



HOME OWNERS ASSOCIATION

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7 October 2022

Dear Owners and Residents,

COMMUNICATION TO OWNERS AND RESIDENTS – 7 OCTOBER 2022

1. Application to increase house sizes

We would like to give feedback to residents regarding the status of our application to the municipality for the relaxation of the zoning condition restricting the total floor area of houses on the reserve to 250m².

We have been informed by our instructed town planner, Mr Deon Nel, that the time period for comments has closed and that no further comments were received other than the response from the Western Cape Department of Environment and Planning which was not supportive of our application. Our consultant is now required to prepare a response to the Department's submission, for consideration by the municipality. Mr Nel, has proposed that a meeting be held between him, the municipality, and the Department in an attempt to resolve the concerns expressed by the Department. We were further informed that the Department has recently appointed a new head who may be more supportive of our cause. It is believed that the municipality, although the decision-making authority in the application, would be more readily disposed to approve our application with the support of the Department. Accordingly, the Executive Committee has instructed Mr Nel to continue with his endeavours to arrange a meeting between the relevant role players, some of whom are unfortunately currently on leave and unavailable.

We are mindful of the time that this application takes to be finalised, but we believe that it is a matter of the utmost importance for the development of our reserve and, as such, we should give ourselves the best possible chance of success.

2. 2022 Annual General Meeting

At a recent Exco meeting, it was resolved that the 2022 Annual General Meeting will be held fully electronically. It is believed that this enhances the opportunities for more residents to participate. We will make the details of the meeting known in a formal notice closer to the time.

In this regard, we will also schedule a further informal electronic meeting of residents before the AGM, to give residents a further opportunity to engage with the estate manager, the Exco and each other. The purpose of these meetings is to create a more informal platform to share information and discuss matters of common interest, thereby reducing the time spent at the AGM to the constitutional formalities.

Home Owners Association Executive Committee Members

Jaco Lötter(Chairperson), Raoul Hodges(Finance) , Frans van der Pol (Aesthetics, Architectural Guidelines)
Mark Bowden (Environmental, Fire Control, Security), Markus Killian (Estate Maintenance)

3. Boreholes

The Exco has also recently considered aspects relating to boreholes on the reserve, not only for individual owners, but also for the purpose of establishing an alternative source of water for the reserve in the event of prolonged interruptions of the municipal water supply. The Aesthetic Committee has prepared guidelines for the application by individual residents for boreholes, which guidelines are attached hereto for consideration and comment. The Exco further requested a team to investigate the availability of viable, sustainable water sources on the reserve, as well as the costs of incorporating such sources in our existing water infrastructure.

4. Sewer system

The increasing scheduled and unplanned electricity interruptions has prompted the Exco to consider the impact of these interruptions on the functioning of our sewer system. A team is currently investigating the acquisition of suitable alternatives for this purpose and ways to effectively incorporate this into our existing infrastructure in order to ensure the continued functioning of our sewer system. Residents are reminded that our sewer infrastructure is not a municipal installation and is in all respects the responsibility of the Homeowners Association.

As always, we welcome any constructive suggestions or assistance in these matters.

Kind regards,



THE EXECUTIVE COMMITTEE
NAUTILUS BAY COASTAL RESERVE
Per: PJ Lötter (Chairman)