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Water security at Evergreen villages

Dear Evergreen Resident,

DAY ZERO is currently projected as 12 April 2018, or sooner, if the rains stay away and the citizens of Cape Town do not radically reduce their water consumption. We must therefore expect the worst and plan accordingly. The only way we will be able to survive this crisis is if every member of our Evergreen family - management, staff and residents - work together to reduce consumption and harness alternative water sources. This communication is intended to focus our minds on both conservation and production of potable water.

ACTION 1: REDUCE CONSUMPTION RADICALLY

With the exception of Evergreen at Lake Michelle, all our villages have been consuming considerably more than the 87 litres per person per day, as required under Level 6 restrictions.

Yesterday Derek Drew wrote to all residents of our Western Cape villages who have consumed in excess of 87 litres per person per day over the last month. We ask that you reduce consumption immediately, in line with the Level 6b restriction of 50 litres per person per day. The message from the City is clear: reduce consumption to 50 litres per person per day or face steep fines and punitive tariffs.

This week we have also stopped irrigating lawns and gardens with our borehole water to conserve this for domestic use. I can also confirm the following actions with regard to reducing consumption at Evergreen villages:

1. No irrigation of lawns and gardens or washing of cars with municipal or borehole water. This applies to all residents, as well as Evergreen staff working in common areas.
2. Residents to reduce consumption of municipal water to less than 50 litres per person per day for 150 days, as required by the City's Level 6b water restrictions. Consumption will be monitored and offending residents called out.
3. Village management will be implementing steps to reduce water consumption in all common areas.
4. We will publish average consumption per person per village at the end of each month (housing units and common area consumption) so that villages can be compared to each other.
5. Evergreen management will continue to communicate water-saving tips, and we ask that our residents share water-saving ideas with their neighbours. It is critical that consumption is radically reduced.

ACTION 2: SECURE ALTERNATIVE WATER SOURCES

Our intention is to ensure that Evergreen residents won't need to queue at water collection points after DAY ZERO to collect the proposed water ration of 25 litres per person per day.

To achieve water security, we will be taking the following actions:

1. 1 000 litre slimline water tanks will be installed at every Evergreen house or cottage, commencing mid-February, to harvest rainwater (however little) and to serve as a container to receive potable water from bulk supply sources.
2. Our boreholes at Muizenberg, Noordhoek, Bergvliet and Diep River have been tested for water quality and flow, and we have instructed Energy Partners to install water treatment plants to all of our boreholes to deliver potable water. Estimates are that we will have capacity to deliver emergency potable water to all residents.
3. We are drilling additional boreholes at our Noordhoek development, and on the Evergreen-owned land at Lake Michelle.
4. Each Evergreen village will have a minimum of 30 000 litres stored in holding tanks by DAY ZERO. Swimming pools at Muizenberg, Diep River and Bergvliet offer further emergency reserves of non-potable water.
5. We are installing booster pumps at our Muizenberg and Diep River apartment blocks so that our treated borehole water can be pumped into the reticulation system. This will deliver water to apartments, frail-care centres and common areas. Consumption will be closely monitored to prevent abuse.
6. We are investigating piping treated borehole water into the ring-main systems that supply houses and cottages at Muizenberg, Bergvliet and our new Noordhoek village. Our fall-back position for houses is to deliver bulk potable water to the 1 000 litre slimline tanks at every home. Bulk potable water will also be delivered to our Lake Michelle residents to be stored in the 1 000 litre slimline tanks.
7. We are negotiating access to bulk water supplies as a back-up to our treated borehole water supply.
8. We are registering with the City of Cape Town as retirement villages, with the prospect of the City delivering bulk water to retirement villages, as published in the Cape Times on 23 January 2018.
9. Evergreen will fund the infrastructure to provide water security, but there will be a charge to residents for the production of potable water.

Notwithstanding all of these efforts, life will not be the same for any of us after DAY ZERO. We will all be inconvenienced, and we will have to make significant lifestyle changes. I am calling upon every Evergreen resident and employee to play their part in getting the Evergreen family through this debilitating crisis. I am also including our residents at Evergreen Broadacres in Johannesburg in this communication so that they can be with us in spirit.

Our Evergreen management team will do everything we can to reduce the impact of DAY ZERO on our residents. Our Partnership for Life philosophy demands nothing less.

As we move towards DAY ZERO, Derek and I will keep you informed by way of regular communication.

Kind regards



Arthur Case
Evergreen CEO