

**Marais, Wanda**

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**From:** leigh@thefilingcompany.co.za  
**Sent:** 08 May 2017 11:31 AM  
**To:** Marais, Wanda  
**Subject:** RE: NOTICE OF COMMENT PERIOD: Proposed NMBM Seaview Low Income Housing Development DEIR

Please note the following in response:

There has been no response to addressing the concerns of property owners in the area as to how this development will affect existing property prices in the area - where is the research – nobody will want to live next door to this / pay for property here

There is according to the documents on your website been a roughly 48 % increase in population / informal houses in the area since 2009 , and a decline in “private” / paid for homes what is being done to either prevent / slow down or discourage further growth and there certainly isn’t been the equivalent growth in work opportunities to support the growth in this informal settlement and thus to justify further growth or increase in size of this development – is the size going to be capped at or prevented at all ?

There has been a massive increase in rodents and a massive decrease in wildlife in this area over the years, nothing has been done to prevent or protect these animals, they are been killed or forced out of their natural environments as direct result of the illegal invasion of this land – the amounts of snares in the surrounding area has tripled as a result of these settlements inhabitants killing wildlife to feed themselves .

How can there be justification for the expensive of water and sewage infrastructure when private, land owners are being forced to put in septic tank systems and purchase water tanks if they want to build here – double standards and bias

Will these occupants of these units in future be paying for services/ rates / taxes / water etc

Your documents on the website state that there is community support for this development, this statement completely ignores and disregards to various other interest parties letters and comments – those of the current and legal owners of property and land in this area , the bulk of the report is unsubstantiated and completely biased in the favour of those benefiting from this development and completely and utterly ignores the concerns of existing land owners , there will be noise, pollution and a decrease in property prices – my concerns and legal rights are being ignored , current landowners will not be able to sell or recuperate their investments – I still don’t have an answer from a previous question to the legal remedies available should prices decrease as a direct result of this development or do we need to retain an attorney .

I again statement my objection to this development . and reiterate that I don’t believe that my or others in the area have had their concerns adequately addressed

L Denny

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**From:** Marais, Wanda [mailto:WMarais@srk.co.za]  
**Sent:** 02 May 2017 15:45  
**To:** Undisclosed recipients:  
**Subject:** NOTICE OF COMMENT PERIOD: Proposed NMBM Seaview Low Income Housing Development DEIR  
**Importance:** High

Dear Authorities, Stakeholders and Interested & Affected Parties,

**Marais, Wanda**

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**From:** Online2851204 <cherylve@telkomsa.net>  
**Sent:** 28 May 2017 01:39 PM  
**To:** Marais, Wanda  
**Subject:** Open Public Day for proposed NMBM Seaview Low Income Development

Dear Wanda and Team

This correspondence follows the meeting held on 23 May 2017 at the Seaview Community Hall

The circulated correspondence dated 22 May 2017 advises "that the format of the Open Day will not include a formal presentation, but is geared towards providing a platform for individuals to DISCUSS the findings and recommendations of the Draft Environmental Impact Report with the project team on a one-on-one basis in an effort to encourage broader participation".

This in it self created the expectation of the community to raise questions and to expect valid answers. Well this certainly did not happen. It was unanimously agreed by all present that this "meeting" was ill prepared, the Team was not always able to supply answers, as well as it was a waste of time for all concerned.

Mentioned, below, are some of the issues raised:-

Two sites for possible development were mentioned that was Stu Davidson's ground and the property behind van Reunen Road. All the pros and cons were then laid out by one of your Team members.

The Team further quoted that their survey revealed that there are currently 2.3 people per dwelling. I fear this is not correct. It is more likely 4 people per dwelling. Sometimes it can escalate to 6 people per dwelling! Where did the information quoted come from. We need to know this.

Presently there are 400 dwellings which will increase substantially an example being my domestic worker, her minor son, daughter and grandchild will receive 2 houses, the house numbers have already been allocated. The locals advised that once the word spread about the housing development they experienced an influx of outsiders some as far as the Transkei. Was the Team aware of this as this will greatly influence their figures regarding the number of people requiring housing as well as the number of houses to be built. If we conservatively apply a 20% increase see how that causes a ripple effect down the line?

With the above in mind, we are all aware that Port Elizabeth has been declared a disaster area due to the lack of rain and drinkable water. The current reservoir is very old, has seen little maintenance in the past decade and will certainly be inadequate to provide for the increase in users. Approximately 2 years ago one of the pipes burst with water cascading down the hill which caused serious water damage to a house situated in Stuurboord Avenue. Are you aware of this? Furthermore the main water supply pipe collapsed (near the Mouth) are you aware of this? Surely a proper planned infrastructure is required before getting the hopes up of the locals that they will be receiving houses! Present was a long time resident of Seaview, unfortunately I did not get his name, who was on the team that planned and executed the water infrastructure of the Seaview area approximately 40 years ago. He confirmed that the planned new development will cause serious problems to our current system. He is a qualified person in this field and as mentioned worked with the Municipality on the original layout etc. a person like this would be of immeasurable help with your Draft Report. He did point out at the meeting he was more than willing to assist your Team. As a matter of fact we have several people in this area with a wealth of experience with whom you could have dealt with.

Regarding the budget for this development, has it been approved, and if so how has this been allocated ie housing, new roads, maintenance of existing and new structures, water and electricity etc

Mention was made of using septic tanks. These have to be cleaned out on a regular basis at a cost of approximately R800 per pop. Who will bear this cost? I can assure you the recipients of these tanks will not be able to afford this. The locals will need to be trained how to use a septic tank correctly(what can be disposed of into the tanks) has this been allowed for? Another issue raised was the fact of the contamination of the underground water level. We are already experiencing problems in this regard where the coastline is contaminated and in windy/hot weather the stench can be quite overwhelming. When asked whether consultation with a Marine Expert was held the answer was "what is the relevance of this". Really !! Did anyone of the Team make an effort to look at the space between the first row of houses bordering the road and the coast line - only a narrow tar road separates the two sections. We have a gentleman living in Seaview who is well known for his charters etc and who is a marine expert and his professional experience should be tapped. We used to have an abundance of whales and dolphins moving between Jeffries Bay and Seaview. These have declined drastically partly to over fishing but also due to water pollution.

Regarding crime. We have co-existed peacefully with the locals and they relied heavily on employment from the residents of Seaview, Beachview and surrounding areas. The current Police Station is a satellite unit linked to Kabega Park Police Station and is totally and utterly useless. People from Kabega Park must be dispatched as and when they are available. What will your proposals be include regarding this matter?

Regarding the road network this has not seen any major maintenance in 20 years. This used to be a Peri Urban area which subsequently was taken over by the local Municipality. Please note we are what is called the "forgotten suburbs" No street lights, no proper toilets such as in the city and often experience electricity supply problems. Potholes are the only things that is seen to and that takes place only as and when required. With the increase of new residents what has been planned relating to the current roads as well as any new infrastructure. As pointed out the local quarry is in operation and their trucks cause severe damage to the poorly maintained tar roads. Has all of this been taken into consideration when mention was made of increased transport in the form of taxis. We all know they have no regard for the rules of the road. Please check the width of all the roads leading into and out of the coastal villages concerned!

If need be I am sure our local Spar will let you put up notices of proposed meetings etc. The big cycle races usually put up notices at all the strategic points and this has proved to be a most effective way of communication. Not all and sundry have access to emails especially those living in the informal settlements. This concerns them as well.

I trust you accept the above as constructive and look forward to receiving your comments and or suggestions.

Kind regards

Cheryl

Cell No. 083 212 3429

**Marais, Wanda**

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**From:** Wendy Nicol <wendynicol@itsasolution.co.za>  
**Sent:** 04 June 2017 11:41 AM  
**To:** Marais, Wanda  
**Subject:** COMMENTS: Proposed NMBM Seaview Low Income Housing Development

Dear Wanda

Thank you for your email. My comments on the proposed project per the subject line are as follows:

**Wendy Nicol**  
**2 Karen Street, Clarendon Marine, Seaview, Port Elizabeth**  
**Cell: 083 635 0703**

As a home owner in Clarendon Marine I am against the proposed NMBM Seaview Low Income Housing Development.

I personally feel that the already fragile infrastructure in Seaview/Clarendon Marine is not adequate for this Development. Proposed Option 2: The possibility of building up to 1000 RDP homes, and bringing in "*conservatively*" around 4000 people, will definitely have a negative impact on this area, both short term and long term.

There are no job opportunities in Seaview/Clarendon Marine for such a large influx of people, there are no primary or high schools, there are no hospitals or clinics, we do not have waterborne sewage, there is no fully operational police station, there is no public transport and the roads are not adequate.

How long will the organisers of world class sporting events be willing to use Seaview for the route of many of the well-known events such as Iron Man if the roads deteriorate due to all the extra traffic that is bound to come. These events bring much needed income to the municipality.

I am not against the NMBM wanting to provide low cost housing – In my opinion Seaview/Clarendon Marine is just not the right place.

Thank you for the opportunity for the platform to voice my concerns.

Yours sincerely  
**Wendy J Nicol**  
**Tel: 083 635 0703**

**From:** Marais, Wanda [mailto:WMarais@srk.co.za]  
**Sent:** Wednesday, May 24, 2017 2:30 PM

**Marais, Wanda**

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**From:** Aidan Topliss <atthunderbirds012@gmail.com>  
**Sent:** 06 June 2017 06:28 AM  
**To:** Marais, Wanda  
**Subject:** RDP housing

Dear Wanda

I know it is too late for my input, but after hearing what went on at the last meeting I feel I have to write to you concerning the RDP housing project here in Seaview.

There is Beachview resort that is run down, owned by the government and has quite a lot of infrastructure. It has several existing buildings as well.

Why not use the site for the RDP houses?

Why should only the wealthy have beach front properties? When RDP can as well. That is true equality.

Why leave the existing area to decay? It is not being used at this point.

There is plenty of space. The road section could even host a taxi rank, there are other facilities as well as something for the children for example put- put. Safe beaches etc etc.

I believe all the caravan sites have water and electricity points.

Please forward my suggestion to the decision makers that be. If it is not too late this could be a cheaper, better option. Than the ones proposed at the meeting. Why buy more land at huge expense when the government already owns prime, mostly developed land?

Thanking you in anticipation

Aidan

**Marais, Wanda**

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**From:** edger194@gmail.com  
**Sent:** 05 June 2017 02:03 PM  
**To:** Marais, Wanda  
**Subject:** Development in Seaview

Dear Reader

Regarding the development of low cost housing in Seaview

1) There is so many reasons from my point of view.

- There is no work here , no Industry. As I am a new permanent resident here I see people picking Berries and eating it.
- When it is social Grant day they buy Liquor with the money.
- Begging for food at my house
- Looking for work

2) Mr Davidsons land as far as I can see is a hill of sand not solid ground.

-About a month ago we had 40mm of rain in an hour and my property is on a slight slope , my house was almost flooded . I am in the process of preventing flooding in the future as water just run on sand . Good luck for them building that hill in the future.

I know this area for the past 30 years and the sea life is disappearing. When I was a boy the coastline was full of sea-life now its Non existent.

I do agree people need housing but its far from schools hospitals and everything here.

I know a few guest house Owners here even for tourism its very weak.

And with all do respect I am also struggling. Will I have to pay rates and taxes if the low cost housing is built on my doorstep. I do Not think so.

I battled to save for this house and staying in Seaview was my dream since I was a little boy. It was such a pretty place.

Thank You for reading this .

Kind Regards

Henk Koekemoer.

Sent from Windows Mail

**Marais, Wanda**

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**From:** Jacko McCarthy <JackoM@thehda.co.za>  
**Sent:** 07 June 2017 03:08 PM  
**To:** Marais, Wanda  
**Subject:** RE: REMINDER: Seaview Low Income Housing Development, Port Elizabeth

Hi SRK,

I am responding to the call for comment on the development initiatives as advertised at the Seaview Community Centre regarding the Seaview Low Income Housing Project

- Development Option 1 is preferred as it appears to involve smaller and more organic development portions, closer to where the people have chosen to live themselves.

This will represent less of an impact on the lives of both the middle class residents of Seaview, the beneficiaries of the housing project and the environment as a whole

- Smaller residential areas will be easier to integrate into the existing urban fabric and neighbourhoods
- It is proposed that the innovative sewerage system devised by the international consultant be implemented.
- A serious attempt at saving the vegetation within the new residential areas must be made
- Roads should be surfaced with interlocking blocks (as per Johnson Road in Zwide) because of the labour creation capability thereof.
- A capable stormwater management system will be necessary due to the downpour nature of storms in the area. Particular attention should be paid to those sites at the bottom of the stormwater ways
- Local skills should as far as possible be utilised in the construction roll out, and preference should be given to local SMME businesses
- It is the job of our current urban planners to integrate housing initiatives of all socio-economic backgrounds to ensure that local facilities are used by all

Trust that these comments are of some assistance.

Please keep us informed of development in this regard.

Many thanks.

Regards,

**Jacko McCarthy**  
**Planning & Land**



**The Housing Development Agency**

Cell: 082 557 9412

Office: 041 393 2600

Fax : 041 393 2614

E-mail : [jacko.mccarthy@thehda.co.za](mailto:jacko.mccarthy@thehda.co.za)

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**From:** Marais, Wanda [mailto:WMarais@srk.co.za]  
**Sent:** 07 June 2017 02:13 PM  
**Subject:** REMINDER: Seaview Low Income Housing Development, Port Elizabeth

Dear Authorities, Stakeholders and Interested & Affected Parties,

**REMINDER: Seaview Low Income Housing Development, Port Elizabeth**

This serves as a general reminder that the deadline for comment as per the Draft Environmental Impact Report (DEIR) for the proposed Seaview Low Income Housing Development, will expire at **17h00 on 12 June 2017**.

**Marais, Wanda**

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**From:** leigh@thefilingcompany.co.za  
**Sent:** 07 June 2017 03:12 PM  
**To:** Marais, Wanda  
**Subject:** RE: REMINDER: Seaview Low Income Housing Development, Port Elizabeth

Good Day please find my further comments

I believe that from the meeting held the previous week that the "scope" has now been changed to include the possible purchase of the land currently belonging to Stuart Davidson, - this was not included in your previous proposal. I also believe that other feedback from residents at the meeting included the queering of so called facts stated in the various reports that each house hold with only contain 2 persons , this is not a correct fact and there are at least 4 persons per current shack, most of these informal residents are **not employed at all**. and even fewer within the radius of the area that has been given as the reason for the development here and not elsewhere , the amount of houses proposed has grown considerably from the initial proposal , and really nobody can from your research team can adequately defend the reason given for having to build this settlement here where there are obviously better suited fairly close sites in the green bushes area that are also Please advise if this will now all entail new proposals / research etc reflecting correct information and true facts not the nonsense we have seen so far , we are therefore disputing the information contained in your current proposal as invalid and untrue

Greenbushes is

- 1) Closer to transports systems
- 2) Close to working opportunity's
- 3) Have easier access to service and connection points of water, sewerage etc
- 4) Closer to health care facilities
- 5) And are most obviously going to be cheaper to build in these other areas and no have impact on the existing legal residents, property value, the environment , water availability etc
- 6) 'what about the already cleared land for sale at lower rates for purchase and development in greenbushes ? why is this not being considered

I'm not sure how this development can be proposed in this area as these RDP house will outnumber the current legal and rightful owner of land that we have had to pay for to live in this area, we have the right to say how our tax money will be spend and nobody on your team or the municipality seems to be listening or hearing us .

Regards

L Denny

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**From:** Marais, Wanda [mailto:WMarais@srk.co.za]  
**Sent:** 07 June 2017 14:13  
**To:** Undisclosed recipients:  
**Subject:** REMINDER: Seaview Low Income Housing Development, Port Elizabeth

Dear Authorities, Stakeholders and Interested & Affected Parties,

**REMINDER: Seaview Low Income Housing Development, Port Elizabeth**

This serves as a general reminder that the deadline for comment as per the Draft Environmental Impact Report (DEIR) for the proposed Seaview Low Income Housing Development, will expire at **17h00 on 12 June 2017**.



**Marais, Wanda**

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**From:** Alet Carstens <carstens.alet@gmail.com>  
**Sent:** 07 June 2017 06:21 PM  
**To:** Marais, Wanda  
**Subject:** SEAVIEW DEVELOPMENT

Wanda

My comments are based on the meeting held on 23rd May at the community hall.

**SEWERAGE**

The sewerage for the 65 houses that will be build on farm 28 section 10 - a septic tank with a soak away is going to be provided for each house. According to municipal regulations we are not allowed to do soak aways any more.

**NUMBER OF THE RESIDENTS OF THE TOWN SHIPS**

When your study was done, you worked on an estimation of 2.1 resident per house - I think your numbers are outdated.

**WATER**

When one live in a formal house, you tend to use more water because it is more accessible. This development will have a HIGH IMPACT on the water resources.

I really feel that the impact study done by SRK was not done thoroughly. There were to many questions that could not be answered by your people.

Greetings

ALET CARSTENS

**Marais, Wanda**

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**From:** Aidan Topliss <atthunderbirds012@gmail.com>  
**Sent:** 08 June 2017 06:52 AM  
**To:** Marais, Wanda  
**Subject:** Re: REMINDER: Seaview Low Income Housing Development, Port Elizabeth

Dear Wanda

as I understand it the government wants to buy land, put in all the infrastructure and then build RDP houses. Why not buy houses that are already built and are up for sale instead of land.

For example my house has 7 bedrooms and 5 bathrooms. In the past I have rented out to 18 adults without a problem. This could be purchased to accommodate a large family or 3, at considerably less cost than all the expenses mentioned above. Reducing the total number of houses that need to be built, reducing the size of the land that needs to be purchased and therefore the overall costs.

Kind regards  
Aidan

**Marais, Wanda**

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**From:** patstarck00@gmail.com  
**Sent:** 09 June 2017 07:13 AM  
**To:** Marais, Wanda  
**Subject:** RE: REMINDER: Seaview Low Income Housing Development, Port Elizabeth

What is this world coming to?

The proposed housing development for low income persons in Seaview:

The scheme for developing homesteads in the Seaview area can only be described as imbecilic:

- i. Normally housing developments are established as dormitory suburbs for employed persons  
 Are infrastructures in place for, inter alia??  
 An invasion of well over two thousand persons into an area where problems already exist and need to be addressed:
  - are roads or transport corridors able to sustain the impact of commuters to and from work
  - methodology of transportation to and from educational centers
  - development of sewerage systems where even present systems are inadequate
  - development of electricity supply which is presently erratic
  - development of shopping facilities are impractical as no more land
  - the expansion of policing requirements in Seaview, Kini Bay & Beachview
  - individual expenditure to upgrade the security
- ii. Zimbabwe attempted similar alterations to the urban development but scrapped them have for correct infrastructures to be implemented.

Sent from Mail for Windows 10

**From:** Marais, Wanda  
**Sent:** Wednesday, June 7, 2017 2:13 PM  
**Subject:** REMINDER: Seaview Low Income Housing Development, Port Elizabeth

Dear Authorities, Stakeholders and Interested & Affected Parties,

**REMINDER: Seaview Low Income Housing Development, Port Elizabeth**

This serves as a general reminder that the deadline for comment as per the Draft Environmental Impact Report (DEIR) for the proposed Seaview Low Income Housing Development, will expire at **17h00** on **12 June 2017**.

Please ensure that your comments are forwarded to us timeously to ensure that they are reflected and addressed in the Final Environmental Impact Report (FEIR) to be released in due course.

Kind Regards,

**Wanda Marais** B Proc  
 Public Participation Practitioner



SRK Consulting (South Africa) (Pty) Ltd



## agriculture, forestry & fisheries

Department:  
Agriculture, Forestry and Fisheries  
REPUBLIC OF SOUTH AFRICA

Directorate: Forestry Regulation and Oversight, Department of Agriculture, Forestry and Fisheries, Private Bag X250, Pretoria 0001. Tel: (012) 391 5709. Fax: (012) 309 5840. E-mail: RennyM@daff.gov.za

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PORT ELIZABETH, 6000

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Email: [wmarais@srk.co.za](mailto:wmarais@srk.co.za)

Dear Ms Marais

### **DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT: SEAVIEW LOW INCOME HOUSING DEVELOPMENT, PORT ELIZABETH**

My previous letter dated 16 September 2016 on the above issue, as well as our meeting on 25 May 2017, have reference. I also refer to a report titled "Low Cost Housing – Erf 590, 238 and 240 Clarendon Marine, Portions 1 and 10 of The Farm Seaview No 28", dated 5 June 2015, by forest officer Mr IJ van der Merwe. The letter and report are attached for easy reference. I am not going to comment specifically on the above report on a point by point basis, since the content is very much the same as the previous document I commented on, but will keep my comment in a general vein. This also because DAFF has been requested many times already to provide the same inputs on very similar proposals and reports.

From the DAFF reports and letters, and even correspondence going back to a letter from Mr Theo Stehle to SRK Consulting dated 21 September 2009, the message has been conveyed clearly that residential development must be avoided in all those properties at Seaview covered by natural forest. DAFF officials have done numerous site visits to all the erven involved, more than 14 separate site visits going back to 2006 in fact, as indicated in the attached map of site visits. Forest officer Mr IJ van der Merwe who compiled the report of June mentioned above, have

visited all of the sites under consideration for low cost housing at Seaview, and each more than once. So has Mr Theo Stehle, who is now retired from DAFF and is acting as an advisor to DAFF. DAFF's position remains that natural forests must not be destroyed save in exceptional circumstances as required by the National Forests Act Nr 84 of 1998, and that residential housing does not qualify as an exceptional circumstance. All the studies done so far, including this Environmental Impact Assessment, point out that Portion 1 of Erf 28 is the most suitable and least sensitive site for residential housing (also refer to the attached table 3 of a previous Preliminary Assessment by SRK, which clearly shows that Portion 1 of Farm 28 is really the only option for housing from an environmental point of view).

While there are narrow portions on Portion 10 of Farm 28 and Erf 38 Clarendon Marine that were historically cleared many decades ago, and are relatively open or partly invaded by exotic Rooikranz, it is undesirable to squeeze houses into those fragmented areas. From experience we know that people in such close proximity to forest areas will move into the surrounding forest areas for activities such as firewood collection, bark harvesting and poaching. It may even be difficult to contain illegal settlement spreading from the formal housing to the adjoining forests. Since the fragmented developable parts were historically cleared on areas that were once covered by natural forest, as proven by historic aerial images, they will all grow back to natural forest if allowed. In fact, in parts of these previously disturbed areas where Rooikranz trees established, the regeneration of natural forest is evident by forest seedlings in the undergrowth. The Rooikranz die out after several decades, and this is evident on many properties in the Seaview, Bushy Park and Sardinia Bay area.

As far as the two informal settlements are concerned, New Rest and Zweledinga – these are historic informal settlements that can be upgraded in situ, but must not be allowed to expand into natural forest. New Rest should not be expanded east of the Seaview Road, but limited to expansion on disturbed areas west of that road, while the main future settlement should take place on Portion 1 of Farm 28, which is mentioned as option 2 in the EIA Report. That property, as the EIA report states, has ample space for future expansion. The properties mentioned as Option 1 in the EIA report, has very limited opportunities for future expansion. Once they are filled up within two decades or so, the Portion 1 of Farm 28 will in any way have to be purchased for urban development. Moreover, it makes far more sense to have a consolidated urban area than fragmented ones, which are more difficult and expensive to service.

A last point to make, is that fire seldom penetrates far into natural forest for various reasons, but it will run through fynbos and Rooikranz. Given the fire disasters of the recent weeks, it makes

sense to protect the natural forests around Seaview as a protective buffer a form of insurance against natural disasters.

Should you require additional information on this matter please do not hesitate to contact Ms MM Sundani Assistant Director: Forestry Regulation and Support on 012-309 5865 or [MulaloSu@daff.gov.za](mailto:MulaloSu@daff.gov.za).

Yours sincerely



**NAME: MS SHUMANI DZIVHANI**

**DESIGNATION: DIRECTOR: FORESTRY REGULATION AND OVERSIGHT (ACTING)**

**DATE: 09/06/17**



# Preliminary Assessment

**Table 3: Site suitability screening analysis results for site alternatives in terms of specified biophysical criteria**

Criteria	Erf			
	28P10	28P1	590	238
Total size (ha)	91.03	150.15	20.39	27.97
Transformed area (ha)	11.22	74.78	5.34	4.47
Ecosystem status	Vulnerable + Endangered	Cleared	Vulnerable + Critically Endangered	Endangered
CBAs	No	No	No	No
Natural forest density	Medium + low density	Low density + cleared	Solid + medium density	Low density
Non-forested area (ha) <sup>1</sup>	35.13	150.15	0	27.97
Wetland/watercourse	None identified	None identified	None identified	None identified
Habitat intactness / transformation	Majority intact	Cleared	Partially - degraded - informal housing	Partially - degraded - informal housing
Area of site potentially most suitable for development (ha)	5.08	70.76	5.34	4.42
Colour coding key:	Suitable	Partially / possibly suitable		
				Less preferred
				Unsuitable
				240
				39.66
				17.87
				Yes - minor
				Low density
				39.66
				None identified
				Partially - degraded - informal housing
				14.82





# agriculture, forestry & fisheries

Department  
Agriculture, Forestry and Fisheries  
REPUBLIC OF SOUTH AFRICA

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Email: [wmarais@srk.co.za](mailto:wmarais@srk.co.za)

Dear Ms Marais

## **FINAL SCOPING REPORT: SEAVIEW LOW INCOME HOUSING DEVELOPMENT, PORT ELIZABETH**

Your email notices on the above matter, including that of 14 September 2016, have reference.

In the Comment and Response Table of the Scoping Report the comment of the Regional Director of the Department of Agriculture, Forestry and Fisheries (DAFF) is stated as follows:

"DAFF's position remains that natural forests may not be destroyed save in exceptional circumstances. Residential housing does not qualify as an exceptional circumstance. Suitable alternative land must be sourced." The response given to this is: "Noted. The current development proposal is limited to previously transformed areas, which do not contain forest."

Firstly we need to reiterate previous positions that have been communicated repeatedly:

- a) Natural forest covers large parts of the properties around the two existing informal settlements north of Seaview. These forests are valuable

because of the rarity of the forest biome; the fact that they form part of one of the very few large forest complexes in the country, contain a high biodiversity and red data species, and provide high value ecosystem services that have not been taken into account in the economic calculations relating to the properties;

- b) DAFF will not issue licences for the destruction of natural forest for residential erven (Section 3(3)(a) of the National Forests Act of 1998 states that natural forest must not be destroyed save in exceptional circumstances, and DAFF does not consider residential development as exceptional circumstances, based on legal opinion);
- c) Intrusion of the settlement areas into open corridors within the natural forest is undesirable, because it will be difficult to control the impact of residents on the surrounding forests, and also the prevention of illegal settlement intrusion into natural forest. These areas are seriously constrained in terms of future expansion;
- d) For these reasons the large open area on Erf 28/1 is best suited for the development not only because it will avoid impacts on natural forest, but also because it provides ample space for the future expansion of settlement areas. The forested properties have been purchased by the municipality against the advice of DAFF.

The response statement on the comment of Mr Quvile is not correct. The current layouts will likely intrude into natural forest in several locations, especially on the land just northwest of Seaview, encircled in red. DAFF officials have been to most of these sites, and know the situation. It is difficult to distinguish between natural forest and the Rooikranz invasives. They occur intermingled (but only in some areas - large parts of the properties do consist of solid natural forest cover). That is why it is important to have a specialist botanist to survey the area and map out the natural forest, as was done previously in other parts of the municipal area. It must be noted that not all botanists can identify natural forest properly, especially in difficult areas where invasives and natural forest occur intermingled.

It has also been observed that where Rooikranz is occurring, a transition from invasives to natural forest is taking place in some areas. There is a perception that the natural forests have spread into the area relatively recently, and this is untrue. Old aerial images dating back to the 1930s show extensive natural forest already occurring in the area. Some parts now occupied by Rooikranz have been disturbed in the past. New forest species are sprouting under some of these invasives, and will grow back to natural forest within decades. Whereas the

invasives poses a fire danger to properties in the area, fire seldom penetrates natural forest, which forms a protective buffer.

Should you require additional information on this matter please do not hesitate to contact Ms Shumani Dzivhani at [ShumaniD@daff.gov.za](mailto:ShumaniD@daff.gov.za) or Ms Mulalo Sundani at [Mulalosu@daff.gov.za](mailto:Mulalosu@daff.gov.za): 012 309 5865.

Yours sincerely



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**MRS S DZIVHANI**

**DEPUTY DIRECTOR: FORESTRY REGULATION AND OVERSIGHT**

**DATE:** 16/09/16



## agriculture, forestry & fisheries

Department:  
Agriculture, Forestry and Fisheries  
REPUBLIC OF SOUTH AFRICA

### **LOW COST HOUSING – ERF 590, 238 AND 240 CLARENDON MARINE, PORTIONS 1 AND 10 OF THE FARM SEAVIEW NO 28**

During a meeting on 21 May 2015 on the above issue between the Nelson Mandela Bay Municipality, the Department of Agriculture, Forestry and Fisheries Forestry (DAFF) and the Department of Environmental Affairs, Mr Izak van der Merwe of the Subdirector: Forestry Technical Services of DAFF undertook to write a brief report on the DAFF Forestry assessments made of the above properties considered for low cost housing, to the Nelson Mandela Bay Municipality. This report would also provide feedback on the assessment done by SRK on the suitability of the various erven in the Seaview area considered for low cost housing.

### **ASSESSMENT OF THE OUTCOME OF THE STUDY DONE ON THE ERVEN BY SRK**

From the table 3 of the Preliminary Assessment Report of SRK and the maps of that report submitted to this Department (attached), the following deductions are made from the findings of that report:

- 1) Portion 10 of Erf 28 and Erf 590 are considered to be unsuitable for development – these erven are covered by natural forest, and by mosaics of natural forest and thicket;
- 2) Part of Erf 240 and Erf 238 is considered developable (the rest is natural forest and forest mosaic), but these are not preferred sites due to the fragmented nature of developable areas which also intrude into forested areas;
- 3) About 70ha of Portion 1 of Erf 28 is considered a transformed area and is suitable for development – thus the preferred site for housing development.

The comment on the assessment table and maps supplied, are as follows:

- a) The above map and table reflect an attempt to avoid natural forest, and this is appreciated.
- b) This Department fully supports the finding that the site indicated as most suitable for development is Erf 28 Portion 1, for on that land no natural forest will be affected on the extensive developable portion, and there would be room for future expansion.
- c) Erven 240, 238 and the southern portion of Erf 28 Portion 10 pose a problem in that the developable areas are fragmented and would intrude into the natural forest areas, inevitably exposing these forests to resource use and potential informal settlement, which could lead to further forest destruction over time. The vast majority of these areas have forest and are not developable.

DAFF was informed that the purchase of Portion 1 of Erf 28 has not been considered due to the costs involved, but no concrete information was provided on the amount and how this was arrived at.

Apart from the legal requirements relating to natural forests, financial cost is not the only consideration. The natural forests in the area presents ecological infrastructure that delivers ecosystem services worth many millions of rand per annum. According to our conservative assessment the ecosystem services value of low subtropical natural forest (biodiversity, climate mitigation, binding soil, protection from wind, aesthetic etc.) is worth at least R16 000 per annum per hectare (deduced from international calculations of the ecological economist Dr Robert Constanza for various forest types). Taken over more than 30 years (medium term – the lifetime of a generation) the ecosystem services value for the about 150ha of forests on the properties involved are worth more than R72 million.

In summary, it appears that the areas indicated by SRK as developable are the ones where DAFF would not need to issue a Section 7 licence to destroy trees in a natural forest. The main problem is that the scale of the map provided is not good, and more accurate planning at a more detailed scale is required, and should housing be considered there, DAFF would have to look at the eventual layouts to ensure that forest is not affected.

It is important to note that DAFF has not received any licence application in terms of Section 7 of the National Forests Act from the municipality, and that all the discussions and correspondence so far have been based on site visits, meetings and the maps and tables of the preliminary assessment report done by SRK that were supplied to DAFF.

## **THE BASIS OF DAFF FORESTRY ASSESSMENTS OF THE SITES**

The National Forests Act of 1998 (Act 84 of 1998) as amended (NFA) protects all natural forests and listed protected tree species, and no forest trees or protected trees may be cut or damaged without a licence. Implementing the Act requires legal and technical interpretation, supported by policies and guidelines. The Department of Agriculture, Forestry and Fisheries (DAFF) implements the Act through regulatory staff based in regional offices, guided by technical and regulatory head office directorates. Various instruments have been developed to guide such implementation, and these have a scientific and legal basis. The provisions in section 7 regarding the prohibition of cutting or destroying trees in a natural forest (alive or dead) without a licence, need to be read together with the principle in section 3(3)(a), viz. *“that natural forest must not be destroyed save in exceptional circumstances”*.

When receiving a license application to destroy and/or damage trees in a natural forest under Section 7 of the National Forests Act of 1998, DAFF has to determine whether natural forest occurs, and then to decide whether a license can be issued for the forested parts of the property (if exceptional circumstances apply), and in such a case, what conditions or off-sets are required. In the process, DAFF must be able to motivate why the vegetation is considered to be natural forest (if such information has not been supplied by the applicant, or if the information supplied differs from that found by DAFF during investigation). Such motivation has been done during previous presentations and

meetings with the municipality, and in written communication such as a 2009 DAFF letter to the Nelson Mandela Bay Municipality.

The onus to do more detailed studies is on the applicant, and not on the Department, just as competent authorities depend on information supplied and on site visits to come to a decision on environmental authorisation. This has been communicated on more than one occasion to the municipality since 2006. DAFF proposed that the municipality employ a botanist that is an expert on natural forest to map out the natural forest areas on the above properties, as was done for areas earmarked for housing in the Walmer area on DAFF's request. SRK was employed, and the study done by SRK shows where the natural forests and forest mosaics are, as well as the areas that are developable. Development on the areas indicated on map by SRK as most suitable for development will not require application for a Section 7 licence under the National Forests Act as long as the development footprints do not extend over these areas. Development on the eastern part of Portion 1 of Farm 28 will also not require application for a Section 7 licence under the National Forests Act.

In order to determine whether a vegetation type on a property is natural forest, the following is taken into consideration:

- a) The definition of natural forest in the National Forests Act – vegetation structure, supplemented by scientific criteria applicable to natural forests;
- b) The presence of diagnostic or indicator species of natural forest;
- c) The known distribution range of natural forest types, and descriptions in scientific publications such as:
  - VON MALTITZ, G., MUCINA, L., GELDENHUYS, C., LAWES, M., EELEY, H., ADIE, H., VINK, D., FLEMMING, G. & BAILEY, C. (2003). *Classification System for South African Indigenous Forests. An objective classification for the Department of Water Affairs and Forestry*. Environmentek Report ENV-P-C 2003-017, CSIR, Pretoria. 275 pp.
  - MUCINA, L. & RUTHERFORD, M.C. (eds.) (2006). *The Vegetation of South Africa, Lesotho and Swaziland. Strelitzia 19*. South African National Biodiversity Institute, Pretoria.

This is important since all 26 natural forest types were published in the Government Gazette to be natural forest for the purpose of the National Forests Act)

## **FINDINGS OF THE SITE VISITS**

### **1) Vegetation Structure**

Section 2(1)(xx) of the National Forests Act of 1998 (Act 84 of 1998) (NFA) defines 'natural forest' as 'a group of trees whose crowns are largely contiguous or which have been declared by the Minister to be a natural forest under section 7(2)'. By virtue of the definition of 'forest' in Section 2(1)(x) this definition also includes 'the ecosystem which it makes up'.

Legally, natural forest is therefore considered to be vegetation types that are dominated by indigenous trees forming a more or less closed canopy. The total

ecosystem can be considered, including the herbaceous layer. The legal definition, however, is not sufficient to distinguish natural forest from other closed canopy woody conditions such as subtropical ticket types and dense savanna woodland. Therefore scientific definitions and forest type descriptions are also used. In the case of the State vs Messrs Victor, Morne and Pierre Terblanche who were convicted in the Umzimkulu Circuit Court on 17 May 2008 for the illegal destruction of forest trees in the Ngongqogongqo forest, scientific definitions of natural forest was also accepted to supplement the legal definition, as well as the notion that natural forest in a degraded state can still be considered as natural forest, even where the closed canopy has been reduced or cleared (see the attached criteria developed to determine the condition of natural forest canopy - from canopy class CC1 to Class CC5).

The authoritative scientific description of the characteristics of natural forest submitted to the above court, is that from *Bailey, C.L., Shackleton, C.M., Geldenhuys, C.J., Moshe, D., Fleming, G., Vink, E.R., Rathogwa, N.R., and Cawe, S.G. 1999. Guide to, and summary of, the meta-database pertaining to selected attributes of South African natural forests and woodlands. ENV-P-C 99027, CSIR, Pretoria.* From that it is deduced that natural evergreen forest has the following characteristics:

- It is generally a multi-layered vegetation unit (At least a canopy layer, shrub layer and herbaceous layer (except where forest is in a developmental stage)
- It is dominated by indigenous trees
- The combined tree strata have overlapping crowns (except where forest is in a developmental stage)
  - crown cover is >75%
- Grasses in herbaceous stratum (if present) are generally rare
- Fire does not normally play a major role in forest function and dynamics except at fringes

In the Seaview area, the vegetation on properties under consideration basically has a canopy layer and herbaceous layer, with a shrub layer in the taller forest parts. The crown cover is dense, and little grass grow under these canopies. Only disturbed areas are affected by fire, the majority of the vegetation is not affected by fire (time-series aerial images serve as proof of that). The vegetation structure on the properties are as follows:

Property	Vegetation Structure	Comments
Erf 590	Closed canopy indigenous vegetation dominated by trees	Good to moderate condition natural forest (Mostly canopy class cc1 to cc2) – historic images dating back to 1939 show this land to be forested
Erf 28/10	Closed canopy indigenous vegetation dominated by trees– relatively small open portion of previously disturbed land south of the pipeline – this will regrow to natural forest if left.	Good to moderate condition natural forest (Mostly canopy class cc1 to cc2) – except for a disturbed portion south of the pipeline. A few clumps of invasives occur, under which

		natural forest is regenerating. Historic images dating back to 1939 show this land to be forested
Erf 240	Closed canopy indigenous vegetation dominated by trees – relatively small open portions of previously disturbed land	Good to moderate condition natural forest (Mostly canopy class cc1 to cc2) – except for disturbed portions on about 35% of the property. A few clumps of invasives occur, under which natural forest is regenerating. Historic images dating back to 1939 show this land to be forested
Erf 238	Closed canopy indigenous vegetation dominated by trees – relatively small open portions of previously disturbed land	Good to moderate condition natural forest (Mostly canopy class cc1 to cc2) – except for disturbed portions on about 30% of the property. A few clumps of invasives occur, under which natural forest is regenerating. Historic images dating back to 1939 show this land to be forested
Erf 28/1 (eastern part)	Open transformed land	On historic images dating back to 1939 it is evident that the eastern portion of about 70ha was open fynbos, and became transformed more recently.

## 2) The presence of diagnostic or indicator species

Diagnostic or indicator species of natural forest are those almost exclusively associated with natural forest where they occur in dominantly closed canopy indigenous vegetation. The more diagnostic species are found, the better the indication of natural forest. Only species found are indicated, in reality there will be more. Species generally occurring in natural forest and other biomes are not listed.

Property	Diagnostic/Indicator species of natural forest	Comment
Erf 590	<i>Mimusops caffra</i> <i>Olea exasperata</i> <i>Apodytes dimidiata</i> <i>Euclea racemosa</i> <i>Zanthoxylum capense</i> <i>Vepris lanceolata</i>	Thicket and fynbos elements were also found, but natural forest is dominant.



	<i>Isoglossa woodii</i>	
Erf 28/10	<i>Mimusops caffra</i> <i>Sideroxylon inerme</i> <i>Olea exasperate</i> <i>Ochna arborea</i> <i>Zanthoxylum capense</i> <i>Euclea racemosa</i> <i>Isoglossa woodii</i>	Thicket and fynbos elements were also found, but natural forest is dominant.  <i>Acacia karroo</i> (not restricted to natural forest, but often a pioneer species in developing forest.
Erf 240	<i>Mimusops caffra</i> <i>Sideroxylon inerme</i> <i>Olea exasperata</i> <i>Zanthoxylum capense</i> <i>Isoglossa woodii</i>  <i>Dovyalis rotundifolia</i>	Thicket and fynbos elements were also found, but natural forest is dominant.  <i>Acacia karroo</i> (not restricted to natural forest, but often a pioneer species in developing forest.
Erf 238	<i>Mimusops caffra</i> <i>Sideroxylon inerme</i> <i>Euclea racemosa</i> <i>Dovyalis rotundifolia</i>	Thicket and fynbos elements were also found, but natural forest is dominant.  <i>Acacia karroo</i> (not restricted to natural forest, but often a pioneer species in developing forest.
Erf 28/1 (eastern part)	No diagnostic/indicator species of natural forest on the open eastern part of the property.	

### 3) Known distribution range of natural forest types

The report titled *Classification System for South African Indigenous Forests. An objective classification for the Department of Water Affairs and Forestry* describes two forest types occurring in this area. Mr Theo Stehle<sup>1</sup> (and Dr Coert Geldenhuys

<sup>1</sup> Mr Theo Stehle, formerly with DAFF Forestry, accompanied DAFF officials on the site visits to various parts of all the above erven, when still in the employ of the Department. He has 38 years of relevant practical forest management experience after obtaining a BSc (Forestry) Degree at the University of Stellenbosch in 1973, followed later by an Honours B.Sc. (Forestry) degree in 1981, majoring in Nature Conservation, also at the University of Stellenbosch. He inter alia spent 5 years as a District Manager (conservation forestry) for a forest conservation district in the Eastern Cape to oversee the ecological management and administration of various forest stations along the coast (including State dune forest areas along the East London coast); 3 years as District Manager in charge of various commercial forestry plantations, indigenous forests and mountain areas in the Southern Cape; 15 years as District Manager (conservation forestry) overseeing the management of the southern Cape and Tsitsikamma State indigenous rainforests and 13 years as forestry technical and scientific adviser to the national Forestry Branch covering a wide spectrum of technical forestry matters, including: forest law, policy and guideline development.

who went with DAFF staff to forested sites in the metropolitan area in 2011) found that the natural forests in the general area consist of the Eastern Cape Dune Forest type along the dunes on the coast, with a gradual transition to the Albany Coastal Forest type inland. These forest types can be distinguished by stand structure, species mix and topographical location.

#### a) Albany Coastal Forest

The above report identifies Albany Coastal Forest as the forest type occurring along this part of the coast, and states that it occurs from the "Maitlands River mouth (west of Port Elizabeth) in the west to the regions near Kei River mouth in the east." It states that these forests are usually a few kilometres inland from the coast behind the major parallel dune ridges, and the forest at The Island Nature Reserve and at Maitlands River are listed as major forest areas belonging to this forest type.

#### Stand Structure

Primarily a short (10 m canopy) dense forest, but in some places in the wetter valley floors it can reach 15-20 m tall. On shallower soils on the drier hilltops and towards the coast the canopy is only 5 m tall. Canopy emergents may reach 30 m in the best-developed forest, which usually occurs in the valley bottoms where sandy soils are deeper and water supplies perennial. Inland, the undergrowth can be dense and impenetrable, while in more seaward forests there is little or no undergrowth. Where it is best developed there are three strata, a tangled understorey of creepers, shrubs (often spinescent), and herbs, a canopy of trees and canopy emergents. The high abundance of lianas in Alexandria Forest is a result of the low stature of the forest, which provides more entry points for lianas into their host canopy trees.

#### Life Forms

Most of the species are evergreen, but semi-deciduous or facultative deciduous trees are also common (e.g. *Celtis africana*, *Vepris undulata*, *Erythrina caffra*). Ferns, hygrophytes and epiphytes are scarce, while lianas and spinescent shrubs are more common than in many other forest types. Many species are pioneer type species and are often also associated with thicket vegetation. The canopy emergents in Alexandria Forest are classic examples of this and probably regenerate best on the outskirts of the forest, rather than under the canopy.

#### b) Eastern Cape Dune Forest

The above report identifies this forest type as subtropical low-stature, dense-canopy forest on old stabilized coastal dune cordons fringing the Eastern Cape coast, usually dominated by *Mimusops caffra*, *Sideroxylon inerme* and *Dovyalis rotundifolia*. This forest type was previously described as occurring from Nxaxo on the Wild Coast to the coast just south of Alexandria, but has later been found to extend further south, beyond the Maitland River – more or less the distribution range of *Dovyalis rotundifolia*. The latter dune tree species is not expected to occur in Albany Coastal Forest, and helps to distinguish between these two forest types. These forests are described as subtropical low-stature, dense-canopy forest on old stabilized coastal

dune cordons fringing the Eastern Cape coast, usually dominated by *Mimusops caffra*, *Sideroxylon inerme* and *Dovyalis rotundifolia*.

#### Stand Structure

Canopy height varies from 8 - 15 m, and decreases along an east-west gradient, reaching approximately 5 metres in localities such as Kenton-on-Sea and Woody Cape. Common canopy species include *Mimusops caffra*, *Sideroxylon inerme*, *Dovyalis rotundifolia*, *Allophylus natalensis*, *Cassine aethiopica*, *Euclea natalensis* and *E. racemosa*. In dune valley forests *Erythrina caffra*, *Diospyros natalensis*, *Harpephyllum caffrum*, *Schotia latifolia*, *Teclea natalensis*, *Zanthoxylum capense* and yellowwoods (*Podocarpus falcatus* and *P. latifolius*) may occur as canopy constituents.

The height of the sub-canopy spans 2.5 – 7 m but it is often difficult to distinguish the canopy and sub-canopy strata apart. Species such as *Acokanthera oblongifolia*, *Cassine papillosa*, *Deinbollia oblongifolia*, *Dracaena alectrifomis*, *Psychotria capensis* are dominant in the sub-canopy stratum. The woody herb *Isoglossa woodii* (Acanthaceae) can be locally common and dense in the herb layer, reaching heights of 1.5 m. *Hypoestes aristata* and some *Panicum* species are also typical of the herb layer.

#### CONCLUSION

The dominant vegetation on Erf 590, Portion 10 of Erf 28, Erf 240 and Erf 238 is natural forest based on the following:

- a) The vegetation is mostly closed canopy indigenous vegetation;
- b) Diagnostic/indicator plant species of natural forest occur on most part of these erven, except in transformed parts;
- c) The vegetation was identified as Eastern Cape Dune Forest which goes into a transition into Albany Coastal Forest further inland;
- d) In their assessment of these erven SRK did not use the Vegmap or national forest type classifications, but another classification, which nevertheless indicate the majority of the vegetation to be natural forest and mosaics of natural forest and thicket or fynbos.

In the study of SRK about 70 ha of Portion 1 of Erf 28 is considered a transformed area and is suitable for development – thus the preferred site. That is the same conclusion of DAFF from its own site visits. The developable parts of Portion 10 of Erf 28, Erf 240 and Erf 238 indicated by SRK on a map of areas most suitable for development, together with the transformed area of Portion 1 of Erf 28, are the areas that could be developed without having to apply for a Section 7 licence under the National Forests Act of 1998. Such a licence cannot be issued for housing development. A better scale map is needed, however, to be able to precisely determine whether the areas shown as developable intrude into natural forest areas or not.

It is strongly recommended that the natural forests on the municipal erven be set aside for protection, in which case low-key ecotourism facilities can be considered on suitable sites. Such a protected area has the potential to link up with private conservation areas

and The Island Nature Reserve (managed By Eastern Cape Parks Board), and eventually through to the municipal Maitland Nature Reserve. In this manner a major forest conservation belt and eco-tourism hub can be created in the area, with economic and job-creation benefits.

A handwritten signature in black ink, appearing to be 'M. M. M.', written in a cursive style.

ASSISTANT DIRECTOR: FORESTRY TECHNICAL SERVICES  
DATE: 5/06/2015

**Marais, Wanda**

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**From:** Kenneth Cloete <ken.cloete@telkomsa.net>  
**Sent:** 11 June 2017 03:19 PM  
**To:** Marais, Wanda  
**Subject:** RE: REMINDER: Seaview Low Income Housing Development, Port Elizabeth

Dear Wanda

Although comments were submitted previously, it has now come to our attention that a possible site for the housing is on Portion 10 of Farm 28. We believe some of this land is privately owned and the owner has not been asked for permission to put a road through!

This area in question is between the pipeline and the back of the houses in Dromedaris Crescent. It was noted in Minutes of a meeting with the New Rest community that they would like to ALL be accommodated in Portion 10 of Farm 28.

Surely there would not be sufficient space for ALL the houses. The areas where they are now have already been denuded of vegetation and trees, so it makes sense to use those areas, without having to denude another area in Seaview.

It was also noted in the Minutes that they think the Municipality should apply for a permit to move trees in Portion 10 of Farm 28 to another location! Enough trees have been removed, or destroyed, already in this area.

Another issue is the fauna. Many buck live in the bush behind the back of our gardens. This is evident with regular visits to our gardens by the buck. Their habitat would be disturbed.

Although this statement will probably have no significance at all – it is a great pity that this type of development should be considered for an area which has always been classed as an “Upmarket Seaside Village”. A village, I might add, that has always been kept neat and tidy and free of litter. Any litter comes from the informal settlements – one only needs to take a drive past there to witness this. Can one expect this to improve with the building of houses? We think not because it does not take much to contain ones litter in a receptacle.

Regarding the residents saying they wish to stay in Seaview, citing employment as a reason. This is somewhat unfounded. What is the percentage of the residents in the informal settlements that have employment in the Seaview area? For the ladies there is some domestic work – only so much. For the men there is some garden work – only so much, and judging by the amount of Garden Service companies in this area people are preferring to use them instead of a gardener. The few shops/restaurants in the area can only employ so many people. There is not much building going on.

Kind regards  
MR K.P. CLOETE 15 Dromedaris Crescent, Seaview (Erf 243) (ken.cloete@telkomsa.net)  
MRS M.R. CLOETE Erf 244 (mary.cloete@telkomsa.net)

---

**From:** Marais, Wanda [mailto:WMarais@srk.co.za]  
**Sent:** 07 June 2017 02:13 PM  
**To:** Undisclosed recipients:  
**Subject:** REMINDER: Seaview Low Income Housing Development, Port Elizabeth

Dear Authorities, Stakeholders and Interested & Affected Parties,

**REMINDER: Seaview Low Income Housing Development, Port Elizabeth**

E. Gerber.

64 Marina road

Clarendon Marine

date: 12-06-17

NB!! Erf 370 facing proposed option 2 (Basically in the centre of the proposed development, right on the opposite of the main road).

I would like to bring some issues under your attention:

In one of my previous correspondence I did mention about the area I stay in as being an ECHO environment or area if it's more appropriate.

What this entitles I'll explain briefly and hope that you would understand.

When the residents in Newrest plays their loud music, shout and scream, swear at others, talking the way they do when they walk any hours of the day and night etc. I can clearly hear it in my house and even more in my bed chamber.

This is all due to the mountainside I face and everything that happens in the area reflects as one can say against the mountain and echoes right into my house.

New rest is to my left as I face the mountain. And sometimes when the wind blows their noise is direct onto my bedroom window facing their settlement and if it's not a strong wind it echoes against the mountain and hits my balcony, penetrating my privacy.

Now Zwelendinga is furthest away to my right side as I face the mountain, yet almost every weekend I can hear them party. This is because their noise reflects into the mountain and right into my house.

Many times, basically on a regular basis I have to contact the police services to quite them down so I can get some rest. This happens at both settlements as they select their party activities randomly.

Now when they walk at any hours to and fro, weather in the street or across in the field, I can clearly hear them. These activities have increased over the years I've lived here and all this is very disturbing as you can imagine.

My concern I have is if there would be more than a thousand people fulfilling what I tried to explain to you, I think it would drive me insane, having a negative impact on my health.

Also my property value would immediately depreciate to basically nothing, because no man in his right mind would want to purchase a house to stay in such an environment.

NB!! Option 2 is definitely a no go for me.

I still feel that the area as a whole, is not suitable for such a development, considering all the other issues already mentioned in previous correspondence.

I feel a suggestion from my side would not even be considered, but if it would, why not Greenbushes opposite kuyga ? it's not even 15km away from where they stay currently, where all facilities like sewerage, electrical, community hall, school, transport etc could be met with ease.

Thus far: Kind regards

E. Gerber (0823907846)

**Marais, Wanda**

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**From:** Susan Jones <sueandglyn@hotmail.com>  
**Sent:** 12 June 2017 10:50 AM  
**To:** Marais, Wanda  
**Subject:** Seaview Low income housing

Hello Wanda,  
Thank you for your correspondence.

The concern that I have regarding the housing project is that some of the people living in the informal settlement here have already been awarded RDP houses in Motherwell. They are letting these and have chosen to live in the informal dwellings.

Can we be sure that this won't happen in Seaview ?

There is already a problem in the area with regard to sewage. Can we get assurance that this will be dealt with appropriately?

Regards  
Susan Jones



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**Marais, Wanda**

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**From:** Eddie & Jannet <janned@iafrica.com>  
**Sent:** 12 June 2017 02:38 PM  
**To:** Marais, Wanda  
**Subject:** RE: REMINDER: Seaview Low Income Housing Development, Port Elizabeth

At the meeting in Seaview much was said about the impact of the present sewerage system on the pollution of the ground water which then drains onto the beaches at various points. While you defended your findings it should be noted that the erven in the Seaview/Clarendon Marine area range between 1000 to 2000sq m while those proposed in your study are a minimum of 250sq m. this means that even if the households comprised the same number of people the risk is at least 4 times higher. Part of your argument is the use of low volume flush toilets, but is isn't about the amount of water but the amount of waste that causes the pollution.

Regarding water I would propose that even though the homes are linked to the main system that each home is provided with a water tank to lessen the burden on the main supply.

I do believe that within the area zoned for public space provision should be made for a clinic and school as these are not available in the immediate area.

Lastly, I do believe that the sensible option is No2 as the cost of infrastructure will be lower and access to the area much easier.

Kind regards,  
 Eddie Hill

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**From:** Marais, Wanda [mailto:WMarais@srk.co.za]  
**Sent:** Wednesday, 07 June 2017 2:13 PM  
**To:** Undisclosed recipients:  
**Subject:** REMINDER: Seaview Low Income Housing Development, Port Elizabeth

Dear Authorities, Stakeholders and Interested & Affected Parties,

**REMINDER: Seaview Low Income Housing Development, Port Elizabeth**

This serves as a general reminder that the deadline for comment as per the Draft Environmental Impact Report (DEIR) for the proposed Seaview Low Income Housing Development, will expire at **17h00 on 12 June 2017**.

Please ensure that your comments are forwarded to us timeously to ensure that they are reflected and addressed in the Final Environmental Impact Report (FEIR) to be released in due course.

Kind Regards,

**Wanda Marais** B Proc  
 Public Participation Practitioner



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## water & sanitation

Department:  
Water and Sanitation  
REPUBLIC OF SOUTH AFRICA

Private Bag X6041, Port Elizabeth 6000	Tel: 041 501 0717	Enquiries: M. Bloem
E-mail: bloemm@dws.gov.za	Fax 086 560 5046	Ref: Seaview Low Income Housing Development

The Municipal Manager  
Nelson Mandela Bay Municipality  
Lilian Diedricks Building  
Govan Mbeki Avenue  
Port Elizabeth

Attention Ms. N. Rump

### **DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED SEAVIEW LOW INCOME HOUSING DEVELOPMENT, LOCATED ON NON-FORESTED PATCHES IN THE AREA & OR PORTION 10 OF FARM 28, SEAVIEW, PORT ELIZABETH, WITHIN THE NELSON MANDELA BAY MUNICIPALITY**

The Draft Scoping Report (DSR) dated May 2016, mail dated 27 May 2016 with DEDEAT reference number: *ECm1/C/LN2/M/01-2014* submitted on behalf of Nelson Mandela Bay Municipality by *SRK Consulting (SA) (Pty) Ltd*, as well as the consultation meeting held on the 29<sup>th</sup> May 2017 & subsequent documents submitted thereof has reference:

From a water resource management perspective, this Office has the following comments with regard to the proposed housing development and associated infrastructure to be utilized in the development:-

- The soil percolation test results as well as the Geohydrological Assessment, does affirm that there could be likely impacts associated with the leach pit system not only on the water resource, but also on the surface where pooling of sewage from such sewer infrastructure may be expected;
- Moreover, the number of occupants (contamination load), the clustering of household as proposed in the development, as well as flushing of non-biodegradable contaminants into the soil (uncontrolled function), may cause additional pollution of the water resource, and social tension amongst the neighbours due to sewer spillages from the proposed leach pit system;
- The Department, therefore is **NOT** supporting the proposed sanitation system of a septic tanks, leaching into the ground (**Option 1**), but rather the other alternative (of a package plant system) be considered for sanitation purposes on site (**Option 2**);

- Should the package plant be considered for such sanitation management, it must be noted that it could trigger water use activities that must be authorized as regulated by Section 40 & 41 of the National Water Act, 1998. Consultation on the authorization procedure must be done with the Department to ascertain which water uses will be triggered, as in accordance with Section 21 of the National Water Act, 1998 (Act 36 of 1998);
  - The stormwater management proposal must be engineered in such a way as to accommodate the anticipated stormwater from the proposed development (during and post construction), and consideration be made on the capacity of the stormwater infrastructure as such augmentation and/ or linking of stormwater into the existing stormwater structure(s) may have negative impacts to the neighbouring properties;
  - The Geotechnical assessment must be utilised to give indication about the geology of the proposed development site, in relation to the typical construction material and associated choice of structure(s) (particularly sewer pipelines and such) that will be suitable as per the geology of the area of the proposed development;
  - Details pertaining to the source, availability and quality of water used for domestic purpose, must be clearly investigated to ensure that there is enough supply to cater for this proposed development, without compromising the existing development(s);
  - All details of sewer infrastructure such as sewer lines, sewer manholes & connections, as well as any sewer pump station(s) must be properly investigated & assessed to assist in the decision on the type of sewer infrastructure suitable for this development;
  - Any oil or grease (including any petroleum products) spillage on site, must be properly managed to prevent any contamination of the water resource. An emergency response protocol must be developed to ensure that such spillages are immediately attended to and that the contaminated site properly rehabilitated and that protocol as indicated in Section 19 of the National Water Act, 1998 (Act 36 of 1998) is observed; and
  - Integrated waste management for the proposed development must be dealt with in accordance with the National Environmental Management: Waste Act, 2008 (Act 59 of 2008) – as the proposed housing development will generate waste, both during and post construction.
- 
- Section 137 of the National Water Act (Act 36 of 1998), which deals with the Monitoring Systems, must be complied with.
  - The proposed NMBM Seaview Low Income Housing Development falls largely in quaternary catchment M20A of the Mzimvubu to Tsitsikamma WMA 7.

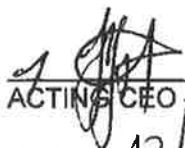
**DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED SEAVIEW LOW INCOME HOUSING DEVELOPMENT, LOCATED ON NON-FORESTED PATCHES IN THE AREA &/ OR PORTION 10 OF FARM 28, SEAVIEW, PORT ELIZABETH, WITHIN THE NELSON MANDELA BAY MUNICIPALITY**

- The area is underlain by porous unconsolidated and consolidated sedimentary strata with the geology that is characterised by sand and arenite of the Nananga Formation within the Uitenhage and Algoa Groups of the Cape Supergroup in the region of Southern Cape Ranges.
- This drainage region has an average groundwater level of 27.5 metres below ground level (mbgl) with Mean Annual Runoff (MAR) and Mean Annual Precipitation (MAP) of 52.2 mm/a and 659.5 mm/a respectively, as well as the Mean Annual Evaporation (MAE) of 1 500 mm/a. Therefore, due to the low MAR percolation rate of water to the groundwater regime can increase during wet season, depending on the annual rainfall fluctuations.
- The concern in the area revolves around the potential seepage of leachate from The leach pits and septic tanks proposed for sanitation which could adversely affect the groundwater quality.
- As the available groundwater information was lacking when hydrocensus was conducted, the current status of the groundwater quality for the proposed site is not fully represented to indicate concentrations of chemical parameters that are likely to be of concern including the class of the groundwater resource.
- Septic tanks and pit-latrines are not supported as an on-site sanitation system for the Seaview Low Income Housing Development because of potential risk of contaminant plume migration with its probable origins from such system adversely impacting the groundwater resource.
- Consideration must also be given to the density of the settlement that may lead to non-development of regulatory framework and its subsequent non-implementation to ensure proper monitoring and management of each household thereby giving rise to additional future contamination risks to groundwater.
- It is suggested that modern sewer technologies must be set up and implemented for sanitation system to effectively ward off pollutants from any source for the protection and sustainability of the groundwater resource.

**Please note that any use of water (as stipulated under Section 21) 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:

12/06/2017

**DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED SEAVIEW LOW INCOME HOUSING DEVELOPMENT, LOCATED ON NON-FORESTED PATCHES IN THE AREA &/ OR PORTION 10 OF FARM 28, SEAVIEW, PORT ELIZABETH, WITHIN THE NELSON MANDELA BAY MUNICIPALITY**

**Marais, Wanda**

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**From:** JJ Shamley <jj.shamley@gmail.com>  
**Sent:** 12 June 2017 04:30 PM  
**To:** Marais, Wanda  
**Subject:** Seaview low cost housing.

Hi my comments on low cost housing. Please pass on to relevant authorities that my property is for sale.  
thanking you James

**Marais, Wanda**

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**From:** Nicholas Scarr <n.scarr@ru.ac.za>  
**Sent:** 12 June 2017 05:02 PM  
**To:** Marais, Wanda  
**Subject:** RE: NOTICE OF COMMENT PERIOD: Proposed NMBM Seaview Low Income Housing Development DEIR

Dear Wanda

I have interacted with this proposal in various ways dating back to when it was first mooted by the (then) Western District Council, to the extent that off the top of my head I am no longer clear on exactly what I have said to whom, and when. Time constraints also preclude my interrogating the current draft EIR and providing detailed comment on it. In the circumstances I trust it will suffice for me, in so far as impacts on natural forest are concerned, to point out the following:

1. Section 3 (1) (e) of the National Forests Act provides that the principles contained in the Act to guide decisions affecting forests must be considered and applied *by any person required in terms of any legislation to carry out an environmental impact assessment in respect of any activity which will or may have an effect on natural forest.*
2. Since this provision is clearly applicable to SRK in the instance of this project, we trust it has had regard for the principle embodied in section 3 (3) (a) of the Act, which states that *natural forests must not be destroyed save in exceptional circumstances where, in the opinion of the Minister, a proposed new land use is preferable in terms of its economic, social or environmental benefits.*
3. In turn, section 3 (3) (a) needs to be read in conjunction with DAFF's *Policy Principles and Guidelines for Control of Development Affecting Natural Forests*, in terms of which our understanding is that the Department is not in a position to issue licences for the eradication of forest for residential development purposes.

The EIR Executive Summary does not suggest that SRK is necessarily familiar with the detail of the above legislative and policy backdrop. If not, it is urged that it does familiarise itself with it, and provides an articulation of it to supplement what appears to be a relatively bland account of why legally natural forest poses the constraint it does to the proposal.

Kind regards

*Nicholas Scarr  
 Public Service Accountability Monitor  
 Rhodes University  
 South Africa  
 Tel 041 379 4208 & 076 985 7938  
[www.psam.org.za](http://www.psam.org.za)*

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**From:** Marais, Wanda [mailto:WMarais@srk.co.za]  
**Sent:** 02 May 2017 03:45 PM  
**To:** Undisclosed recipients:  
**Subject:** NOTICE OF COMMENT PERIOD: Proposed NMBM Seaview Low Income Housing Development DEIR  
**Importance:** High

Dear Authorities, Stakeholders and Interested & Affected Parties,

**NOTICE OF COMMENT PERIOD: Proposed NMBM Seaview Low Income Housing Development DEIR**