professional valuers, and this is reflected in the final deal. In addition, this transaction will have great economic and community value, as explained in previous reports. It is noted that those objecting now did not participate at all when they had the opportunity to do so. It is a done deal, and the transfer has already been completed.

- Agreements reached between the affected communities and the developer will be enforced by the municipality and in certain cases were already effected.
- On the issue of the Development Facilitation Agreement between Overstrand Municipality and RABCAV, the following: This was signed in December 1999 by the Hermanus Municipality after a comprehensive public call for submission of proposals for the purchase and development of certain land owned by the municipality. The RABCAV proposal was adjudicated as the most favourable and offered the greatest benefits to the municipality.
- With regard to the Fernkloof Estate development, the municipality received R18 million in cash for its land as well as R35 million in cash proceeds, of which R5 million was used to fund the cost of increasing the size of the water reservoir beyond the requirements of the development. The municipality's net cash proceeds received from the development therefore totalled R53 million – all of this against zero cost and no risk to the municipality. In addition, the municipality inherited bulk infrastructure with a capital cost of R41 750 000. If the property had merely been sold and transferred to the highest bidder, the municipality would have only received market value for the land (R18 million) as valued by an independent valuer.

- RABCAV was required to fund the entire Fernkloof Estate development and take on all risks associated with it over a 10-

year development period. They provided the development expertise and resources and managed all aspects of the development. For this, they were entitled to a facilitation fee based on a predetermined formula as well as a project management fee and commission on the sale of the properties. The total fee paid to RABCAV was R42 million and needs to be looked at in terms of their costs, time, resources, expertise/ intellectual capital and financial risk. In addition, they were paid R25 million in commissions and project management fees out of which third-party marketing and sales agents as well as a project management team were paid.

- RABCAV reported to an executive committee during the development period. Although the municipality has access to RABCAV's accounts, and is satisfied that the development costs are legitimate and in accordance with the facilitation agreement, RABCAV is required to provide final audited financial statements to the municipality and these documents will be in the public domain.
- The Facilitation Agreement with RABCAV would have continued for several years to come and involved a number of development sites. Due to public opposition, the municipality increasingly found itself in a difficult position, between its partner on the one hand and the ratepayers on the other. As its primary responsibility is to its ratepayers, the municipality entered into negotiations with RABCAV with the objective of terminating its ongoing relationship as a development partner. The result of this negotiation was to sell the Schulphoek land on which RABCAV had pre-emptive rights to RABCAV at market value, bearing in mind that it has no bulk services, and for RABCAV to give up its rights to develop further properties in partnership with the municipality.
- All Council aspects and general pre-

scripts pertaining to the sale of municipal land have been met in the process. The portion that has been sold is valued with the required infrastructure at R23,2 million and for this Council received R5,3 million in cash and firm commitments for infrastructure development of R17,5 million at the cost of the developer and development contributions of R1 million. Infrastructure also entails the completion of Schulphoek Boulevard, which will provide an alternative access road to Hermanus, but not the internal services to be provided by the developer.

- In addition, bulk levy contributions, amounting to R20m at current tariffs will flow into council coffers.
- Furthermore, the transaction holds great economic and community benefits. The municipality retains ownership of a business premises to the value of R5,7 million which will be utilised for economic and development opportunities. The milkwood forest will be cleaned up and safely conserved as an open area at the cost of the future home owners' association. The community will retain access to the shoreline, albeit in a much safer manner as a result of the development. Land will also be released for low-cost and social housing in Zwelihle, and a new clinic will be built for the communities of Zwelihle and Mount Pleasant on this land.
- A comprehensive public participation process was already undertaken before 2005 when a Record of Decision on the Schulphoek Development was issued by the Western Cape Provincial Administration. A single appeal held up the process for two years after which a new Record of Decision was issued. This was done before the Integrated Coastal Zone Management Act came into effect.

If there are still any questions or uncertainties contact Communication Manager Fanie Krige at 028 313 8043. Documentation is available for scrutiny at his office.

MANDELA DAY MET WITH ENTHUSIASM IN OVERSTRAND

In Overstrand, the concept of Mandela Day was met with great enthusiasm, and on Friday 16 July 2010 the municipality joined forces with community organisations to improve the quality of life for the less fortunate by undertaking small projects in each of the wards.

This laid a solid foundation for the future, and next year greater things can be expected, said Mayor Theo Beyeleveldt. There are even calls to undertake a similar day just before the summer holidays!

Mandela Day was instituted by the United Nations as an international day for humanitarian action. Everyone was called upon to spend at least 67 minutes – one minute for each year of his life Madiba devoted to the promotion of social justice, equality and the protection of human rights – to do something good for the community.

In Overstrand, Mr Beyeleveldt and his office delivered the annual charity donation of much-needed equipment to Sinothando, Ikhayalabantwana and Mandela crèches in Zwelihle as well as the Rotary Way crèche in Mount Pleasant. In total, 82 institutions of which 67 are crèches have benefitted from the project, which was financed from savings on the Mayor's social projects in the 2009/10 financial year. This project is already in its fifth year, and the total value over the five years amounted to more than a million rand. It is estimated that the project had an impact on 2 700 children's lives, even though old age homes, care centres and youth centres shared in the bounty too.

Other projects included:

- the repair and repainting of play park equipment in the communities of Blompark and Masakhane (Ward 1);
- a clean-up in Buffeljagsbaai, the repainting and repair of play park equipment in Eluxolweni and assistance with the removal of garden waste and rubble in the low-cost housing areas of Gansbaai and Beverly Hills (Ward 2);
- a facelift for the Trauma Room at the Stanford Police Station, pruning of trees in the Badenhorst Development and filling up and levelling of the Food 4 Thought play park (Ward 3);
- an exercise to rid the cliff path between Kwaaiwater and Mossel River of weeds and sand, and another one to upgrade a new play park in Mount Pleasant by planting trees and filling up of water-logged patches (Ward 4);
- a drive to plant Cape Ash and Water Berry trees in the vicinity of the Zwelihle Community Hall (Wards 5 and 6);
- an attempt to clear a section of the coastal path in Vermont (Ward 7);
- several clean-up projects at the entrance to Fisherhaven from the R43 and around Hawston Secondary School (Ward 8);
- several clean-up projects at the Kleinmond Main Beach and in the harbour area (Ward 9); and
- a special hack session for the eradication of alien vegetation in Betty's Bay (Ward 10).



Rotary Way, Mount Pleasant



Stanford



Gansbaai



Cliff Path



Sinothando, Zwelihle



Cutting the ribbon: from the left Soli Madikane, Mayor Theo Beyeleveldt and Deputy Mayor Pieter Scholtz

TAXI RANK NOW A HUB

The upgraded Hlobo Street taxi rank in central Zwelihle was opened by the Mayor, Mr Theo Beyeleveldt, on Thursday 29 August.

The rank was turned from a rather derelict feature into a proper functioning, vibrant hub of the oldest township in Overstrand. New car washing and maintenance facilities for taxis, public toilets, offices and seven single and five double stalls for traders have been erected.

The upgrade includes the landscaping and beautification of the area with the help of local resident Ivan Vokwana, who has already made a name for himself as a person with "green fingers". Traffic-calming measures

are introduced for the safety of pedestrians, while numerous bollards in mosaic style are strategically placed. Businesses are welcome to "buy" these for advertising space.

The cost of the development amounted to R2,6 million.

Traders were screened by the LED department, after which the Red Door - a provincial government initiative that promotes entrepreneurship - provided invaluable assistance in business management. To ensure that the facility is well managed, maintained and secured, a joint effort between the municipality and the traders will be pursued.

INDUSTRIOUS WOMEN HONoured

On Monday, 9 August, five women who in diverse ways are making a difference in Overstrand communities have been honoured by the Mayoress, Mrs Marianné Beyeleveldt, at this year's Women's Day Breakfast in Hermanus.

This breakfast coincided with the Kalfieffees, and lustre was added by way of a guest speaker, guest artists, a table-laying competition and lots of lucky-draw prizes.

The National Defence Force's chaplain general, Rev Marius Cornelissen, encouraged the women not to linger in the past but to move towards the future by tackling the challenges and finding solutions to problems.

Overstrand's Women of the Year for 2010 are prime examples in this regard.

Sara Niemand from Buffeljags Bay, already renowned as a champion in the fishing industry, took the initiative with a project to create jobs for women in her community.

Now, seafood products are cooked, preserved and sold. Where skills are lacking, courses are offered to ensure the women are better equipped.

Rina Louw is the manager of Hermanus Child and Family Welfare but realised that she will have to operate outside her job description if she is to make a difference in the lives of Zwelihle's underprivileged and, particularly, those of toddlers and children. This resulted in pioneering work in the area of foster care and the creation of a network of child minders.

In Kleinmond, Alice van Rooyen established a ministration action, *Hande-van-Deernis*, to provide the needy with food. Now, the destitute are served a bowl of soup from a soup kitchen on a daily basis with just about every church lending a hand.

Adele Levitan, who resides in Onrus, used her position as chair of the Animal Welfare Society to revolutionise the way the society runs



Overstrand's nimble women for 2010 are from the left Sara Niemand, Alice van Rooyen, Marianné Beyeleveldt, Adele Levitan, Ntombi Jacobs and Rina Louw.

its facilities. The kennels have been upgraded and are currently in an excellent condition.

Ntombi Jacobs from Stanford took her passion for children one step further by continuing her studies and applying her newly acquired knowledge. Her facility offers care, safety and family involvement for preschool-

ers, and she intends to extend this in the near future to also cater for the handicapped.

Niël Rademan's songs and personality encouraged the women to also appreciate the men in their lives. The best-table award went to that of Annette Theron assisted by Mariki Chin and Isabella Niehaus.

MANY EXPECTED FOR WHALE FESTIVAL

The 19th Hermanus Whale Festival will take place from 24 to 28 September this year, and already local accommodation establishments are filling up at a rapid rate. A Malaysian tour group of 42 and a group of 20 members of a Pretoria sports car club are among those who will be here. Last year's estimates show that of the 100 000 visitors, 8 900 were from foreign countries.

Positioned as an enviro-arts festival, the 2010 organisers are delivering a fun-filled programme for the whole family. This year sees a portion of the festival moving away from Market Square to the Hemel & Aarde Village (just off the R43 as you enter Hermanus). This change was necessary due to severe limitations in terms of available space.

Apart from being a venue with a real Village feel, great restaurants, three wineries, art galleries and much more, the SAB Music Marquee will be situated there with free music throughout the day, a beer garden, food stalls and a full amusement park for both the little ones and adults.

At a ticket price of R80 and kicking off at 19:00, three evening shows will feature the following artists:

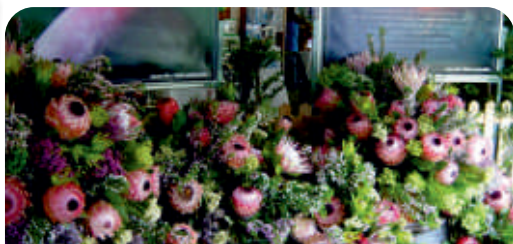
- **On Friday 24 September:** Andre & Tiaan, Sterling EQ and Amor Vittone;
- **On Saturday 25 September:** Karen K, Fredi Nest and Gift Gwe; and
- **On Sunday 26 September:** UNISON, Dillon Lerm and Emo Adams.

Hermanuspietersfontein Wines will host the Overberg Wine Festival on the Saturday from 17:00. The kids' morning market will take place in the main marquee on the Saturday from 08:00 to 12:00, and visitors can also visit the Hermanuspietersfontein Saturday morning market.

On the sports side, this venue will be the start and finish point for the Whale Festival MTB Experience planned over three days.



Emo Adams



FLORAL HIGHLIGHT FOR TOWN

Fernkloof Nature Reserve will be the venue for the annual Hermanus Flower and Eco Fair presented from 30 September to 3 October by the Hermanus Botanical Society and the Overstrand Conservation Foundation (OCF).

Once again, it will be the floral highlight on the Hermanus calendar, with breath-taking floral displays designed by Chelsea award winner David Davidson and a showcase with hundreds of named specimens to study from close-by.

The OCF's sustainable lifestyle exhibit will include 'green' building design and products, hi-tech alternative energy and non-renewable resource-saving items, simple ways of making our lifestyles more sustainable and indigenous gardening for animal habitats. Organically produced and sustainably harvested goodies will be for sale while the youth

and young at heart can look forward to loads of activities, such as live animals, competitions and ongoing fun DVD screenings.

The OCF will also showcase their Eco-Schools programme. This environmental educational programme is one of the most important areas of activity in the OCF's portfolio. It is crucial that young people understand the importance of the environment and the eco-system services it provides, so that treading lightly on this earth becomes a way of life.

The Saturday programme includes the annual Whales and Wheels Vintage Car show at the Hermanus Primary School. A Vintage Car parade will go through the town at 10:00, accompanied by the Omega Brass Ensemble - a project to keep the youth off the streets and away from drugs and crime in Mitchell's Plain.

The ever popular Whale Half Marathon and Fun Walk will take place on Saturday from the Hermanus High School. We welcome all visitors to our beautiful town and hope that they have a great time.

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MORAL STANDARDS INITIATIVE

CARING

Society focuses mainly on achievement, excellence and financial prosperity, and many decisions are based on the motive of personal gain rather than on the philosophy of *I want what is best for YOU*.

But that is exactly what is meant by CARING. Caring is not an emotion: It is a disposition which manifests in action. Practised sincerely and continuously, it becomes a way of life. In ethical terms, the so-called Golden Rule embodies the principle of caring: *Do to others what you would have them do to you*. In numerous philosophies and in all the major religious traditions, caring is considered as among the greatest of virtues.

A caring heart, writes a seventh-century mystic, St. Isaac the Syrian, "burns with love for the whole of creation - for human beings, for birds and beasts, for all of God's creatures". Caring for somebody means to take away or relieve pain or prevent harm from being done to that person.

During the past winter, the Overstrand community demonstrated this virtue by donating food, clothing and blankets to those exposed to the harshness of the elements. People have given of their time, money and of themselves and have supported various projects and programmes in order to address the hardship of their fellow-men.

In addition to the element of care, we must recognise the importance of commu-

nity. During the 2010 Soccer World Cup, a yet unfamiliar sense of togetherness has developed in South African communities: Insurmountable differences have been replaced by shared enthusiasm and a common sense of pride, passion and care.

Caring does not refer to human beings only but also includes the environment - natural resources, animals, trees, birds and fishes. By extending our care to the entire environment, we preserve the ecosystem, combat the effects of global warming and protect our natural resources against irreversible damage. These endeavours will demonstrate to future generations that we wanted what is best for THEM.

As a nation, we have recently proven that we do have the capacity to overcome obstacles and to challenge our limitations. As an Overstrand community, we have the unique opportunity of becoming renowned for modelling the principle of CARING... for positively impacting the lives of our citizens as well as visitors, and for fostering a value-driven culture.

To achieve this, what will it take from you?

- Ronel Mostert



TWO BLONDES ON PIANOS



On Friday, 17 September OAK will host a classical medley on two pianos by the everpopular TWO BLONDES: Zorada Temmingh and Elna van der Merwe. The concert will be held in the Auditorium and commence at 19:00. Book early to avoid disappointment at BELLINI on 028 314 4988. Contact René du Plooy on 082 940 4238 for further enquiries.

VERKIES U DIÉ NUUSBRIEF IN 'N ANDER AMPTELIKE TAAL?
SMS u rekeningnommer met A vir Afrikaans na **082 338 1631**

UNGATHANDA LENCWADI YESAZISO-NDABA IBHALWE NGOLUNYE ULWIMI? Thumela i-SMS enenombolo ye-akhawunti yakho kunye no X omele isi Xhosa kule nombolo **082 338 1631**

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