



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

Private Bag x6041, Port Elizabeth 6000	Tel: 041 501 0717	Enquiries: M. Bloem
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SRK Consulting
P.O. Box 21842
Port Elizabeth
6000

Attention: Ms. W. Marais

PROPOSED 132 KV POWERLINE, WALMER, PORT ELIZABETH

This Office acknowledges the receipt of Post-Application Draft Basic Assessment Report for the aforementioned development from the Water Use Authorization Unit.

The report has been evaluated in relation to Section 21 (c) & (i) water uses of the National Water Act 36 of 1998. We acknowledge that it is highlighted on the Aquatic Impact Assessment Report that the proposed activities will require water use authorisation in terms of Section 21 (c) & (i) of the National Water Act 36 of 1998, however, the following must be noted:

- Any development within the 1:100 year floodline or within the riparian habitat constitutes a water use in terms of section 21 (c) and (i) of the National Water Act, 1998 (Act 36 of 1998) and will require authorisation before any development may commence.
- Please note that any development within 500m buffer from the boundary of any wetland requires a water use authorization according to this Department's regulations.

Following are the list of activities that may require a Water Use Authorisation in terms of Section 21 (c) & (i) of the Act if are within the regulated area:

The removal of riparian vegetation to accommodate the project activities identified on the Post-Application Draft Basic Assessment Report; and any associated infrastructure including but not limited to:

- Excavating for the installation of the underground cables and electrical poles
- Landscaping and leveling of disturbed surfaces

Application for Water Use Authorisation for this project must be submitted to the Department before any activities falling within the regulated area can commence.

Please note that any use of water without an authorization is a contravention as in accordance with Section 151 of the National Water Act, 1998 (Act 36 of 1998).

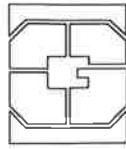
Please do not hesitate to contact this office should you have any enquiries.

Yours Faithfully



ACTING CEO – TSITSIKAMMA TO MZIMVUBU PROTO CMA

Date: 14 DECEMBER 2016



Greyvensteins

member of the phatshoane henney group of associated firms
attorneys • notaries • conveyancers

OUR REF: L GREYVENSTEIN
E-MAIL: liesel@greyvensteins.co.za
YOUR REF: Wanda Marais

06 January 2017

PO Box 21842
Port Elizabeth
6000

Dear Madam

Basic Assessment Report Proposed 132kV Powerline, Walmer

We refer to the above and confirm that we have been instructed to act on behalf of Capeco Development (Pty) Ltd. Although we will henceforth be on record for our client, our client specifically records that it will also communicate directly with you and the NMBM.

After perusing your report, the following is noted:

- 1) The document mentions "low density residential developments". 30 to 65 units will be built per hectare right under the overhead powerline, on two sides of a stretch of 700m. Surely this cannot be construed as low density.
- 2) The document refers to "medium economical impact" and low economical impact with mitigating measures on our client's land. The entire development will have visibility of the overhead powerline and the front row of the Deansgate development will be rendered unsaleable.
- 3) The document refers to the installation of an underground powerline as "not feasible". In Section A2 of the post-application draft basic assessment report the 3 options are stipulated together with the cost of installation. What has not been taken into account is the fact that there might be a fourth option which entails the installation of a part overhead part underground powerline.
- 4) The health risks associated with overhead powerlines in close proximity to residential development are very well documented; also with previous cases in South Africa, which Eskom lost. The document completely denies this.

Our client is not desirous to litigate and understands that both parties will need each other to make this development and the resultant income stream for the NMBM possible. It is merely argued that enough consideration has not been given to the all the options and the fact that the middle ground has been left wide open.

Yours faithfully
GREYVENSTEINS INC.

Per: 

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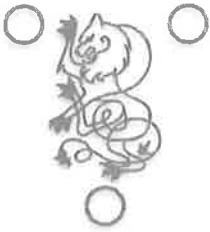
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Liesel Greyvenstein (B.Comm, LL.B,
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CAPECO

www.capeco.co.za

CAPECO DEVELOPMENT (Pty) Ltd

Reg. n°: 1969/014285/07

TO: SRK CONSULTING

DATE: 09.01.2017

PROJECT: EXECUTIVE SUMMARY – PROPOSED 132Kv POWERLINE, WALMER

SCOPE: BASIC ASSESSMENT REPORT

REF: 489647

DEDEAT Reference: ECm1/C/LN1&3/M/39-2016

To whom it may concern;

With reference to the Executive Summary received for review and comment on the 17 November 2016, we as one of the majorly affected parties would like to make the following comments and highlight some very concerning matters related to the Basic Assessment Report.

1. Densities and property devaluation.

1.1. Capeco Development Company is the owner of erf 1226 (**Annexure E**), Fairview (E,E1,F &G proposed routes) and have development approval for high to medium density developments on this property. These densities range from 30 units per Hectare to 80 units per Hectare.

(See layout plans attached – **Annexures A, B, C and D**)

The DBAR refers to medium to low impacts over the path of the proposed lines related to socio economic impacts. For the majority of the path the pylons pass single residential erven where these perceived impacts might be the case.

Erf 1226, Fairview on the other hand will be a densely populated area comprising of about 1000 residential dwellings which we consider all socio-economic impacts to be negatively high.

Extracted from the Eskom Fact Sheet under the heading **From station to home**, it states the following; “In many built-up areas, underground cables are used instead of overhead lines. (see fact sheet attached – **Annexure F**).

1.2. On erf 1226, the proposed overhead lines will run parallel to a proposed retirement village to the north (Annexure B), with a density of 50 units per Ha and a residential development named Deansgate (Annexure A), with an approved density of 80 units per Ha.

The dwellings / units which are positioned and orientated to take advantage of the environmentally sensitive water course will be the most desirable from a saleable point of view. The sought after positions of these units would be eliminated by the construction of overhead pylons, not only decreasing the value of the property but Capeco would also suffer damages from loss of income by not being able to sell these units. Who wants to live under a powerline?

36 units in the proposed retirement village and 52 units in the Deansgate development would have very high negative socio-economic impacts which have not been conveyed in your DBAR.

These 88 units are basically situated directly adjacent to the proposed pylons. It must also be said that the units in the second and third rows of both these developments' market values would also be affected negatively. See annexure A and B.

1.3. The visual impact assessment carried out by SRK consulting is quite vague, as a site visit was not conducted and only a desk top study was submitted.

As per your Visual Analysis carried out, Fig No:A3 (**Annexure: H**) clearly shows that the entire areas over a kilometer around the proposed path of the powerlines are highly impacted by the visual impact of these power masts. Not desirable for a densely populated residential area.

Our developments will be the most impacted by these Pylons and the impact on 1000 residential units will be highly effected (**See annexure E**). Thus again making our developments undesirable to the end user, which will affect the economy of our city. Your client should calculate what the income would be on rates, taxes and consumption charges for 1000 new households in this area. The municipal revenue generated from these dwellings would be substantial on an annual basis and can only benefit the city.

1.4. The mitigation methods related to loss in value of privately owned land does not explain in anyway how this devaluation can be prevented.

2. Shortfall: Overhead cables vs Underground cables.

2.1. Section A(2) of the Pre-Application DBAR briefly explains 3 alternatives and the feasibility thereof.

Capeco would like to record that "Route Alignment 2" will not be an option and be omitted from the report.

*It must be noted that the distance of Route Alignment 1 is approximately 750 meters over erf 1226.

The difference between the overhead option and the underground option for the distance of 2.9km is R 24 443 851.26 m where a portion of this is already in place for underground installation. This shortfall equates to approx. R8.4m / km.

Thus the shortfall over erf 1226 between the overhead option and the underground option is approx. R6.3m.

2.2. Considering the calculation in 2.1, a fourth alternative should have been discussed with the IAP's.

Only considering erf 1226 and the proposed developments. A business model / agreement can be negotiated between the NMBM and Capeco to cover this shortfall of installing the cables underground. This agreement can simply be structured on rebate schemes to the developer for development levies payable. ie, rebates on the kVA levy per unit payable.

Capeco would be prepared to cover this shortfall and be reimbursed through rebates on development levies payable as per the example above.

Capeco formally requests that SRK adds this alternative to the BAR for consideration by the NMBM.

3. Electro Magnetic Fields.

In your DBAR the topic of EMF's is played down a lot and you indicate the risks to be low based on several studies, but it is good to know the facts and a municipality should not turn a blind eye when running such high voltage cables through densely populated areas where thousands of people will reside.

3.1. World Health Organization (WHO) (2000)

- Childhood leukaemia is a comparatively rare disease with a total annual number of new cases estimated to be 49,000 worldwide in 2000. Average magnetic field exposures above 0.3 μ T in homes are rare: it is estimated that only between 1% and 4% of children live in such conditions. Childhood leukaemia the number of cases worldwide that might be attributable to magnetic field exposure is estimated up to 2400 cases per year.
- One of the first studies that investigated the dangers of power lines was conducted by Wertheimer & Leeper in 1979. They examined the relationship between the incidence of leukemia in children and living by power lines. Investigating the effects of EMFs on children who lived at various distances, they found that there was a higher incidence of leukemia in children who lived closest to power lines.
- In 2008, R.M. Lowenthal in Hobart, Australia, conducted a research study focusing on the incidence of cancer and exposure to high power lines
- Results showed that the risk of developing cancer increased by 106% for people who lived within 50 meters of a power line, as compared to those who lived 300 meters away.

- In 2005, the British Medical Journal published a study conducted by Dr. Gerald Draper, et al., which found that children who lived within 200 meters of a high voltage power line at birth were 70% more likely to develop childhood leukemia than those living more than 600 meters away.

All our developments on erf 1226 fall into the parameters regarding proximity to these lines as stated above.

We feel the impacts indicated in the DBAR are not a realistic reflection of potential negative effects that EMF's can have and our opinion is that the health and safety impacts of these over head powerlines should be documented as significantly higher than stated. One simply cannot base a decision on feasibility without taking the well being of the public into account. The people of this city should always be a priority.

4. Safety Specialist for Eskom, Lenny Babulall, stated in a 2005 publication that houses should not be built underneath powerlines as it is a risk to the health and safety of people. (See annexure '1'). Our arguments is that the area for the proposed powerlines crossing erf 1226 is very narrow, taking the watercourse into account. Does Eskom also apply this statement if the houses are existing structures before installation of the powerlines are implemented?

5. In recent years there have been many cases of the public against Eskom's installations of overhead powerlines. Ref: Residents of Midrand North in Johannesburg who won their case against Eskom.

5.1 Also as a reference the Midrand court case in 5. See online links;

- <https://www.enca.com/south-africa/eskom-dismantle-midrand-pylons>
- <http://www.enca.com/south-africa/eskom-admits-wrong-doing>

To conclude, Capeco will not permit overhead powerlines to cross over erf 1226, Fairview, which will be a densely populated residential area.

Capeco are however prepared negotiate with the NMBM a business model agreement to finance the shortfall of putting the cables underground and get reimbursed through rebate schemes on development levies imposed on each residential scheme.

We believe that the underground alternative is the only option for our property and that the shortfall can be negotiated between the parties positively in the best interests of the residents of this city.

Yours faithfully,



Marc Crocker

Capeco Development (Pty) Ltd

Reg. n°: 1969/014285/07 – VAT n°: 4170 101 606

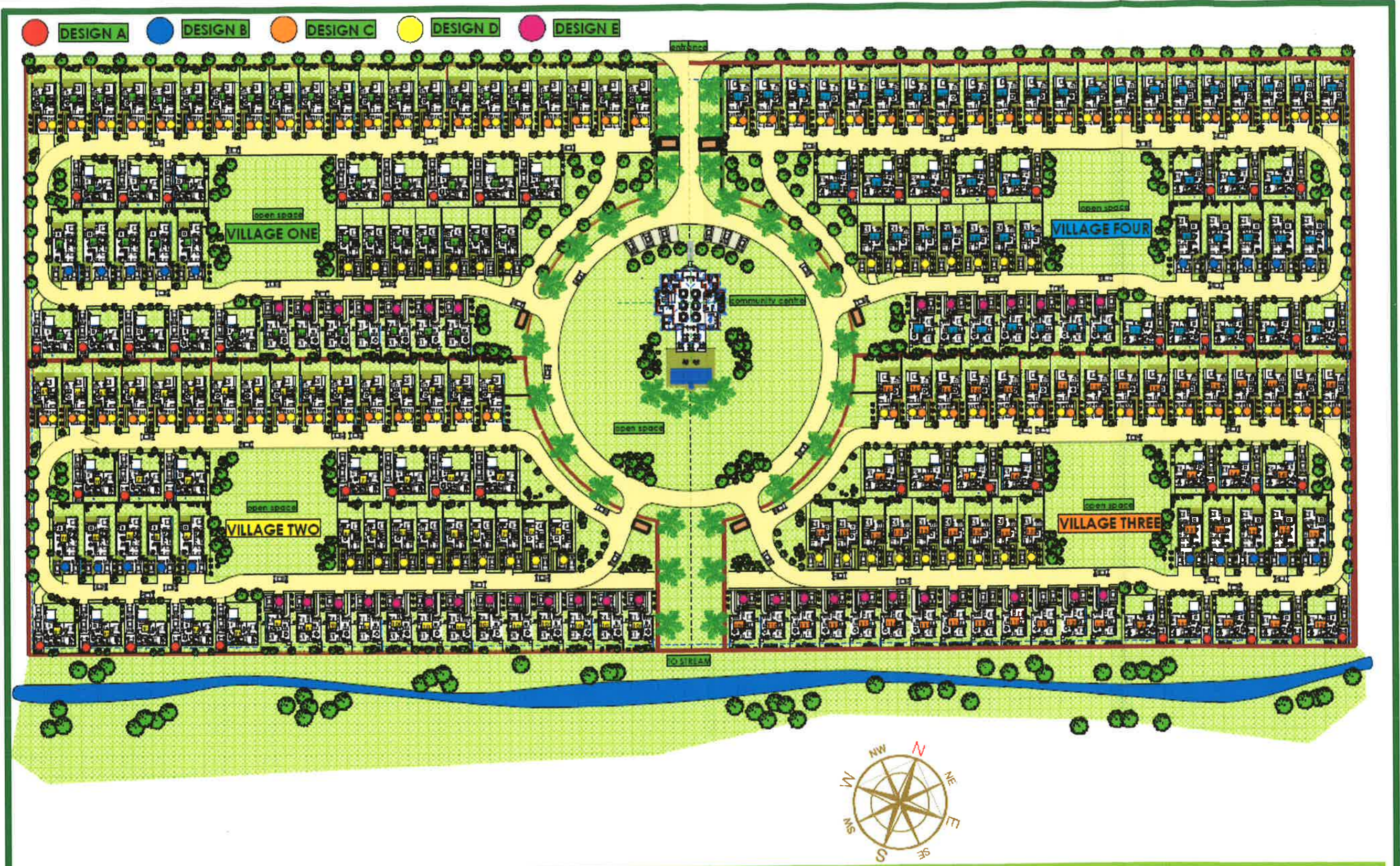
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LIST OF ANNEXTURES :

- A: DEANSGATE RESIDENTIAL DEVELOPMENT – LAYOUT PLAN**
- B: RETIREMENT VILLAGE – LAYOUT PLAN**
- C: HARFIELD WEST VILLAGE – LAYOUT PLAN AND SDP APPROVAL**
- D: HARFIELD EAST VILLAGE – LAYOUT PLAN**
- E: ERF 1226, FAIRVIEW – AFFECTED AREA**
- F: ESKOM FACT SHEET**
- G: SHORTFALL COST CALCULATION – OVERHEAD vs UNDERGROUND CABLES**
- H: VISUAL IMPACT STUDY OF AFFECTED AREAS**
- I: ESKOMS STATEMENT ON DWELLINGS BELOW POWERLINES**
- J: VALUATION / ECONOMIC IMPACT LETTER – JACO RADEMEYER**





HUMAN SETTLEMENTS

tel: +27(41) 506 2201 fax :041 506 2167

PO Box 9, Port Elizabeth 6000

Republic of South Africa

e-mail: nchamburuka@mandelametro.gov.za

Your Ref:

Our Ref: CF35/04253

Date: 18 November 2016

DEALS WITH THIS MATTER: NYASHA CHAMBURUKA

LAND PLANNING AND MANAGEMENT SUB-DIRECTORATE

Tel: 041-506-2201 Fax: 041-506-3430

Reynier Koen
RK Architects
P O Box 7251
PORT ELIZABETH
6045

Dear Sir/Madam

SITE DEVELOPMENT PLAN: ERF 4253, FAIRVIEW

I refer to your letter dated 10 August 2016 requesting approval of the Site Development Plan for a new residential development on the above property.

✓ Please be advised that your plan numbered 593/001A, 582/001, 593/002 Design A, B, C and D submitted in compliance with clause 11 of the Port Elizabeth Zoning Scheme has been approved, subject to the conditions as listed below.

Human Settlements (Town Planning)

In order, subject to:

- (i) Signed title deed of official registered title deed of Erf 4253 Fairview to be provided at building plans submission.

Human Settlements (Building Inspectorate)

✓ In order, further comments to be made at building plan submission stage.

Human Settlements (Architectural)

✓ Aesthetics in order

Human Settlements (Development)

✓ In order

Infrastructure and Engineering (Roads and Stormwater)

No objection in principle, subject to:

- (i) Engineer's drawings to be submitted for further comments and conditions; —
- (ii) Town house Clause applicable; —
- (iii) No services under internal road; and —
- (iv) Further conditions on submission of building plans. —

Infrastructure and Engineering (Transportation)

No objection in principle, subject to:

- (i) Parking bays to be dimensioned at building plans submission; —

- (ii) TDL to be paid and proof of payment to be attached to building plan; —
- (iii) TIA recommendations to be implemented; —
- (iv) Access points to be dimensioned; and —
- (v) Further comments to be made on submission of building plans. —

Infrastructure and Engineering (Water)

In order, water main to be tested and connected. ✓

Infrastructure and Engineering (Sewerage)

In order, subject to payment of sewer development levi and submission of civil engineer's drawings as per the requirement of BUM (I and E).

Public Health (Parks)

No objection ✓

Public Health (Waste Management)

In order ✓

Electricity and Energy

In order, subject to: ✓

- (i) The brick building substation that needs to be built at no cost to Nelson Mandela Bay Municipality. ✓

Safety and Security (Fire)

In order ✓

Safety and Security (Traffic)

No objection ✓

Environmental Health (Health)

No objection ✓

Environmental Health (Environmental Management)

Plans submitted for approval

Please be advised that all the abovementioned conditions will need to be complied with before this Department will consider any building plans for approval. No building work or occupation of such buildings may take place until such time as this Department has released the approved building plans for the proposed development. ✓

A copy of the approved Site Development Plan is attached for your records. ✓

Yours faithfully



ACTING EXECUTIVE DIRECTOR: HUMAN SETTLEMENTS

ENCLOSURE : As stated

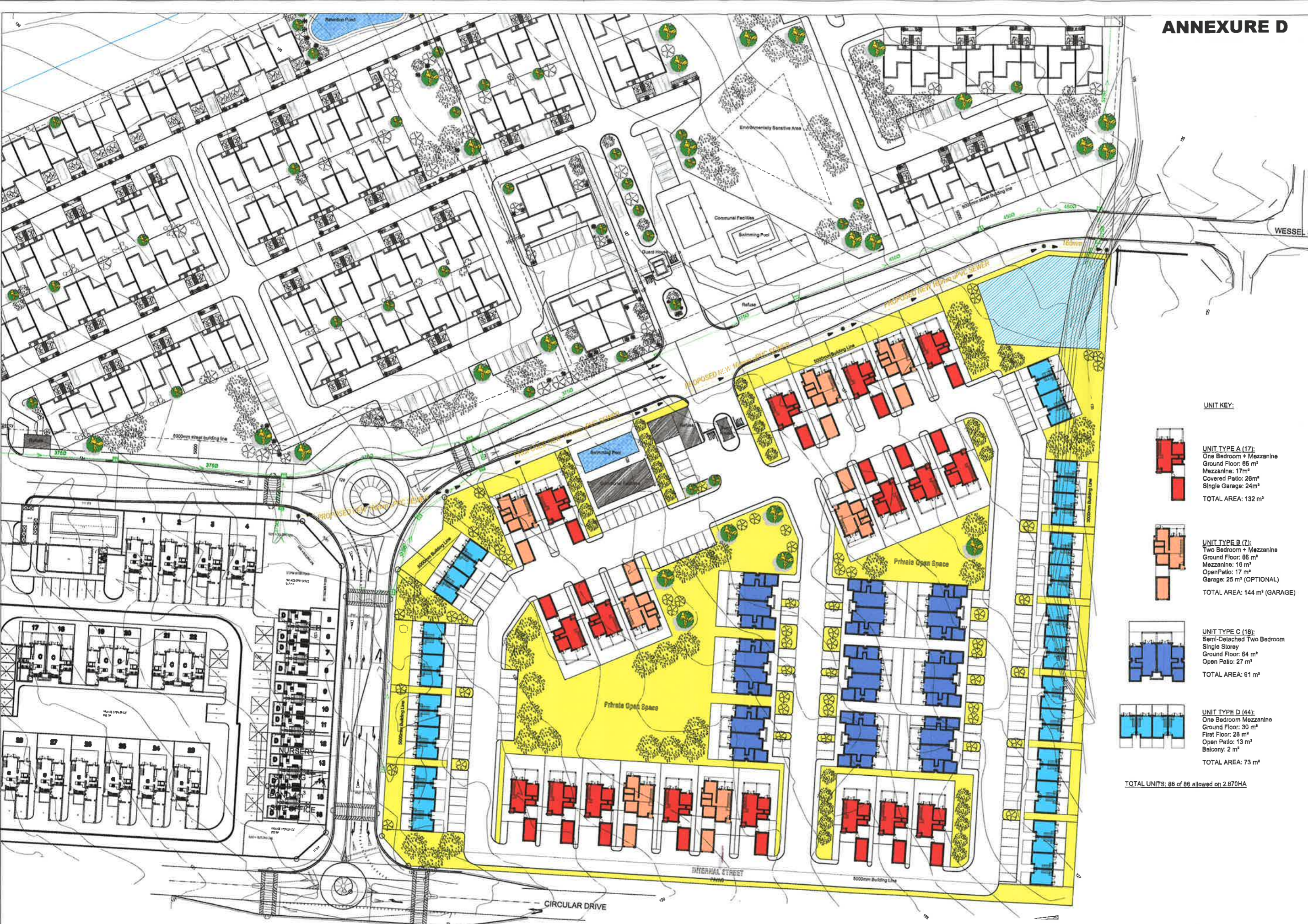
4253RK-NC/CH

ANNEXURE D


THIS DRAWING IS THE INTELLECTUAL PROPERTY OF ADENDORFF ARCHITECTS AND INTERIORS AND MAY NOT BE DISCLOSED TO A THIRD PARTY, COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF ADENDORFF ARCHITECTS AND INTERIORS


- CONTRACTOR TO KEEP A FULL SET OF DRAWINGS ON SITE
- CONTRACTOR IS RESPONSIBLE FOR CORRECT SETTING OUT OF BUILDINGS ON SITE WITH PARTICULAR REFERENCE TO BOUNDARIES AND BUILDING LINES
- CONTRACTOR TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE
- DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY
- LARGE SCALE DETAILS TO BE USED WHERE AVAILABLE
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ANY RELEVANT CIVIL, STRUCTURAL OR OTHER DRAWINGS
- ANY ERRORS OR DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY FOR CORRECTION BEFORE WORK IS UNDERTAKEN
- CONTRACTOR IS TO IDENTIFY AND EXPOSE, WHERE RELEVANT, ALL UNDERGROUND SERVICES ON SITE
- CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CONTRACTOR'S SPECIFICATION, THIS DRAWING OR RELEVANT SABS 1200 SFC.

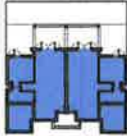
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OWNER: _____
ARCHITECT: _____

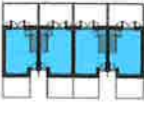


UNIT KEY:

- 

UNIT TYPE A (17):
One Bedroom + Mezzanine
Ground Floor: 86 m²
Mezzanine: 17m²
Covered Patio: 26m²
Single Garage: 24m²
TOTAL AREA: 132 m²
- 

UNIT TYPE B (7):
Two Bedroom + Mezzanine
Ground Floor: 86 m²
Mezzanine: 16 m²
OpenPatio: 17 m²
Garage: 25 m² (OPTIONAL)
TOTAL AREA: 144 m² (GARAGE)
- 

UNIT TYPE C (18):
Semi-Detached Two Bedroom
Single Storey
Ground Floor: 64 m²
Open Patio: 27 m²
TOTAL AREA: 91 m²
- 

UNIT TYPE D (44):
One Bedroom Mezzanine
Ground Floor: 30 m²
First Floor: 28 m²
Open Patio: 13 m²
Balcony: 2 m²
TOTAL AREA: 73 m²

TOTAL UNITS: 86 of 86 allowed on 2.870HA

SITE PLAN
SCALE 1:500



REV NO	DESCRIPTION
DRAWN	
DATE	
REVISIONS:	



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Wolmer
Port Elizabeth 6055
Tel: 041 581 4765 Fax: 041 581 6504
email: gilllan@adarchi.co.za

SACAP Prelicense No: PA 2078
SACAP No: 5629
SAIA Prelicense No: 2078
SAIA No: 8414

PROJECT DESCRIPTION:
HARFIELD EAST VILLAGE
for Capeco

on ERF 4256, CIRCULAR DRIVE.

DRAWING DESCRIPTION:
Proposed Site Plan

FOR INFORMATION

DRAWN:	MT	SCALE:	1:500	DATE:	02.12.2016
CHECKED:	GA	JOB No:			875
DWG No:	SK001	REV No:			

PINELANDS: LAND / DEVELOPMENTS

LAYOUT PLAN: ERF 1226, FAIRVIEW

ANNEXURE: E

- PINELANDS - PHASE 1
- PINELANDS - PHASE 2
- RETIREMENT VILLAGE



Scale: Date Updated:

15.08.2016





TRANSMISSION AND DISTRIBUTION OF ELECTRICITY

Electricity is generated in a power station when a magnet (rotor) is made to spin inside a copper coil (stator). These two components form the generator. Most of Eskom's power stations generate electricity at about 22 000 volts (22 kV).

From station to home

Electricity is transported along power lines from the power stations to the areas where it is needed. Houses and factories cannot all be next to power stations. The electricity is therefore transported to consumers at high voltages which make up for losses that occur over long distances and limit the number of power lines needed. Transmission lines usually consist of overhead conductors suspended from transmission towers. In many built-up areas, underground cables are used instead of overhead lines. In the illustration these are shown as dotted lines. Underground cables are invisible but are much more expensive than overhead conductors.

Transformers

Transformers are installed at power stations to increase the voltage of the electricity to a level that will be suitable for transmission over long distances. These transformers step-up the voltage from, for example, 22 kV to 220 kV, 275 kV, 400 kV or 765 kV and feed the electricity into Eskom's national grid. This voltage is eventually stepped down to a level usable to the consumer. This could be 11 kV in large factories and 380/220 volts in shops and homes.

A step-up transformer increases the voltage. To do this, it has many more copper wire turns on the secondary winding, where the electricity goes out, than on the primary winding where the electricity enters the transformer from the power station.

The electricity is transmitted over long distances to different substations in the system. In substations the voltage is decreased by step-down transformers. In step-down transformers the secondary winding has fewer turns than the primary winding. There may be several stages of step-down transformers.

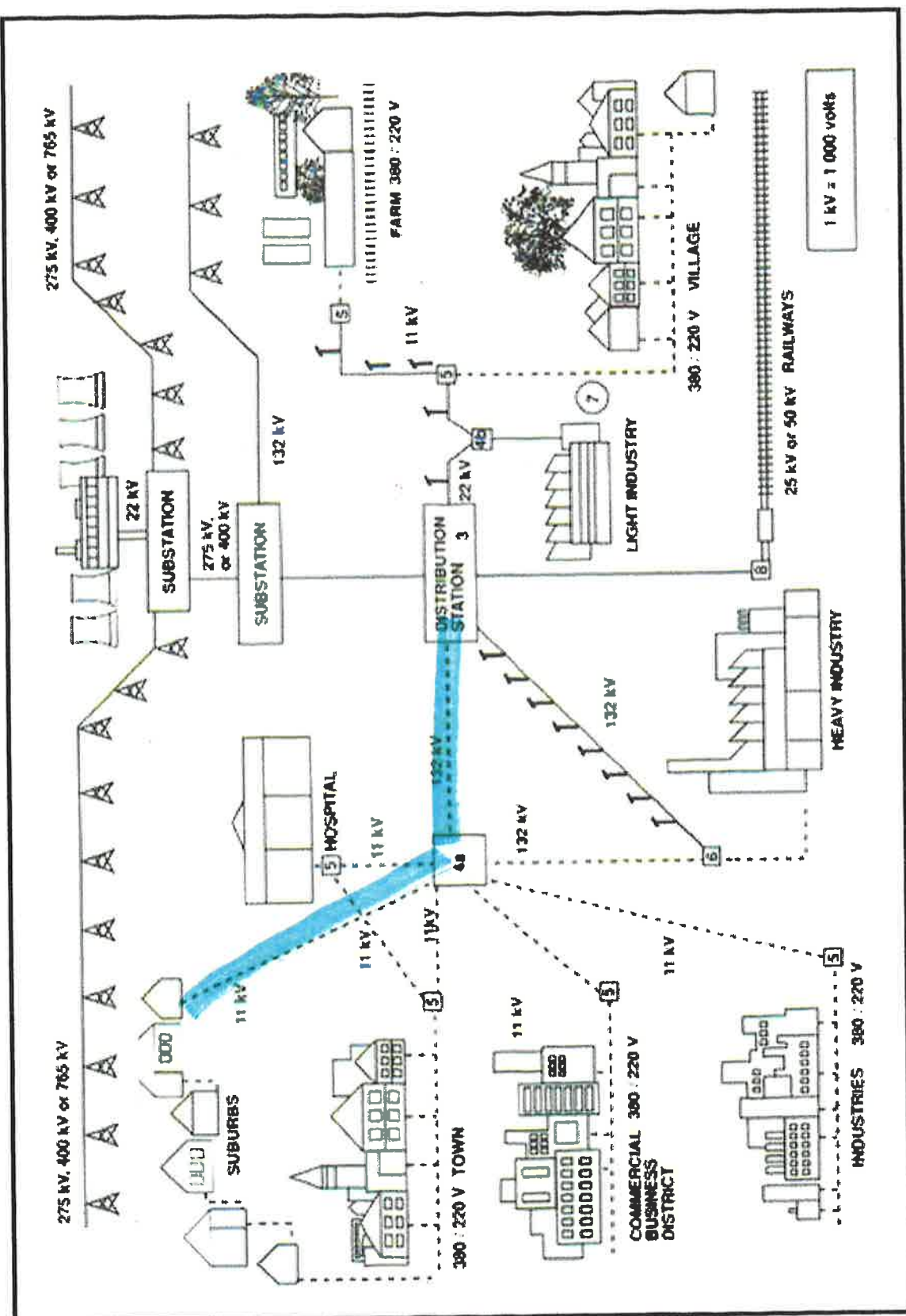
A typical distribution system

As shown in the diagram the overhead power lines transmit electricity at voltages ranging from 22 kV up to 765 kV. Eskom is the first utility in the world to successfully operate transmission lines at 765 kV at high altitudes above sea level. Conductors are made of aluminium and steel in various combinations and in various shapes and sizes. Aluminium is used because it is a good conductor of electricity. Steel is used to add strength.

When the electricity arrives at the distribution station (3), bulk supplies of electricity at 22 kV are taken for primary distribution to towns and industrial areas, groups of villages, farms and similar concentrations of consumers. The lines are fed into intermediate substations (4a and 4b) where transformers reduce the voltage to 11 kV. Secondary distribution lines radiating from these substations carry the power into the areas to be supplied and terminate at distribution substations (5). Here the voltage is reduced to its final level of 380/220 V for use in shops, office buildings, schools and homes.

Some consumers use electricity in such quantities that they are supplied at a higher voltage than is used in the home. Heavy industries may have their own link (6) from the distribution station at 132 kV. Light industries (7) and hospitals are often supplied directly from substations at 11 kV. The railways have special substations (8) alongside the tracks, which draw electricity from distribution stations. The latest rail electrification schemes operate at 25 kV and 50 kV.

The distribution of electricity must be arranged so that as far as practicable, supplies are not interrupted if there is a fault in one section of the system. How this is done is shown in the illustration. Lines carrying 132 kV run from the distribution station (3) to the substation (4a) and to the substation serving heavy industry (6). A further 132 kV line connects point (3) to point (6). If the direct connection to either substation breaks down, supplies can still be maintained by means of this connecting link.



Produced by: **Generation Communication**
TD 0003 Revision 8 (January 2015)

For more information on Eskom related topics see the Eskom website (www.eskom.co.za).



CAPECO

www.capeco.co.za

CAPECO DEVELOPMENT (Pty) Ltd

Reg. n°: 1969/014285/07

ANNEXURE : G

SHORTFALL BETWEEN OVERHEAD CABLES AND UNDERGROUND CABLES

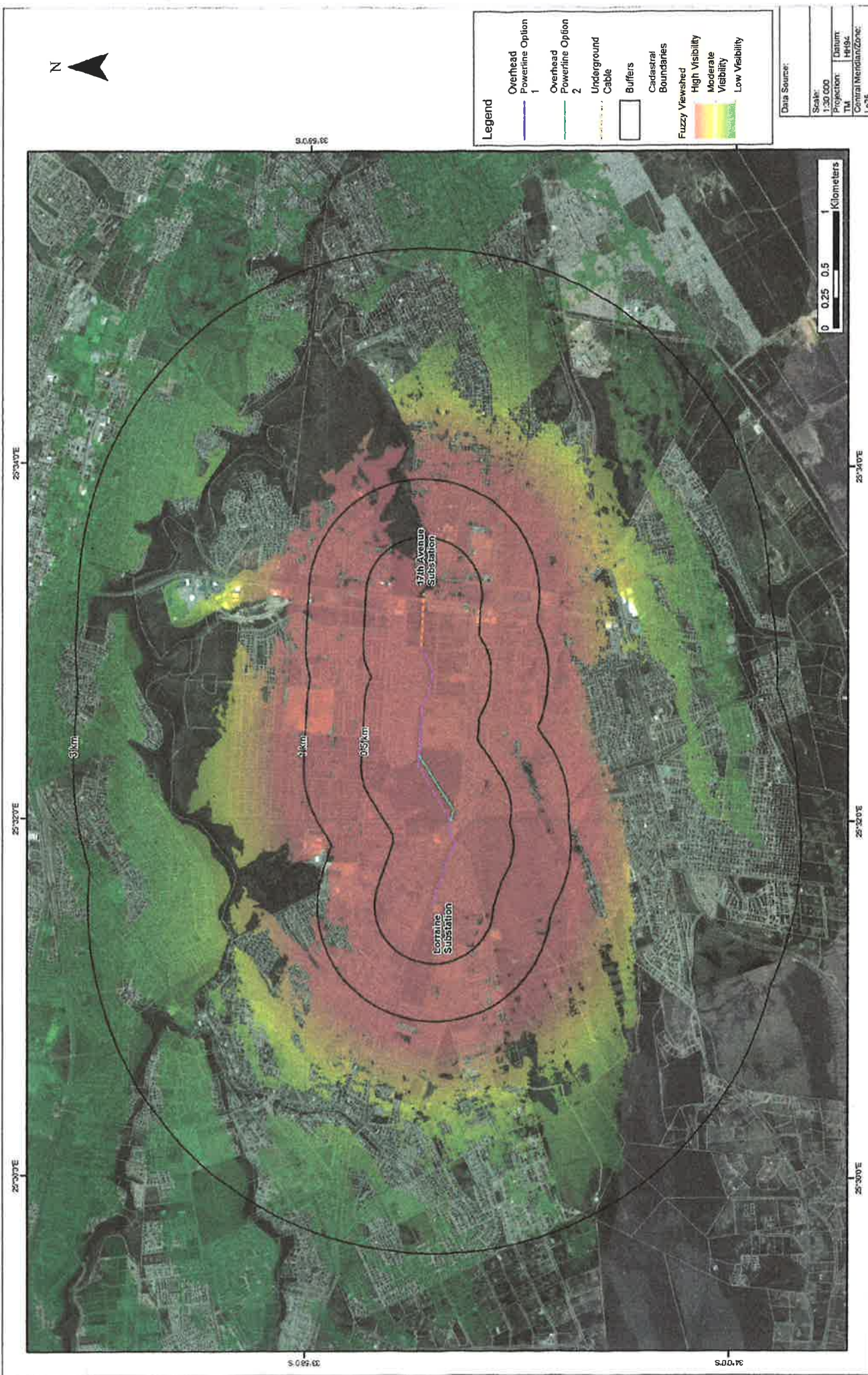
REF: SECTION A(2) – DRAFT BASIC ASSESSMENT REPORT

The distance required to be underground (Route Alignment 1) over our property (erf 1226 Fairview) is approximately 750 meters

The difference between the overhead option and the underground option for the distance of 2.9km is R 24 443 851.26 m where a portion of this is already in place for underground installation. This shortfall equates to approx. R8.4m / km.

Thus the shortfall over erf 1226 between the overhead option and the underground option is approx. R6.3m.

Only considering erf 1226 and the proposed developments. A business model / agreement can be negotiated between the NMBM and Capeco to cover this shortfall of installing the cables underground.



VISUAL ANALYSIS: WALMER 132 KV POWERLINE
FUZZY VIEWSHED



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Eskom warns against building below power lines

2ND DECEMBER 2005

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FONT SIZE: 

Power utility Eskom has appealed to the public to stop building houses or dwellings underneath power lines.

“Overhead power lines carry extremely high voltage and could be very dangerous should a power line come down,” it said in a statement.

Lenny Babulall, Public Safety Specialist at Eskom says, “People who build houses or dwellings directly under power lines are not only breaking the law, but they are putting themselves, their families and their possessions at serious risk as these lines are not insulated and carry power of a very high voltage. If the power line drops onto the roof, the roof becomes live as most of these houses are roofed with corrugated iron.”

Due to storm, wind and general fault conditions these lines can drop from their support and if this happens they can injure and even kill, depending on the circumstance.

The risk of being injured is increased if power lines or conductors are damaged or their condition has deteriorated over time. =

There are also other possible disasters that could occur such as veld fires or lightning strikes that can cause the lines to drop. =

Power lines are categorised according to the voltage applied for transmission into 66 KV, which is high voltage, 132 KV which is extra-high voltage and 400 KV which is ultra-high voltage.

This means the higher the voltage that is transmitted through the power lines the more dangerous.

WHAT IF HOUSES ARE ALREADY EXISTING - DOES THE SAME APPLY TO ESKOM.

Eskom also says faults and general maintenance becomes very difficult to be carried out in the areas where houses are built under = power lines.

This means outages and non availability of electricity take much longer then expected and exposure to the dangers of contact so much greater.

≡ In addition, children often climb up structures and vandalise meter boxes, without realising that they are endangering their own lives.

“Houses or dwellings directly under power lines as well as any object touching a power line are all very dangerous.

⌈ “Eskom is committed to continuously raising awareness among communities on the need to use electricity legally and safely,” concludes Babulall.

TO WHOM IT MAY CONCERN

09/01/2017

RE: PYLONS ERF 1226, FAIRVIEW, PORT ELIZABETH

I refer to the proposed overhead pylons to be erected and the effect it would have on the developments I am involved as the marketing agent for the properties to be developed on Erf 1226 Fairview.

This is not a defect at all, but a market factor: a negative factor which will bring a huge economical loss to the developments on this land.

Home prices are market-driven and marketability will be adversely affected. As a result, it will drive the cost of a property down or even make it unsaleable.

The value of a property is determined by what a specific buyer would pay at a specific time. I believe it would ultimately depend on market conditions - but I strongly feel that the value would be less than a home or dwelling that would not be close to pylons.

Buyers are informed and picky... and this is unsightly and noisy, but can also cause a number of safety and health concerns amongst buyers related to the risk of electrocution and rumours that exposure to pylons can cause a variety of health issues. These drawbacks have translated into consistently lower property values for properties near pylons.

Another point to consider: Mortgage lenders have the right to make individual assessments and some mortgage lenders may choose not to get involved in a development close to pylons - another huge economical loss as 90% of buyers in this price range that these developments offer choose to make use of a mortgage.

Huge concerns to buyers and negative impact to buyers as mentioned: noise, health issues and the perception created that a property close to pylons do not have any resale value.

Also bear in mind that we are exposed to EMF's energy from phones, computers etc - anything electrical, but the EMF's are nowhere near as high as those omitted from electric cables from pylons. Buyers are informed and do extensive studies before buying a property and this will have a huge effect on their decision to buy into this development.

With pylons close to this development, there will be a fall in residential visual amenity, reduction in property values adjacent to them. Their might even be a negative impact on seasonal employment from this sector(area), a general reduction in the perception of wellbeing, potential loss of historic and cultural heritage as well as the possibility of destructive environmental impacts of flora and fauna.

When discussing market perception: a very negative impact on this development again.

All the features that have an influence on a property desirability and therefor its value are traced back to the market perception...

Risk perception and stigma can sink this development. With one article about the possibility of the construction of pylons on this land in the media can sink this development. People are put off from any negative "rumour" or "norm" and this development will not succeed.

From my experience on previous developments: properties within 30 meters from pylons devalue around 25-50%, 60 meters 15-20% and 90 meters 5-10%. This was based on resales.

The Port Elizabeth market may see the development not selling at all from the start.

To conclude: The erection of the proposed pylons will have a massive economical impact that is negative to the Port Elizabeth property market. Issues as discussed in this letter such as health, resale, conservation, perceptions created etc will make this development a huge challenge and will see a loss of about R80 million plus... the products will become unsaleable and whilst the idea of improving the area for the better: this will become exactly the opposite. This will not only have a negative impact on the proposed developments on this erf, but also on the whole area as such.

I have extensive market knowledge and can assure all parties that the pylons on or even close to this land will have a huge economical loss for the development, area and Port Elizabeth as such.

With 803 units that will be effected by the construction of pylons, an economical loss of around R80 million rand can be expected when we take an average selling price if R1 million rand. This in effect will have a loss of around R11.2 million to the receiver of revenue (VAT) and also no municipal fees for clearances etc. A huge economical loss for the local and national authorities too.

Please feel free to contact myself directly for any further info or queries.

Kind regards

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