



LANDGOED

SANCTA MARIA

Newsletter 5

June 2017



Ontwikkelingscombinatie Sancta Maria C.V. (OCSM) wants to keep you up-to-date about developments on the estate. In this fifth newsletter, you will read more about the Easter event and the opening of the picking and play garden, the Open Day on Saturday 1 July, the progress of the renovation works on the Main Building, the renovation works on the Anna and Theresia buildings, the start of the construction of the St. Jeroen Park Apartments, the trees and blue walkway, the road construction in the wooded zone, the construction route, access to the estate, site development and maintenance, traffic and the cycle path.

You will receive a separate letter from us about the soil clean-up activities on the estate. If you have any questions about the newsletter, please email Saskia van den Bergen at s.bergen@bpd.nl, or call her on +31 (0) 88 71 22 825. For questions about the supervision, maintenance or management of the estate, please email Tjerk Voorwinden (service manager) at t.voorwinden@bpd.nl or call him on +31 6 108 08 678. For more information, you can go to www.landgoed-sanctamaria.nl, or see our Facebook site (Landgoed Sancta Maria).

Easter event and opening of picking and play garden a great success

Monday 17 April was a busy day on the Sancta Maria estate. Following a warm welcome at the Sales Gallery, visitors to the estate explored the area on foot or in golf carts. They were introduced to the many wonderful views and experiences, sharing the unique atmosphere as well as the warm sunshine with the estate's residents. With the Easter bunny and his friend hopping about, and cheered on by lots of enthusiastic kids, the picking and play garden was opened with activities for all. We received many positive comments!



Open Day Saturday 1 July

The last Open Day before the summer holidays will be held on Saturday 1 July. Our realtors will be present in the Sales Gallery to welcome potential new residents. We will be serving tea and coffee between 11 am and 2 pm. You are more than welcome to visit us there. We also plan to organise an estate fair after summer, focused on living and building on the estate. More information will follow in due course.





Progress renovation Hoofdgebouw

Renovation works on the five mansions at the front of Sturmia are nearing completion. The properties should be connected to the utilities on Monday 12 June 2017, and the site will then be landscaped for completion. The works to the courtyard will take another three weeks or so to complete. The transfer of the homes is scheduled for mid / end of June, ready for fitting out and completion by the buyers.

Start renovation of the Anna and Theresia buildings

The sale of the Anna and Theresia buildings is progressing as planned. Eight of the 14 homes have now been sold. We are therefore delighted to inform you that we have decided to start the renovation of the two pavilions, before the summer break, if possible. If you are interested in one of these wonderful mansions, or if you would like more information, please go to www.landgoed-sanctamaria.nl/herenhuizen.

Start construction St. Jeroen Park Apartments

The sale of these special park apartments is progressing well. We are happy to announce that interest in the apartments is considerable. The planning permission for buildings I, II and III is now final, and that means we can start building.

Planting trees and the blue walkway

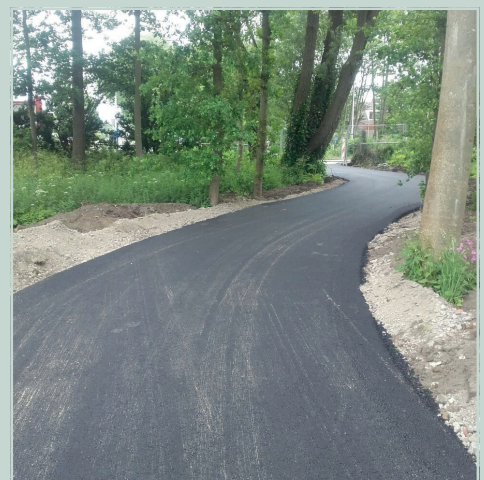
Over the past few months, we have worked hard on reinforcing and reinstating the estate's landscaping assets. 1250 trees have been planted on the estate, and this will contribute to creating a leafy and forest-like environment. Larger trees are planted surrounded by wooded areas consisting of young trees, shrubs and undergrowth. Firma Hoek Hoveniers manages the works, and the results of their efforts are taking shape.



In addition to the newly planted trees and wooded areas, the blue walkway was also visible for the first time. A unique framework for the estate's history, based on the Crown Jewels vision. If you would like to know more about the historical context, then please visit our website for the vision.

Road construction in the wooded zone

Over the past period, a lot of work has been carried out on the last section of the estate to be developed, on the Noordwijkerhout side. The access road will be finished over the next few weeks. Once the sewer construction works have been completed, the road will be tarmacked and the main infrastructure will be in place. In the period following the construction holiday period, utility companies will connect all remaining plots and building works to the grid. Once this is in place, public lighting will be installed along part of the ring road and the roads through the wooded zone. The plots and roads must be cleared and prepared for the new constructions, to transform the estate into a high-quality and exclusive residential area.



Construction route

The sign next to the construction gate entrance is to be altered. We will change this information sign, together with a new sign near the main entrance. Meanwhile, a large part of the main route is now ready for the regular traffic on the estate. The plan indicating the construction route has been replaced with a plan marking the roads prohibiting construction traffic. If you recently received contract documents, these will include the new plan. The new plan will also be published on the website shortly.

Access to the estate

Some visitors have difficulty using the new intercom near the main entrance gate, often lacking the right information to enter the correct code. We are working hard to produce new signs to be placed at both the main gate and the construction gate, with clear instructions for users on how to enter the code. This should also improve accessibility for residents.

Site development and maintenance

Slowly but surely, facilities are being completed where residents can relax and children can play and all can have a good time. The play garden in De Lanen is now open. One of the estate's landmarks, the new 'Window' will be erected before the construction holidays, a reference to the Chapel and the Catholic foundation that originally founded the estate as a psychiatric hospital. Firma Hoek Hoveniers will again be responsible for the day-to-day management of the estate the coming year. Over the next few months, they will be mowing the plots, and take care of the borders to ensure everything keeps looking great. The site is also regularly watered. Plants in the green spaces and along the plot borders in the renovated properties should ideally be watered by the residents themselves. By joining forces in watering the plants, we can make sure they have the best chance of taking root and developing into strong plants. If you have any questions or comments, or would like to raise a particular issue, please do not hesitate to contact us.



Traffic

You will have noticed that both residential and construction traffic has increased on the estate, due to the ongoing construction and new residents moving onto the estate. We will soon start the renovation of the Anna and Theresia buildings, and the construction of the first apartment block. This will lead to an increase in traffic, particularly in the direct vicinity of the buildings. Where possible, we will try to separate traffic flows. It is important that all construction traffic follows the correct route via the construction gate, and that residents enter and leave the estate via the main entrance gate.

We will make sure that contractors receive clear instructions and all the information they need. However, if there are any issues affecting you that you would like to raise with us, please let us know and we will see if we can find a solution.

Where possible, all construction traffic will park on the construction site, or other areas designated for this purpose by OCSM. If construction traffic is parked elsewhere, you may ask drivers to shift their vehicles. If they do not, please let us know.

Cycle path

Earlier this year, the municipality of Noordwijkerhout started the construction of a cycle path that was to run across the estate. Agreements between the two municipalities and OCSM had been made, but, unfortunately, they were unable to agree on the liability for visitors and the use of the estate. OCSM does not wish to accept direct liability for visitors, and further arrangements are therefore called for.

On 20th April this year, the municipalities of Noordwijkerhout and Noordwijk started a so-called ARHI procedure, a voluntary merger between autonomous municipalities. This will change the decision-making processes in these municipalities, and calls for more consultation. For the public areas, this means that assessments are to be made of the parties' own considerations, as well as each other's considerations and the decision-forming processes. This has led to delays in the plans; the cycle path is ready, but it cannot yet be officially connected to the estate. Its use has been postponed indefinitely. However, we remain hopeful that we will be able to come to an arrangement and will keep you informed.



SOIL CLEAN-UP

1 Introduction

Sancta Maria was originally a hospital. The use of incinerator pits, road tarring and other operations on site led to soil pollution. The sources causing the pollution have been removed. This memorandum is to inform residents about the soil clean-up activities to prepare the location for residential purposes.

2 Locations

The map shows where recent soil-clean up activities have taken place. Polluted soil has been cut away and is stored near the cemetery. A distinction was made between greatly polluted and lightly polluted soil. The sites were then inspected by an expert, and soil samples were taken. These demonstrated that the locations L, A2-H and N have been cleaned sufficiently and that the soil quality meets all relevant

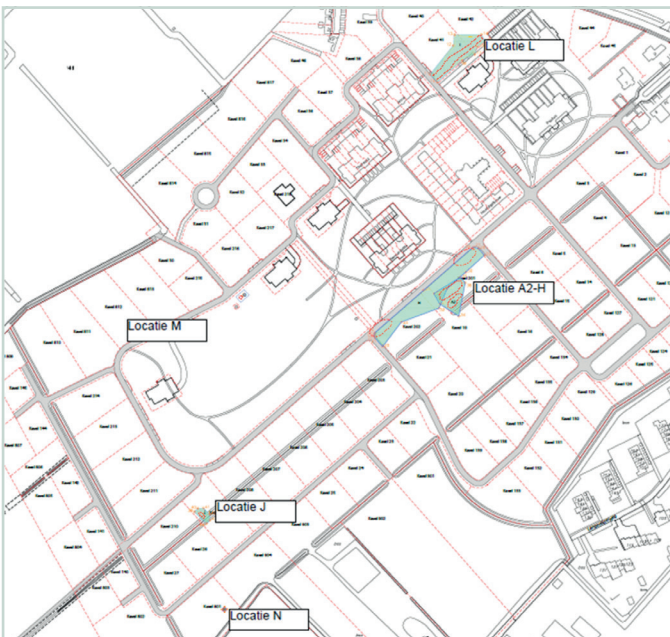
standards. However, location J still needs cleaning. The slightly polluted soil found here will be removed after the summer holiday, once the municipality has granted a permit to remove the trees to enable the removal of the soil.

3 Soil storage

The soil from the clean-up locations near the cemetery has been stored in a depot. All heavily polluted soil was taken to a cleaning installation shortly after being dug up. The lightly polluted soil deposits were quality tested. The results showed that some deposits should be removed for reuse elsewhere, while others were clean enough for reuse on location.

4 Supervision by the environment agency

All soil clean-up operations are supervised by the West Holland Environment Agency. The agencies also liaise on follow-up steps and inspections. Once the work is complete, we will submit an evaluation report for approval from the Environment Agency.



Questions?

If you would like more information about the soil clean up, please contact the Sales Gallery on Wednesdays, or: Harry Vlastuin, project manager infrastructure tel 06-51559135.