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**Marais, Wanda**

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**From:** Dolly Mkata <dolly.mkata@gmail.com>  
**Sent:** 22 November 2017 02:46 PM  
**To:** Marais, Wanda  
**Subject:** ERF 11305 coment

As walmer comunity we think that land it's verry important for us as you no that there is no land that is available for us and the land was pachased for walmer

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**Marais, Wanda**

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**From:** Wandile Gxekwa <wandilegxekwa54@gmail.com>  
**Sent:** 20 November 2017 02:25 PM  
**To:** Marais, Wanda  
**Subject:** Re: REMINDER OF COMMENT PERIOD: Draft Environmental Impact Report: Proposed Walmer Gqebera Housing Development, Erf 11305, Port Elizabeth

Hi Wanda

I'm Wandile Gxekwa from Walmer Location Chairperson of Walmer Steering Committee we still looking to build a mixed houses in erf 11305 for people of Walmer who doesn't have houses.

Regards  
Wandile Gxekwa

On Nov 17, 2017 12:35, "Marais, Wanda" <[WMarais@srk.co.za](mailto:WMarais@srk.co.za)> wrote:

Dear Authorities, Stakeholders and Interested & Affected Parties,

**REMINDER OF COMMENT PERIOD: Draft Environmental Impact Report: Proposed Walmer Gqebera Housing Development, Erf 11305, Port Elizabeth**

**DEDEAT Reference Number: ECm1/C/LN2/M/39-2014**

This serves as a general reminder that the comment period as noted in the Draft Environmental Impact Report for the proposed project will expire at **17h00 on 20 November 2017**. Kindly ensure that your comments reach us timeously so that they will be reflected and addressed in the Final Environmental Impact Report which will be submitted to the Department of Economic Development, Environmental Affairs and Tourism for a decision.

Kind Regards,

**Wanda Marais** B Proc

Public Participation Practitioner



S & J A Neuschafer  
1 Schubert Road  
WALMER HEIGHTS  
20 November 2017

Dear Nicole/Wanda,

I have already stated my objections in previous written objections which remain current. I, with many of the other residents of Walmer vehemently object to the proposed housing development and find the proposal of building an access road through Beethoven totally unacceptable for many reasons already stated very clearly by the residents.

We as the residents of Walmer Heights are particularly concerned about the access road on the northern side which will run into Beethoven Street and up Schubert besides issues which have not yet been dealt with adequately concerning this housing development:

- We already have an influx of foot traffic taking a short cut through the veld.
- This has resulted in much littering, noise and a huge increase in crime. We now have needed to get other security companies on board in the area for the safety of the residents. How much worse this will become with an access road?
- This access road will contribute substantially to our problems. If one considers the other Link homes which have been built, there is much activity at the entrance/exit of these developments and that includes enough cars going in and out. Although one of the responses to our objections to this access road was that there will not be many cars, we beg to differ! As these homes will be available to people earning certain minimum salaries they should also have enough income to own cars but of far greater concern is the foot traffic in and out.
- The noise pollution from all the pedestrians on foot and all the cars will increase exponentially besides the loitering of people in Walmer Heights.
- In turn, this access road will bring down the value of our homes and our rates & taxes have increased dramatically – will they then in turn also be substantially reduced?
- Are these roads able to deal with the increased traffic? Will the infrastructure really be able to deal with the influx of people and vehicles?
- It appears that SRK have not addressed the issues according the specialist reports by the appointed companies?
- According to the diagrams the access road through the northern side into Beethoven shows as been closed to traffic from beyond the demarcated area but what about taxis etc using the veld to drive through – will these areas be properly closed off to make access to all cars impossible? What about the forest clump areas which could be used to access the road to Beethoven? Will all areas adjacent to Walmer Heights be closed off properly to avoid any other routes from being used?
- According to the traffic assessment only small volumes of traffic expected but what about the traffic that moves through the business zone? The business zone as far as we can see cannot be closed off.
- The business zone should be closer to Victoria Drive and not so near to the buffer zone for all the reasons mentioned above and I would imagine more convenient to the majority of the people living in this housing development.

- What about all the buses and taxis which will wait in Beethoven for all the people who move by foot through this access road?
- Will this become a taxi rank as well as the park next to Weymouth Place? This open space/public place could be become a hub for commuters and how will it be cordoned off?
- The possibility of protesting and the closing of this access road is also a reality.
- The buffer zone of homes will still affect the properties values in Walmer Heights significantly as homes that have been put on the market have already dropped significantly with the anticipation of the housing development which is proposed.
- Will the RDP homes only be built on erf 1948 as foreseen or will they spill over to other zones?
- Will the social houses be built first or at the same time as the RDP houses which will have a huge impact on Walmer Heights and the influx of people?
- The Municipality have a responsibility to adjoining suburbs/areas to protect the residents. As we cannot sell our homes for what they are worth and therefore unable to buy elsewhere we are trapped in these homes and who would be responsible for compensation?
- There are enough families in Walmer Heights who have bought in this suburb as investments and at the time made sure there investments would not be devalued by any proposed developments. With the event of this housing development the properties lose much of their value overnight and going forward. What about all the pensioners who do not have the means to take such a knock?
- Has target hardening between Arlington and houses closer to Walmer Heights really been taken into account?
- There is no industry to speak of in this area so why would a housing development go up here where transport is expensive and far to most work destinations? Other areas closer to the airport which were earmarked in the past and not used seem to make far more sense and in the interests of the inhabitants of this housing development.
- With our high rate of unemployment it seems to make far more sense to have people living as close as possible to potential work places.

Walmer Heights is a beautiful and very quiet suburb which is going to be spoiled dramatically by this access road. Surely it is in the interests of the Municipality to keep the standards of the suburbs up in our city? If the whole housing development had all its access roads to the southern, western and eastern side, the prestige, beauty and character of Walmer Heights could be maintained to a large extent. Although the housing development would be adjacent to Walmer Heights, the character and outstanding features of Walmer Heights would at least be preserved to a degree and many of the potential problems listed could be prevented. If the housing development has to go up it would at least be an entity on its own with own access roads which would not impact as severely as if the access road goes through Beethoven.

Kind regards

S & J A Neuschafer

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**Marais, Wanda**

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**From:** A Tyokwana <atyokwana@mandelametro.gov.za>  
**Sent:** 20 November 2017 12:36 PM  
**To:** Marais, Wanda  
**Subject:** Re: REMINDER OF COMMENT PERIOD: Draft Environmental Impact Report: Proposed Walmer Gqeberha Housing Development, Erf 11305, Port Elizabeth

Good day Marais would you please herewith find my comments as the Ward Councillor. As the Ward Councillor I am responsible for the entire community of approximately 28 000 community members. The Walmer Ward 4 area is made up of 20 areas i.e: Area A; Area Airportvalley; Area B; Area C; Area E; Area Federation; Area G; Area G-West; Area M; Area N; Area; Area Newrest; Area Q-phase 1; Area Q-phase 2; Area Q-phase 3; Area Q-Extension; Area O; Area; X&J; Area Subsidy; Area P and Area Walmer Links.

As the Ward Councillor I have briefed the community members in my meetings and can confirm that there are no objections when it comes to the Proposed Walmer Gqeberha Housing Development, Erf 11305. The development of Erf 11305 will come in very handy for the future of Walmer and is the most suitable area for the development of Walmer. The community of Walmer are not willing to relocate to other areas that are far from Walmer such as Chatty / Booyensens Park & Motherwell as most of the people are working for meagre salaries and wages.

As the community of Walmer Township we are fully behind in support of the development of Erf 11305. I hereby would like to make a special request that the next comments stage should be done inside the township as there is a library in the township that was delivered by the municipality and also needs the document for the development of Erf 11305.

Kind regards

Ayanda Tyokwana  
Ward 4 Councillor  
Walmer Township.  
Tel: 041-581 4946 / 041-581 1507  
Cell: 078-22 44 360  
E-mail: [atyokwana@mandelametro.gov.za](mailto:atyokwana@mandelametro.gov.za)

Ward Councillor  
Ward 4 - Walmer  
Cell: 078-22 44 360  
E-mail: [atyokwana@mandelametro.gov.za](mailto:atyokwana@mandelametro.gov.za) / [ward4@mandelametro.gov.za](mailto:ward4@mandelametro.gov.za)

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## Marais, Wanda

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**From:** Lawrence <larienj@gmail.com>  
**Sent:** 19 November 2017 01:57 PM  
**To:** Marais, Wanda; Gardiner, Rob  
**Subject:** Proposed development

Dear concerned,

I want my comments to be handed to DEAT and responded on in fair manner.

I would like it allot if my letter can be unaltered and given to as is. But agree i can do with help here and there. Thanks team SRK

Also please see my previous email for other points raised not raised here.. also to be handed over and responded on fairly by DEAT

1 point you can add is i cannot prove any crime at my residence is related to this proposed project or my loud voice in the media.

Crime in this area is on the increase over the past 3 years.

Most crime attempts is not reported to any police like most crime here in south africa as police eating at kfc or sleeping or no use at all... at kfc someone is at least making money.

Any increase in crime in this area even a medium increase as predicted by your independent elevator, according to SRK and still to BE verified independently will result in further extreme devaluation of the area. And i can tell you people have invested allot to buy homes here with the prospect a good investment to grow in value not devalue. Most homes here are owned by banks and people are paying them off at high valued amounts. Destroying living quality's that people invested here and moved here for will have negative economic impacts for Port Elizabeth. People will want to move away from here at a massive lost.. if even not possible to sell these properties if its built.

Actually all results needs to verified independently from start contracts to current results.

You can also add that as a professional company dealing with highly emotional projects, using tact instead of legal threats will yield better response from public participants. I still think this issue needs to investigated and this behavior stopped as with e mediate effect, as you are paid to deal with difficult projects. This makes your professional company look really bad in the public eye.

Also add that 100% of the current residents living here was survived and sighend petiti and are against this proposed development.

Also add

- 1 public drunkenness and substance abuse
- 2 public urination or defecation and un deacent exposure to the current residents and children in conecting areas walmer heights
- 3 increased crime
- 4 loud noise polution
- 5 polution and litter from street users
- 6 increased foot traffic and dangers
- 7 no infrastucture for possibly 1000 plus of new pedestrians

8 stray animal increase livestock and dogs, cows are already a danger and not controlled by the owners or municipality.

9 water supply to new development, water supply in the port elizabeth is already under masive pressure, and the need for dams out weigh the need for free homes as water is life for all and does not discriminte on the color of skin. Logical city planning and city resource spending and planning is what is required in port elizabeth not recless spending. 20 years the ANC just built RDP homes now we have a water crises every year it seems. I apeal to cityplaners or aprovers to stop planning without thought of resources for new massive developments stop this circle that is not sustainable.

10 the area contains a well off and established area of walmer heights yet is does not over much work or any that i know of. The introduction of work seekers and hawkers and free home receivers , will devaluate and create crime by itself... due to people that have allot living 2 minutes walking distance from people who have it all. I myself would do crime if i was placed into a RDP home in this circumstances. I would make a bad ass thief... but must say jail and what happens there must suck...

I call on team SRK (((((((((\_\_\_\_TEAM\_\_\_\_))))))))))to compile my thoughts into something to represent what i am trying to get across to deteat... if not just add my letters as they are to deteat.

If you decide to add my letters as is...only edit my emails if its team work... i feel more confident in you SRK like that.

Kind regards



Virus-free. [www.avast.com](http://www.avast.com)

**Marais, Wanda**

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**From:** Bloem Marisa <BloemM@dws.gov.za>  
**Sent:** 20 November 2017 08:44 AM  
**To:** Marais, Wanda  
**Subject:** RE: REMINDER OF COMMENT PERIOD: Draft Environmental Impact Report: Proposed Walmer Gqebera Housing Development, Erf 11305, Port Elizabeth

Good Morning Wanda

Previous comments submitted are still valid.

Kind Regards  
Marisa

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**From:** Marais, Wanda [mailto:WMarais@srk.co.za]  
**Sent:** 17 November 2017 12:36 PM  
**Subject:** REMINDER OF COMMENT PERIOD: Draft Environmental Impact Report: Proposed Walmer Gqebera Housing Development, Erf 11305, Port Elizabeth

Dear Authorities, Stakeholders and Interested & Affected Parties,

**REMINDER OF COMMENT PERIOD: Draft Environmental Impact Report: Proposed Walmer Gqebera Housing Development, Erf 11305, Port Elizabeth**  
**DEDEAT Reference Number: ECm1/C/LN2/M/39-2014**

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Kind Regards,

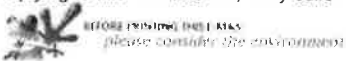
**Wanda Marais** B Proc  
Public Participation Practitioner



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**Marais, Wanda**

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**From:** Viwe Y <viweyamani@gmail.com>  
**Sent:** 20 November 2017 05:42 AM  
**To:** Marais, Wanda  
**Subject:** Proposed Walmer Gqebera Housing Development ERF 11305

Dear SRK Consulting

We thank you for the correspondence regarding the above mentioned proposed project, However it is will great regret to inform your office that I'm not in full support of it.

Reason being, this will bring the value of our properties down & it will be very difficult to sell them in future.

Please do not even consider opening an entrance in Weymouth Place as this bring chaos to the Walmer Heights streets.. We will have too much pedestrians, cars, taxi's driving in & out of Walmer Heights due to that entrance.. We are sitting with break-ins already especially in Weymouth & Beethoven Street so you can imagine what can happen if we can allow this to happen..

I simply do not have a problem with the project but it must not affect us in anyway.. No entrance in Weymouth place..

Thank you

Best Regards  
Viwe Yamani-Ezenwa  
82 Beethoven Avenue  
Walmer Heights  
0731122473

Sent from my iPhone

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## Marais, Wanda

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**From:** blueslate@xsinet.co.za  
**Sent:** 19 November 2017 05:22 PM  
**To:** Marais, Wanda  
**Subject:** DRAFT ENVIRONMENT IMPACT REPORT : WALMER HOUSING DEVELOPMENT ERF 11305 PORT ELIZABETH

ATT: WANDA MARAIS

We presently reside in a TownHouse in Gainsborough Crescent Walmer Heights that has frontage onto the Walmer Country Club Golf course.

With regard to the Walmer Housing Development & after attending the consultation at Walmer Library on the 13th November 2017, I wish to make the following comments.

I have no objection to the Option B site Development Plan, but will not be at all happy with the higher density proposed in Option A. My feeling is that controlled development of this erven is more acceptable than the possibility of land invasion & shack dwellings being erected that will then be difficult to control.

I wish to address my concerns as follows :-

1. I feel that some form of Security Fencing will be required between the development & Walmer Country Club to prevent pedestrian access taking a short cut across the Golf course to access Bufflesfontein Road.
2. Confirmation that construction vehicles & contractor vehicles will only be allowed access from Victoria Drive whilst the development is under construction.
3. The erection of some type of barrier protecting the Green Belt from allowing Vehicles (Taxis etc) from taking a short cut over the Green Belt to gain an access route through onto Beethoven Avenue.
4. The Business zone indicates vehicle access can be obtained from Beethoven Avenue - this will obviously bring an increase in numbers of delivery vehicles etc driving through the Walmer Heights residential suburb, & with the increase in traffic it brings with it the potential of resulting in increased noise & pollution levels, that I don't feel is acceptable.
5. The time period in which the Development will take place? I would advocate that the houses that are being constructed for sale, along with the Green Belt areas that abut the existing residential properties in Beethoven be constructed first before the RDP houses, or at least at the same time, so as not to leave the ground vacant for an extended period of time, that would be detrimental to the existing homes in Beethoven & surrounds.
6. Security is a major concern & I would like to know what extra policing etc of the area is going to take place?

Kindly keep me updated on any future proposals & progress on this development.

Thank you

Regards

I P SYKES

082 5574652

Department of Economic Development, Environmental Affairs and Tourism  
Private Bag X5001 Greenacres 6057

AND

SRK Consulting (South Africa)

**COMMENTS RE : DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) for the proposed  
Walmer Housing Development ERF 11305 Port Elizabeth**

Attention : Ms Nicole Gerber DEDEAT  
Wanda Marais SRK Consulting

Thank you once again for the opportunity to study the Draft Environmental Impact Report for the proposed Walmer Housing Development Erf 11305 Port Elizabeth and to interact with the project team on Monday 13 November 2017.

**Many of the issues previously raised by IRP's under the "Response Columns" were to be addressed according to SRK in the much awaited Socio-Economic Reports, TIA's and environmental reports. I am sure that these cost the municipality a lot of money. So much hinged on the outcome of these specialist reports to answer the queries and comments plus real concerns of IRP's.**

We have spent much time studying the specialist studies documented in the Environmental Impact Report as these findings are of great value to all IAP's especially those living in Walmer Heights who will be directly impacted by this development.

Many issues have still not been addressed satisfactorily by SRK based on the findings from these SPECIALIST REPORTS AND STUDIES.

**For ease of reference we will provide our comments in point form.**

- DEDEAT comment # 1 in the summary of changes in the Amended Final Scoping report states that no other alternatives or provisional layouts have been proposed in the new documents. In the current document under review, only Option A and Option B now given. It states that ALL alternatives should include a minimum 20m buffer zone around forest clumps. The site layouts now proposed, have basically remained relatively the same bar for the traffic layout through to Walmer Heights, moving the position of the LA site and adding a buffer zone around the forest clumps in only Option B. Re alternative sites, site 1948 is mentioned but very vague details given. I did enquire at the team interaction consultation, whether this erf had already been developed for RDP houses or not. It was reported that it would be developed. Why is the municipality not fully investigating more land around this erf for RDP houses?
- The Socio – economic specialist study done by Demacon Market Studies is a very comprehensive and very well researched document. It is very clear in stating that the layout should maximise investment for the buyer, maximise income for the

local authority and address the housing needs of the area whilst protecting and nurturing existing upmarket residential investment to which the municipality has an equal responsibility.

This is lacking in many areas even in the current document.

Map 4 see page 14 ,(3 tier coloured layout) The conceptual site arrangement as suggested in this vital document is not truly reflected in either Option A or Option B of the Draft Environmental Impact Report. There should be

16 ha Low density residential R900 000 to R1.5 million

12 ha Medium density residential R590 000 – R900 000

11 ha Social / Affordable residential

One row of houses adjacent to Walmer Heights (32houses) some pan handles at a minimum of R620 000 per unit does not constitute low density residential as stated above. This just fits into medium density residential.

Is one row of houses @ R620 000 sufficient to protect property prices in Walmer Heights and prevent further socio-economic impacts on the municipal rates and tax base? Seems unlikely!

The rest of the full development according to the breakdown of housing typologies that have been given with descriptions by SRK in the documentation should be social / affordable residential ie GAP/FLISP. Thus the ha scenario above as recommended by Demacon Market studies does not actually cater for FREE Basic houses in the site layout.

Option A and Option B have high RDP components.

- The research on page 54 clearly states : I quote “ ... that lower priced suburbs shows better integration with FLISP housing developments than a high – income suburb. The layout and product offering of the FLISP/ Social project is thus very important. This includes traffic flow”.

The way in which Option B has addressed the above concern, is that the traffic flow has been changed. Thus the traffic flow through Access 3 into Beethoven Avenue only caters for the open market and GAP/FLISP housing. All traffic from the social housing will be via Victoria Drive. This sounds great in principle but what about walking traffic through the business area / across the forest clump from the social housing development near Weimouth Place through into Walmer Heights? People from the RDP houses will just walk through the business zone, out the other side and wait for buses/taxis at Access 3. This will have a definite impact on Walmer Heights and property values.

- The Demacon report states that the layout should not be permeable. So what “target hardening “ measures are proposed around the golf course and the northern boundary of Walmer Heights? These are issues that have ALL been

raised by IAP's in all the previous opportunities to comment. These real concerns are just being brushed aside by SRK yet again, with no concrete solutions being given. How will the forestry clumps in the buffer zone be protected? Will they be fenced? No answers in writing given to these issues. Will the GAP/FLISP housing along the Arlington Race Course boundary have walls/fences to prevent through traffic from vehicles/ pedestrians into the development? This must be part of the target hardening paid for by the developer ie the municipality! In the SRK summary, page V1 SRK state that the layout should respond to pricing contours and permeability of the development should be limited. Who now makes these decisions as SRK have not suggested how they propose to address the issue of permeability? Who will pay for the fences, gates and locks? Where will they be positioned? Very vague response from SRK. No concrete instructions in writing eg all forest clumps must be fenced by the local municipality and have gated entrances etc. This is what IRP's want to know!

- In the Demacon Market study report reasons were given as to why the business site should not be internalised but rather moved closer to Victoria Drive. Research has been done to prove that this position does not work in the long term! Both layouts Option A and B now under review have ignored this research and just swapped the LA and Business sites around when compared to previous layout in the amended FSR. The business centre must be moved further away from Walmer Heights. It should not form part of the buffer zone at all.
- Both the Birch Acres Research comparison and the Birchleigh North Study clearly show that there is an immediate impact on price and sales growth for the adjacent suburb. In our case this will be Walmer Heights. House values have already dropped by more than 25% especially along Beethoven Avenue and in Weimouth Place. THIS IS A FACT! People do not want to buy in this area. This is directly because of this development. Properties that are sold, are being sold under the cost to build the house with many that we know for a fact have been sold for a loss from R300 000 upwards. Many have bonds for more than what the house can currently be sold for! Our losses are not even being considered.

The Executive Summary compiled by SRK Consulting on page V states that the negative socio-economic impacts on property values in Walmer Heights as "medium to low impact" is predicted depending on the development and mitigation measures implemented. This is totally untrue! Values have already dropped significantly since this development is now public knowledge and it has not even started to be developed yet!! Few mitigation measures are actually fully outlined in the new document.

We trust that DEDEAT will take careful note of the contents of Chapter 6 in the Socio-economic Impact Assessment especially pages 65 and 66.

In synthesis 2.6 in Chapter 2 of the Socio-economics Impact assessment, location profiling quite rightly states that "consumers tend to move to an area or neighbourhood that satisfies his preference pattern. Any change to these

preference would result in the possibility of movement away or out of the neighbourhood to a similar neighbourhood where his preference are addressed.” Walmer Heights residents are stuck because they cannot sell. From the studies research shows that property values will decrease further once the development is completed. How would you feel about this situation??

Although the research does state that sales prices do increase eventually, they are at a much slower rate than the adjacent non-affected suburbs. There is little chance of property prices in Walmer Heights ever recovering. We are expecting rates to be adjusted.

- Based on the research given by Demacon, relating to both Birch Acres and the Birchleigh developments and the resultant direct impacts on surrounding property values, we would ask DEDEAT to seriously insist that the buffer zone must be constructed at the same time as the social/ affordable properties.
- No alternative ingress and egress points have been considered in the Draft Environmental Impact report. As noted by DEDEAT Comment #5 of the amended FSR the traffic assessment conducted in the scoping phase was highly inadequate. Since then, the only additional survey that was done was on 19 Sept 2017 at the Buffelsfontein / Victoria Drive intersection! There are now lots of pages in the Draft EIR with diagrams re traffic flow in the area with rather low volumes of traffic when one considers the magnitude of this development. We feel that future traffic along Beethoven Ave has not been thoroughly investigated especially relating to the possible increase in taxi and bus use. Through traffic from the business site in the existing layouts is a real concern. The business site is not a closed off zone! Also taxi traffic from the RDP and social housing developments will simply drive over forest clump areas and any open ground to exit via Access 3 as this will be the shortest route to Walmer Park. How will this be controlled? The survey in the TIA of traffic volumes through Access 3 does not make allowance for any of this additional traffic!

Will the park at the entrance to Weimouth Place in Beethoven Avenue be fenced off to prevent taxis and buses from using it as a taxi rank? This is a public open space and green belt for which we, the residents of Walmer Heights pay rates!

When these comments were raised by several IAP's at the Project Team Interaction meeting, SRK and the municipal representatives had no answers. These vital aspects had not even been given much thought! These real issues had not even been considered as how this will impact on the surrounding neighbourhood. Their attitude showed no real concern.

Obviously a development of this nature will increase traffic flow on nearby roads, but to classify impact as low to very low is not true. Yes, recommendations are provided by the specialists re sidewalks, road upgrades etc but will these actually be carried out by the municipality during construction or are they merely

“nice to have’s”? Are these recommendations part of the overall cost from the start?

- IRP’s can only hope that the key recommendations outlined on page V1 of the executive summary relating to the environment will actually be implemented and adequately controlled by the local municipality. Many of the general recommendations, example re noise (music/taxis hooting/ increased sound levels made by increased population numbers etc ) are very broad and open ended. Bylaws will need to be monitored.
- Public comments raised by IAP’s even to the last round of comment opportunity issues are still not being comprehensively addressed including traffic concerns, socio-economic concerns and security related concerns. Mitigation measures are still being brushed over. Please will DEDEAT pay careful attention to all the issues and concerns already made by IAP’s towards this development as many of these have still not been adequately addressed by SRK even after the Environmental Impact Report studies by specialists have been made available to them.

SRK is just going through the motions. They feel nothing for Walmer Heights residents and are merely “ticking the boxes” as the process requires.

DEDEAT need to reconsider this proposal in light of Map 4 on page 14. This is an acceptable proposition. All RDP units should remain on erf 1948 where they can be further extended without the loss of income to the municipality from tax payers and rate payers.

- Is it fair that Walmer Heights residents should lose 30 – 50% of their life investment due to this proposed development?
- DEDEAT should consider the circumstances under which this land was bought and the lack of integrity in the municipal housing department over the past few years relating to land purchases and poor quality of RDP houses built in and around Port Elizabeth. It would be a pity if this development were to continue in a shroud of corruption.

We hope that these comments will be considered seriously.

Please acknowledge receipt of the above letter. Thank You.

Yours sincerely

Tony and Elizabeth Orrey  
15/11/2017

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## Marais, Wanda

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**From:** Tania van Thiel Berghuys <tanvant@gmail.com>  
**Sent:** 17 November 2017 01:05 PM  
**To:** Marais, Wanda  
**Subject:** Re: REMINDER OF COMMENT PERIOD: Draft Environmental Impact Report: Proposed Walmer Gqebera Housing Development, Erf 11305, Port Elizabeth

Good day

I would like my comments to be reflected and addressed in the Final Environmental Impact Report which will be submitted to the DEAT for a decision.

As a resident of Walmer Heights living in Beethoven street, I am against the proposed Walmer development Gqebera Housing Development, Red 11305, Port Elizabeth for the following reasons:

1. Loss of property value
2. Increased crime
3. Increased pollution
4. Indecent behaviour in front of children (eg: peeing against anything, in the open)
5. Unsafe roads (due to increased traffic through Walmer Heights as Beethoven becomes a main entrance).
6. Loitering and hawkers

Kind regards  
Tania van Thiel

On 17 Nov 2017 12:38, "Marais, Wanda" <WMarais@srk.co.za> wrote:

Dear Authorities, Stakeholders and Interested & Affected Parties,

**REMINDER OF COMMENT PERIOD: Draft Environmental Impact Report: Proposed Walmer Gqebera Housing Development, Erf 11305, Port Elizabeth**

**DEDEAT Reference Number: ECm1/C/LN2/M/39-2014**

This serves as a general reminder that the comment period as noted in the Draft Environmental Impact Report for the proposed project will expire at **17h00** on **20 November 2017**. Kindly ensure that your comments reach us timeously so that they will be reflected and addressed in the Final Environmental Impact Report which will be submitted to the Department of Economic Development, Environmental Affairs and Tourism for a decision.

Kind Regards,

**Wanda Marais** B Proc

Public Participation Practitioner



475

**Marais, Wanda**

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**From:** Cocks, Beverley B <Beverley.Cocks@standardbank.co.za>  
**Sent:** 18 November 2017 08:27 AM  
**To:** Marais, Wanda  
**Subject:** RE: REMINDER OF COMMENT PERIOD: Draft Environmental Impact Report: Proposed Walmer Gqebera Housing Development, Erf 11305, Port Elizabeth

Good Day Wanda

My husband and I attended the meeting and spoke to all that was there.

We are not happy about the proposed development. Crime will be on the increase, traffic, taxi's driving at full speed, valuation of properties will drop drastically.

Regards  
Bev

28 Beethoven Avenue  
Walmer Heights

Beverley Larkin  
Executive Financial Planner  
Standard Bank Financial  
Consultancy  
Cnr 16<sup>th</sup> Avenue & Main Road,  
Walmer, Port Elizabeth  
Tel 041 398 6725  
Fax 0865101988  
Mobile 0836292254

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**From:** Marais, Wanda [mailto:WMarais@srk.co.za]

**Sent:** 17 November 2017 12:36 PM

**Subject:** REMINDER OF COMMENT PERIOD: Draft Environmental Impact Report: Proposed Walmer Gqebera Housing Development, Erf 11305, Port Elizabeth

**Importance:** High

Dear Authorities, Stakeholders and Interested & Affected Parties,

**REMINDER OF COMMENT PERIOD: Draft Environmental Impact Report: Proposed Walmer Gqebera Housing Development, Erf 11305, Port Elizabeth**

**DEDEAT Reference Number: ECm1/C/LN2/M/39-2014**

This serves as a general reminder that the comment period as noted in the Draft Environmental Impact Report for the proposed project will expire at **17h00 on 20 November 2017**. Kindly ensure that your comments reach us timeously so that they will be reflected and addressed in the Final Environmental Impact Report which will be submitted to the Department of Economic Development, Environmental Affairs and Tourism for a decision.

Kind Regards,

476

**Marais, Wanda**

---

**Subject:** FW: Walmer Gqeberha development

**From:** [drjafta@yahoo.com](mailto:drjafta@yahoo.com) [mailto:[drjafta@yahoo.com](mailto:drjafta@yahoo.com)]

**Sent:** 14 November 2017 09:05 PM

**To:** Port Elizabeth <[portelizabeth@srk.co.za](mailto:portelizabeth@srk.co.za)>

**Subject:** Walmer Gqeberha development

Dear Ms Marais,

I am a resident of Walmer Heights residing at 2v Beethoven Avenue. As mentioned in my previous correspondences, I am strongly against the development for the following reasons:

1. We currently live in fear as the crime rate continues to increase in the area to a point where we were forced to get a dedicated patrol service from one of the local security companies. If this is the case when Walmer location is this far away from us what is the possibility when it is close to us. We are not safe in this area, our children can't even play on the streets as they get robbed of their bicycles, toys etc. The municipality is doing nothing to assist us. Perhaps a death of one of the residents will be the only wake up call to make the municipality aware of our problem.
2. The value of our properties has deteriorated already. It is almost impossible to sell your house in the area for the same price you bought it for. All potential buyers offer much less and the reason they state is the upcoming development. Will the municipality then pay us the difference/loss?????
3. Noise pollution will be a big problem. We already struggle to sleep when it is month end from loud music that comes from one of the taverns from the side of the township.
4. Traffic will also be on the rise.
5. The cows that we deal with almost daily will surely be permanent members of our community.

With due respect if I wanted to live in a township I would not have decided to pay R2 million rands when I can buy a property there for R100 000.

I hope this is looked in to not only looking at the interest of the people who will benefit from these houses but also looking at our interests as Walmer Heights residents.

Thanking you,  
Dr Vuyokazi C. Jafta  
2v Beethoven Avenue.

Sent from Yahoo Mail on Android

477

## Marais, Wanda

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**From:** Lawrence <larienj@gmail.com>  
**Sent:** 14 November 2017 12:22 PM  
**To:** drjafta@yahoo.com; elmare@remaxind.co.za; elsfra@telkomsa.net; Emile.Schmidt@flsmidth.com; enquiries@tonysapp.co.za; ernest@dpls.co.za; ferdir@absa.co.za; fiona@truck-load.co.za; fionas@telkomsa.net; garyb@sahomeloans.com; grahammould@cybersmart.co.za; grclarkson@telkomsa.net; howburo@hotmail.com; hyla@electric2000.co.za; ian.w.simpson@gmail.com; ian.w.simpson05@gmail.com; ian@imbfs.co.za; ihaarhoff@telkomsa.net; info@dwrlaw.co.za; jaco.jre@jacorademeyer.co.za; Jean.Deysel@medicross.co.za; jimmaur@telkomsa.net; Johan.VanDyk@dpw.ecape.gov.za; johan@johanmeiring.co.za; john@geninc.co.za; juanpienaar@harvest.co.za; julianvt@absamail.co.za; kathy2308@gmail.com; kathyb@telkomsa.net; Katiemartin22@yahoo.com; kim.dupreez@gmail.com; kimdupreez@gmail.com; Koeloe@mac.com; leejc@sabc.co.za; Leeloo@nuxxy.com; lesley.bradley@barclays.com; Lizeka.Tandwa@media24.com; lonejean@me.com; lorrainerosslee@gmail.com; lucianop@phumelela.com; lulama.sikutshwa@gmail.com; maraislk@absamail.co.za; margie.gaddin@gmail.com; marinogherbavaz@gmail.com; mark@bvdn.co.za; mclaccounts@iafrica.com; mczr@absamail.co.za; medchestearl@gmail.com; mgb2@mweb.co.za; michael@fspa.co.za; michaelpowchong@gmail.com; mickm@tectra.co.za; mike.una@telkomsa.net; mrdepot@mweb.co.za; MTrower@cfrfreight.co.za; mwd.clan@mweb.co.za; Naas.VanZyl@mottmac.com; nadiavanzyl1234@gmail.com; nic.kruger@live.co.za; nkruger@natglass.co.za; nuxxy@nuxxy.com; Nzuzo.Pukuza@coega.co.za; Elizabeth Orrey; Ossie.Long@aurecongroup.com; p.myburgh@mweb.co.za; Pam.Beauzec@psg.co.za; polecat@gmail.com; portelizabeth@fitchef.co.za; portelizabeth@legalwise.co.za; probinson@iburst.co.za; ralph@4x4training.co.za; rina@netcon.co.za; Robmarg@mweb.co.za; Rosalind.Sugden@nmmu.ac.za; rynhardjonker@telkomsa.net; sarah@showme.co.za; scalepro@intekom.co.za; scalepro@telkomsa.net; searleapril@gmail.com; sharono@telkomsanet.net; shaun@boomtown.co.za; splendourhealth1@absamail.co.za; stassenj@hotmail.co.za; STifloen@blclaw.co.za; summerplace@telkomsa.net; tanvant@gmail.com; tausales@telkomsa.net; thozinqini@gmail.com; VermaaE@telkom.co.za; Ward1 NMMM; ward3@mandelametro.gov.za; wendyridge@telkomsa.net; wilnanoack@hotmail.com; wimdewaard@isat.co.za; wvaneck@reclam.co.za; yvonne@fspa.co.za; SRK NA Canada Vancouver Info; theherald@timesmedia.co.za; Port Elizabeth; Marais, Wanda; Gardiner, Rob; express@media24.com; heraldletters@timesmedia.co.za  
**Subject:** Dear concerned

Dear concerned and Honorable Mr Trollip

I am asked to respond on the findings of SRK company doing a project feasibility study on a proposed RDP free housing development planned for Walmer Heights.

When this proposed development study was started by SRK it was surrounded by lots of controversy, the documentation that was supposed to reach the homes surrounding the proposed site did so what appears to be via home owners themselves by making copies and distributing it them selves. SRK never provided proof to the public that they themselves delivered the documentation as required.

This made SRK from the start appear biased towards approving the project, in that it looks that it was not supposed to not reach most homes and thus keep the public in the dark and not get any resistance to the project.

Since i have become publicly outspoken in newspapers about the project we have had two or more intruders in our yard attempting theft/damage to property every month. In one theft the house was smeared with human waist inside, crime in the surrounding area doubled resulting in a new permanent armed guards response company being needed for people to feel safer,

Well in to the beginning of this project. Talking to SRK was a struggle from the beginning, i even received what i believe was a threat from a Mis Wanda from SRK Company, if i recall correctly she said that i must be very careful what i say to her or about the project. I believe it was a legal action threat against me at the time and accepted it to be one, at the time about three years ago It was very stressful communicating with SRK i ended up with hart cramps at a doctor telling me my blood pressure is 160/140. i felt that as the person speaking on behalf of the co-mutiny here allot of pressure as well. They looked at me to protect them from increased crime and more issues from this project should it get approved. As a father the increased crime poses a really big threat to all families here and crime is not under control here. This made me take this project on for all who live here. The proof is all in Miss Wanda emails i am sure if they have nothing to hide the emails will be handed over to he DA for investigation. If the email is deleted the DA will at least have access to 1000+ emails from residents apposed to the project we all believe the project have no positive contribution for the current inhabitants in the area of Walmer Heights and only really big negative consequences for them, some already evident. The project proposal is already devaluation home prices significantly. A petition was started by the inhabitants of the current area Walmer Heights and not 1 person could be found not willing to sigh the petition opposing the proposed RDP free home development.

I asked miss Wanda to add my private email to the mailing list. She replied yes no problem. My email was never added to the mailing list as requested, i have the request email should anyone want it, i received a call from SRK a week after a mass email was sent asking for my email address, then i received the email.

My response to this email for comments is this, We the public believe that SRK tender should be investigated as we believe they are not impartial and appear to show favor towards getting this project approved for development at the cost of current inhabitants.

I do not believe the statistics provided are correct or unbiased, i believe they reflect results to make this project appear harmless when the public all knows this project will be very harmful to the current residents, i ask the DA to investigate the entire project from tender to the current results as well.

The public in Walmer Heights does not belive SRK is acting on behalf of them but on behalf RDP free homes being built. As a public participant i feel threatened and unfairly treated by SRK.

Indemnity text to aviod leagal\other action against the source of this email.

Seeing as i recall i have been threaten with legal/or other action by SRK the contents of the email belongs to the writer and is his VIEW/opinion/experience only and may be wrong.

A special thanks to Marianne Lotter candidate for ACDP for assisting me.

I am Feeling a bit targeted

Kind regards

i even fear putting my name here now.

478

**Marais, Wanda**

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**Subject:** FW: URGENT Concern Development behind Walmer Heights

**From:** Sybrand Fourie [mailto:fouriesybrand@gmail.com]  
**Sent:** 16 October 2017 07:23 PM  
**To:** Marais, Wanda <WMarais@srk.co.za>  
**Subject:** Re: URGENT Concern Development behind Walmer Heights

Hi Wanda,  
Again, thank you for the response.

1. We are requesting that a scientific traffic impact study is done on the road volume from the proposed developments entrance/exit into Beethoven, along Schubert to Cebelius and/or Titian. This study needs to be compared to a study for another entrance/exit from the development into Victoria Drive.
2. The question remains: "Why use Walmer Heights as an exit route from the development? It is required that a motivated scientifically by the Traffic impact study be provided for this very disturbing decision.
3. I am developing discussions with the NMB Municipal disaster management team to investigate the risk and evacuation plans for these poorly planned entrances/exist.

Kind regards  
Sybrand Fourie

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**From:** "Marais, Wanda" <WMarais@srk.co.za>  
**Date:** Mon, 16 Oct 2017 08:51:02 +0000  
**To:** Sybrand Fourie <sybrand@peteams.com>  
**Subject:** RE: URGENT Concern Development behind Walmer Heights

Dear Sybrand,

Unfortunately, as a public participation practitioner, I do not personally have the necessary expertise to be able to provide you with any suggestions as requested. If time constraints are an issue, may I take the liberty of suggesting that you read Chapter 11 of the Traffic Impact Assessment, which contains a broad summary of the conclusions reached? This could provide you with a good general grasp of the information provided. If you have specific queries or concerns you would like addressed, you are welcome to forward them in writing to me by **17h00 on 20 November 2017** and we will request the traffic impact specialist's input in addressing them for inclusion in the Final Environmental Impact Report.

Kind Regards

Wanda

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**From:** Sybrand Fourie [mailto:sybrand@peteams.com]  
**Sent:** 11 October 2017 08:03 PM  
**To:** Marais, Wanda <WMarais@srk.co.za>  
**Subject:** Re: URGENT Concern Development behind Walmer Heights

Thank you for the speedy response Wanda.

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**Marais, Wanda**

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**From:** Cocks, Beverley B <Beverley.Cocks@standardbank.co.za>  
**Sent:** 26 October 2017 10:11 AM  
**To:** Marais, Wanda  
**Subject:** PROPOSED WALMER GQEBERA HOUSING DEVELOPMENT

Good Day Wanda

We live in Beethoven Avenue, Walmer Heights and are not happy about the proposed development going ahead.

There is already a problem with crime in the area from people walking through all the vacant land behind Beethoven, which will increase with the development.

Taxi's rushing through Walmer heights will also create issues. Traffic will increase dramatically especially with the proposed road in the end of Beethoven avenue.

The value of the properties will be decreasing dramatically which is an enormous concern to all the residents of Walmer Heights.

We are very concern about the safety and security impact this development will have on Walmer heights.

Please confirm that you have received out email.

Regards

Frank and Beverley Larkin  
28 Beethoven Avenue  
Walmer heights  
6070

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Please go to [www.standardbank.co.za/site/homepage/emaildisclaimer.html](http://www.standardbank.co.za/site/homepage/emaildisclaimer.html) to read our email disclaimer and confidentiality note. Kindly email [disclaimer@standardbank.co.za](mailto:disclaimer@standardbank.co.za) (no content or subject line necessary) if you cannot view that page and we will email our email disclaimer and confidentiality note to you.

**Marais, Wanda**

**From:** Anthony Groom <Anthony.Groom@airports.co.za>  
**Sent:** 25 October 2017 04:02 PM  
**To:** Marais, Wanda  
**Subject:** RE: NOTICE OF COMMENT PERIOD: Draft Environmental Impact Report: Proposed Walmer Gqebera Housing Development, Erf 11305, Port Elizabeth

Hi there

This falls out of our noise contours thus we don't have any objections – your development is the yellow star if I have it correct?



**From:** Marais, Wanda [mailto:WMarais@srk.co.za]  
**Sent:** 10 October 2017 14:07  
**Subject:** NOTICE OF COMMENT PERIOD: Draft Environmental Impact Report: Proposed Walmer Gqebera Housing Development, Erf 11305, Port Elizabeth  
**Importance:** High

Dear Authorities, Stakeholders and Interested & Affected Parties,

**NOTICE OF COMMENT PERIOD: Draft Environmental Impact Report: Proposed Walmer Gqebera Housing Development, Erf 11305, Port Elizabeth**  
**DEDEAT Reference Number: ECm1/C/LN2/M/39-2014**

Please find attached the Executive Summary of the Draft Environmental Impact Report (DEIR) for the proposed Walmer Gqebera Housing Development, Erf 11305, Port Elizabeth, summarising the findings and recommendations contained in the complete DEIR. All comments received from IAPs on the proposed development thus far have been included in this DEIR and appropriate responses have been allocated.

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**Marais, Wanda**

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**From:** Lorraine <l.maree@telkomsa.net>  
**Sent:** 19 October 2017 03:57 PM  
**To:** Marais, Wanda  
**Subject:** NOTICE OF COMMENT PERIOD: Draft Environmental Impact Report: Proposed Walmer Gqebera Housing Development, Erf 11305, Port Elizabeth

Dear Wanda,

I am writing to you because I don't know what else to do as I am virtually bed-ridden...so I hope you don't mind.

I'm almost 80 now and live in Walmer Heights which is adjacent to the proposed development. I would like to object to the Housing Development on Erf 11305 because the access roads to that area, namely Beethoven and Schubert, are hopelessly inadequate to service the huge increase in traffic the proposed development will bring into the area. At present this is a quiet residential area and we'd like to keep it that way! I am also concerned about the security factor which is already a threat in the area down in the valley surrounding Beethoven.

I shall be most grateful if you will include my comments in the report you are preparing.

Many thanks.

Sincerely,

Lorraine Maree  
13 Ryton Glen  
Sibelius Street  
Walmer Heights  
6070

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**From:** Marais, Wanda [mailto:WMarais@srk.co.za]  
**Sent:** 10 October 2017 14:06 PM  
**To:** Undisclosed recipients:  
**Subject:** NOTICE OF COMMENT PERIOD: Draft Environmental Impact Report: Proposed Walmer Gqebera Housing Development, Erf 11305, Port Elizabeth  
**Importance:** High

Dear Authorities, Stakeholders and Interested & Affected Parties,

**NOTICE OF COMMENT PERIOD: Draft Environmental Impact Report: Proposed Walmer Gqebera Housing Development, Erf 11305, Port Elizabeth**  
**DEDEAT Reference Number: ECm1/C/LN2/M/39-2014**

Please find attached the Executive Summary of the Draft Environmental Impact Report (DEIR) for the proposed Walmer Gqebera Housing Development, Erf 11305, Port Elizabeth, summarising the findings and recommendations contained in the complete DEIR. All comments received from IAPs on the proposed development thus far have been included in this DEIR and appropriate responses have been allocated.

The Executive Summary of this DEIR will be distributed to all registered IAPs, and the full report will be available for public review **from 11 October 2017** in printed form at the Walmer Public Library, Port Elizabeth and electronic form on the SRK webpage via the link: <https://www.srk.co.za/en/library/za-public-documents>

The DEIR has been opened to the public for review and comment for a 40-day period from **11 October to 20 November 2017**.



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**Marais, Wanda**

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**From:** Ludwe Memese <ludwememese4@gmail.com>  
**Sent:** 19 October 2017 10:55 AM  
**To:** Marais, Wanda  
**Subject:** Opposing construction

Dear Marais

Marais this is Ludwe Memese new owner of a property at no. 2Q Beethoven Avenue, Walmer Heights.

I strongly oppose the idea of construction of low cost houses next to Walmer Heights for the following reasons:

1. It will affect the ecosystem in the area.
2. During construction there will be high levels of noise, that will not only affect the community of Walmer Heights but also affect nearest schools such as Saint Dominic.
3. This will obviously bring traffic congestion during and after the construction.
4. This will also bring high levels of crime in this tranquil area.
5. And more importantly it will affect the value of our properties negatively.

I hope and pray that our concerns will be taken into account.

Regards

**Ludwe Memese (Mr)**  
**School Principal**  
**Isaac Booie S.P. School**  
**Telefax: 041 464 3260**  
**Cellular: 083 315 5530**

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**Marais, Wanda**

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**From:** Port Elizabeth  
**Sent:** 16 October 2017 03:50 PM  
**To:** Marais, Wanda  
**Subject:** FW: Proposed Walmer Housing Development Erf.11305 DEDEAT Ref. No. ECm1/C/LN2/M/39 - 2014

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**From:** Mick Mc Sorley [mailto:mick.mcsorley@tectra.co.za]  
**Sent:** 16 October 2017 03:46 PM  
**To:** Port Elizabeth <portelizabeth@srk.co.za>  
**Cc:** mclaccounts@iafrica.com  
**Subject:** Proposed Walmer Housing Development Erf.11305 DEDEAT Ref. No. ECm1/C/LN2/M/39 - 2014

Good afternoon Wanda ,

There is a few issues that I disagree with in your report , regarding some of Your Ratings ,

You rate the increased Traffic as Low , how can this be,? There will be vast increase in Traffic be it mobile or on foot through the Walmer Heights Beethoven areas.

The Noise disturbance you say is insignificant , but with the increase in Traffic as mentioned above How would this be possible.

The value of our property has decreased since this proposal was put on paper, hopefully our Rates and Taxes will be adjusted downwards,

Lastly security issues, you rate them as medium.! It is a known Fact that Walmer Heights, especially The Beethoven area has become a High Risk Area for Robberies and Break-ins just ask the Insurance and Security Companies.

Thank you for giving me the opportunity to voice my concerns hopefully we can have a mutual Resolve to these problems / opportunities in the infrastructure of this Project.

Regards,

Mick Mc Sorley  
Key Account Manager



A Joint Venture with Bosch Rexroth

Port Elizabeth, South Africa



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Tel : +27 (0) 41 487 0900 | Cell : +27 (0) 82 903 2362 | E-Mail : [mick.mcsorley@tectra.co.za](mailto:mick.mcsorley@tectra.co.za) | Web : [www.hytecgroupp.co.za](http://www.hytecgroupp.co.za)

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**TELEPHONES**  
**OFFICE:** 041 581 4211  
**GOLF:** 041 581 3401  
**CATERING:** 041 581 0050  
**FAX:** 041 581 2889  
**EMAIL:**  
manager@walmercountryclub.co.za



**1 VICTORIA DRIVE  
WALMER**

**POSTAL ADDRESS**

**P.O. BOX 5002  
WALMER  
6065**

16 October 2017

The Environmental Project manager,  
SRK Consulting  
PO Box 21842, Port Elizabeth, 6000  
Email: [wmarais@srk.co.za](mailto:wmarais@srk.co.za)

Attention Ms Wanda Marais

Dear Madam,

Environmental Impact Assessment for the proposed Walmer Housing Development,  
Erf 11305, Port Elizabeth  
WALMER COUNTRY CLUB – SECURITY ISSUES REGARDING THE  
DEVELOPMENT OF ERF 11305

As an IAP and neighbouring landowner, having read the draft EIA from your website, we note that there is no specific mention of the security issue regarding the boundary of Walmer Country Club. This issue was highlighted in our correspondence to SRK during the public participation process when we highlighted the fact that such a development would indeed increase the danger of criminal activity to our members using the facilities of the Club. Our reference number is 318. One of our emails in this regard is attached for reference.

In Section 6 of your report, you evaluate the security impact of the development as "medium". However the focus of the report appears to be on the impacts on the adjacent residential suburbs and does not address the Walmer Country Club at all.

Section 7 of your report contains your recommended mitigation measures, and the last bullet point recommends "The use of defensible space through design features that repel criminal activity such as fences, gates, and locks." In the case of Walmer Country Club, these measures will be totally inadequate. It is imperative that a full security wall be constructed along the Walmer Country Club boundary. This was discussed with you at an early stage in our correspondence, and we now request that you insert the construction of this wall as a specific development requirement, as part of the security

mitigation measures. We also note that this issue was addressed in the original EIA which lapsed.

Yours faithfully

Walmer Country Club

Chris Roberts

[chrisroberts367@gmail.com](mailto:chrisroberts367@gmail.com)

Cell 0828745215

**PROPOSED WALMER GQEBERA HOUSING DEVELOPMENT (ERF 11305)  
COMMENTS FROM KAREN HOLLELY: WALMER HEIGHTS RESIDENT AND HOME OWNER (ERF 3550)  
DATE: 11/10/2017**

I purchased my property in Walmer Heights three years ago. I purchased this property close to full asking price and have, since then, made significant investment in the property in terms of renovations and security upgrading. I was not informed by the estate agent that the proposed housing development was planned. I am extremely concerned about and against this proposed development for, *inter alia*, the following reasons:

**Nature and other environmental factors**

One of the reasons I purchased this property was because of its proximity to natural surrounds, which significantly contributes to the wonderful fauna and flora in the area. If this development were to go ahead it would impact negatively on the natural beauty of the area and cause the animal and bird life to be compromised.

In addition, there are major environmental concerns and added issues with regard to sewer problems, water issues, and electrical supply issues, which are a major precious resource, and I as rate payer strongly object to people who are able to receive these items for minimal charge or no charge.

**Value of property**

As mentioned, *supra*, I bought the above-mentioned property at market related value and my property value will be negatively affected by this development.

**Security concerns**

I bought into this suburb for its excellent security and the tranquillity it offers. This development will negatively affect this aspect and I will need to invest in more security in order to ensure the safety of my family, which includes two small female children (clearly identified in terms of evidence-based research as extremely vulnerable to crime, which is a known social issue in low-income areas). There is no guarantee from the authorities that my security will be guaranteed to the standard that I currently enjoy. Section 24 of the Consitution states that everyone has the right "(a) to an environment that is not harmful to their health or wellbeing." It is my belief that the development of such a large low-cost housing estate will negatively impact on my wellbeing and may, subsequently, impact on my health and the health and wellbeing of my family.

**Noise levels**

Adding such a large development to the area will invariably increase road usage and general noise pollution. This is already an issue with the existing township residents, even though they are further away at present. If these residents were to occupy the proposed development, these extremely disturbing noise levels will directly, consistently and negatively affect my family's living conditions.



# Executive Summary

## Draft Environmental Impact Report: Walmer Housing Development, Erf 11305, Port Elizabeth

### 1. Introduction

The Nelson Mandela Bay Municipality (NMBM) proposes to construct housing and associated facilities and infrastructure on erf 11305, in Walmer (see locality in Figure 3), to accommodate the overflow of residents from Walmer Gqebera. Authorisation was previously granted by the then Department of Economic Affairs, Environment and Tourism (DEAET) in April 2006 to a private developer for a change in land use and construction of housing units on erf 11305. This authorisation has since expired, the land has been purchased by the NMBM, and the nature of the proposed development has changed, necessitating a new application for environmental authorisation

SRK Consulting (SRK) has been appointed by the NMBM, as the independent environmental consultants, to conduct the Environmental Impact Assessment (EIA) in terms of the National Environmental Management Act 107 of 1998 (NEMA), as amended, and the Environmental Impact Assessment (EIA) Regulations, 2010, for the proposed housing development.

In July 2014 an application to commence the current EIA process was submitted to the Department of Economic Affairs, Environmental Affairs and Tourism (DEDEAT).

### 2. Approach to the Study

The proposed development is subject to environmental authorisation from DEDEAT in terms of the NEMA. As such, an EIA is required and this Draft Environmental Impact Report (DEIR) presents an important milestone in the EIA process.

The first step of the EIA process (see Figure 1), the Scoping Study, has been completed and included a Public Participation Process (PPP). The Scoping process is aimed at identifying issues and concerns of Interested and Affected Parties (IAPs). The objective of the Scoping Study was to identify those issues and concerns that must be

investigated in more detail and included a Plan of Study for the EIA which was approved on 19 June 2016.

The second phase of the EIA commences with the Draft Environmental Impact Report (this report). The aim of this report is to present the results of investigations of the issues and concerns identified in the Scoping Study, identify and assess the potential impacts of the development and provide recommendations with the objective of minimising negative environmental impacts and maximising benefits.

The following activities have been completed as part of the DEIR in accordance with the requirements of the NEMA EIA regulations:

- Notification of the development in "Die Burger" newspaper on 22 August 2014, and placement of an on-site poster on 8 September 2014;
- Distribution of the Background Information Document (BID) from 22 August 2014 to identified IAPs, stakeholders and residents in the area;
- Collation of public and IAP comments on the BID and notifications, including responses to these issues;
- Preparation and distribution of the Draft Scoping Report (DSR) to public venues for review by IAPs, and submission to authorities;
- Inclusion in the DSR of issues that were raised (a summary of comments and responses on the BID is provided as Table 4.2 in the DEIR);
- Distribution of an Executive Summary of the DSR to all IAPs registered for this project;
- Provision of a 40-day comment period on the DSR (30 March – 14 May 2015);
- Compilation of all comments received on the DSR and integration of these comments into the Final Scoping Report (FSR) (a summary of comments and

responses on the DSR is provided as Table 4.2 in the DEIR);

- Distribution of an Executive Summary of the FSR to all IAPs registered for this project;
- Distribution of the FSR to public venues for review by IAPs during a 21-day comment period (9 June – 2 July 2015); and
- Submission of the FSR and the Plan of Study for the EIA to DEDEAT for consideration and approval. Prior to issuing an approval for the FSR, DEDEAT requested certain amendments to be made, hence the distribution of an Amended FSR for comment;
- Compilation of all comments received on the FSR and integration of these comments into an Amended FSR (a summary of comments and responses on the FSR is provided as Table 4.3 in the DEIR);
- Distribution of an Executive Summary of the Amended FSR to all IAPs registered for this project;
- Distribution of the Amended FSR to public venues for review by IAPs during a 21-day comment period (29 March – 19 April 2016);
- Submission of the Amended FSR and the Plan of Study for the EIA to DEDEAT for consideration and approval;
- Compilation of all comments received on the Amended FSR and integration of these comments into the Draft EIR (this report) (a summary of comments and responses on the Amended FSR is provided in Table 4.4 of the DEIR);
- Distribution of an Executive Summary of the DEIR to all IAPs registered for this project; and
- Distribution of the DEIR to public venues for review by IAPs during a 40 day comment period.

### 3. Motivation for the Proposed Development

Housing and service delivery is a key challenge facing the Nelson Mandela Bay Municipality (NMBM). According to the NMBM's Metropolitan Strategic Development Framework - the NMBM has a housing backlog of 72,000 units (23,000 units in informal areas and 49,000 backyard shacks) and has identified the provision of quality housing and the structured upgrading of informal settlements as one of its main objectives.

The area of Walmer was identified in the NMBM IDP as a restructuring zone for social housing and Walmer Gqebera was identified as a precinct where residential expansion needs to take place. Ward 4 of the NMBM, of which Gqebera makes up the main residential area, has an estimated population of approximately 26,000 people (as per 2011 Census data), making up approximately 2% of the total population of the NMBM municipal area.

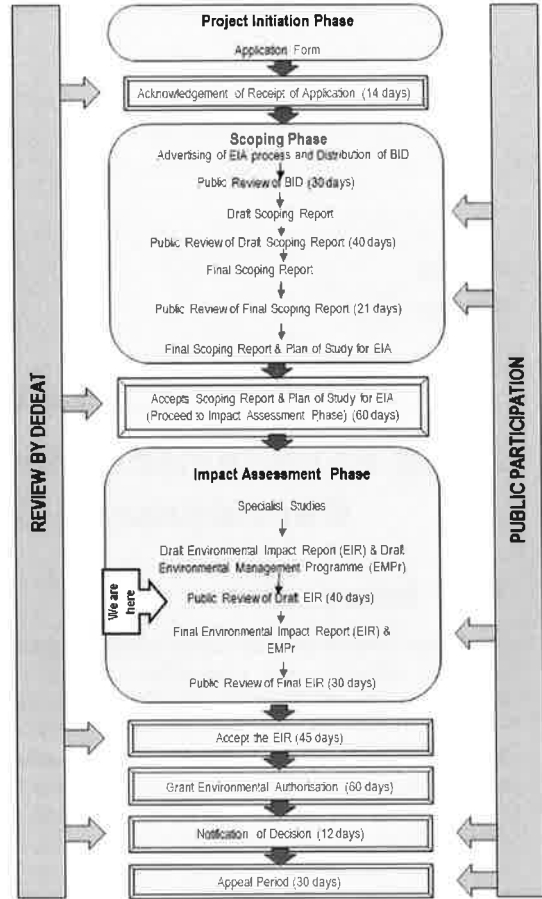


Figure 1: EIA Process

The proposed development aims to alleviate the population pressure and to lower housing density in the township by providing formal housing and services. In order to achieve this, additional land outside of the current Walmer Gqebera footprint is required to accommodate the overflow of residents. Erf 11305 is one of a few undeveloped municipally owned plots in the vicinity of Walmer Gqebera, with relatively direct access to existing bulk services infrastructure connections.

### 4. Development Proposal

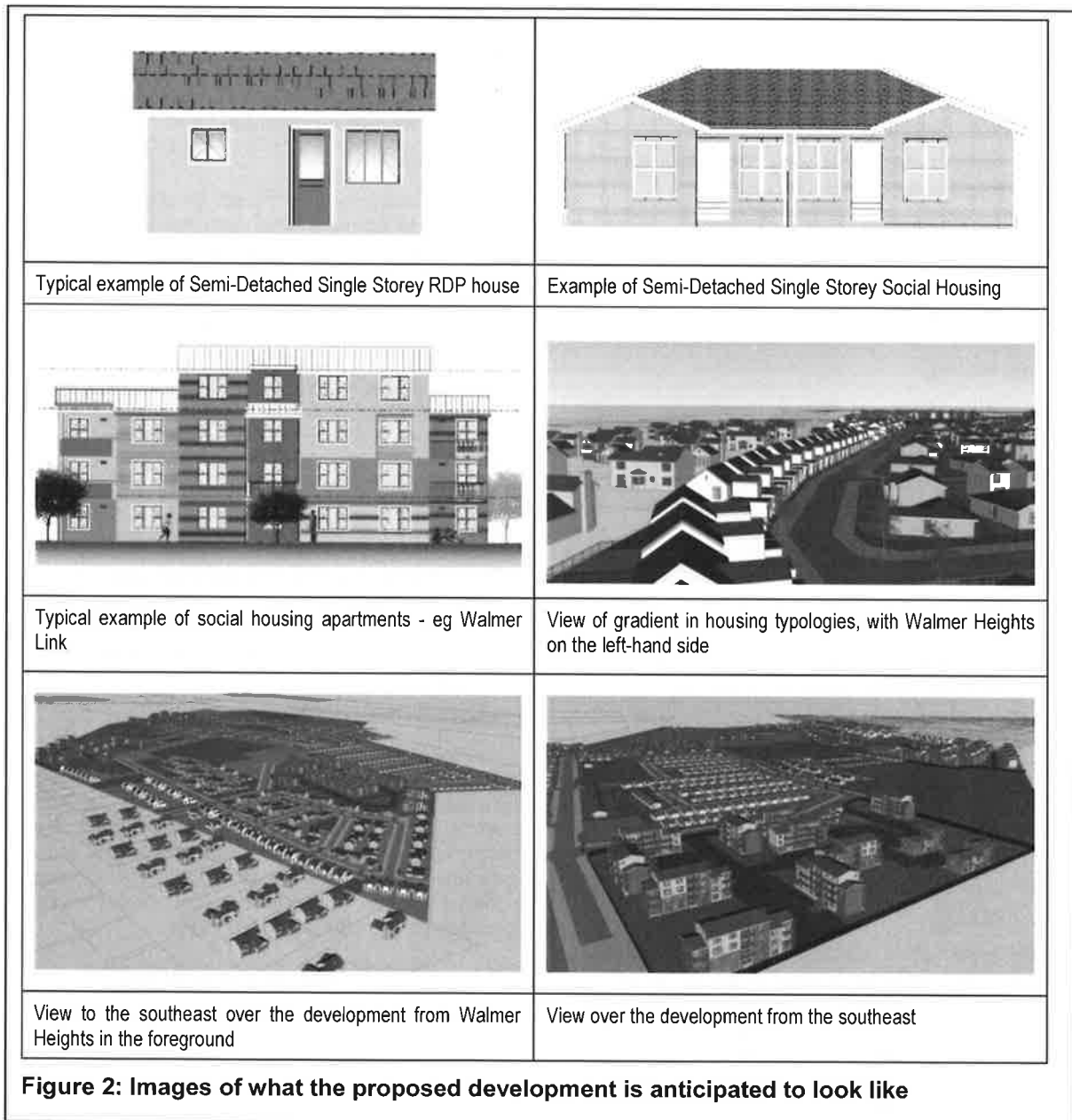
The NMBM proposes to construct a mixed typology housing development together with associated facilities and infrastructure on erf 11305, Walmer, to cater for the overflow of residents currently living in informal settlements in the Walmer Gqebera area. Up to 1,600 residential units are proposed (see preliminary layouts in Figure 4 and Figure 5), along with associated community facilities and services infrastructure. The development will connect onto existing bulk services infrastructure in the area, apart from water supply, for which an additional pipeline connecting to the Emerald Hill Reservoir will be required. The proposed site is 43.74 ha in size and located on municipally owned land which has been previously disturbed (through activities such as farming).

The urban design for the project is currently at Preliminary Subdivisional Plan Stage, which has as far as possible accommodated social sensitivities (relating to socio-economic differences between the adjacent affluent Walmer Heights residential area and the proposed development), forest identified on the site (as per the legal requirements) as well as low areas of the site where stormwater would accumulate. Four provisional layout alternatives considered were presented in the Scoping Stage of in the EIA, two of which (alternatives 3 and 4, with minor modifications and now labelled as layout Option A and layout Option B), will be assessed in this DEIR. The other two options, based on the previously authorised layout for the property, are no longer considered to be viable as described in Section 2.4.2 of the Amended FSR

and therefore have not been assessed in the DEIR.

**Housing Typologies**

Each of the layout alternatives provides for the development of a mix of housing typologies to accommodate beneficiaries to be relocated from informal settlements in Walmer Gqebera and in the case of Open Market houses. The eligible beneficiaries will receive a formal structure (Free basic house/FBH) built in accordance with NHBRC Standards and National Building Regulation. The remainder of the units will be offered to beneficiaries who qualify for Socially Housing, GAP Housing and Open Market once the needs of the target groups are met.



**Figure 2: Images of what the proposed development is anticipated to look like**



A portion of the layout abutting the suburb of Walmer Heights has been set aside for open market units, social housing and GAP housing (possibly Finance Linked Individual Subsidy Programme (FLISP) units) to allow for a transition area between the Free Basic House and Walmer Heights. Images of what the development is anticipated to look like are provided in Figure 2, and descriptions of the proposed housing typologies are provided below.

#### *Free Basic House/RDP*

- Fully State Subsidised Housing;
- Beneficiaries will depend entirely on being housed by the state without any expectation of making financial contributions towards the house/services/ transfer/ registration costs for the property to be received; and
- Units will be free standing and semi-detached single storey units

#### *GAP/FLISP Housing*

- Partially subsidised housing. The state subsidy is supplemented by private funding;
- For financially employed individuals who can afford mortgage loans of up to R300,000; and
- Units will be detached, Semi-detached, single and/or double storey housing.

#### *Social Housing*

- Units offered for rent to beneficiaries earning between R1,500 and R15,000 per month. Policy stipulates that the rentals paid should not exceed 30% of gross income. This would determine the size of unit allocated to the beneficiary.
- The units will be owned and managed by an accredited Social Housing Institution that will hold the stock for a minimum of 15 years, and may either re-finance for another 15 years or sell it off to tenants;
- 3- 4 storey apartment buildings, in an access controlled complex, similar to Walmer Link.

#### *Open / GAP market housing*

- Stand-alone units priced at above R400,000, for beneficiaries earning above R15,000 per month, with those properties adjacent to Walmer Heights and north of the 12 m internal road providing future connection to Arlington Race Course property being designated for development to a minimum value of R620,000.

Both layout options are based on survey information regarding the distribution of forest on the site, as well as adoption of the concept of a transition zone (between 276 and 300 m wide) to act as a buffer between Walmer Heights and the areas allocated for free basic houses. This transition zone is intended to address socio-economic concerns of the adjacent higher income residential areas,

while still in line with national policy for integrated residential development, and is made up of the following:

- The free basic houses/ RDP Units are located closer to Victoria Drive way from Walmer Heights;
- A transition zone comprising Social Housing Units, a school site and public open space (forest clumps) is provided along the southern-edge of the Golf Course; and
- The transition area between the RDP units and Walmer Heights ranges from 276 to 321 m wide, and is made up of FLISP/GAP housing, business and public open space areas, and Open Market Housing. The sites directly abutting Walmer Heights are proposed for housing priced over R620,000.

The development will be an integrated settlement including different land use zones (in accordance with the Section 8 Scheme regulations, which are applicable to the area) in addition to the housing component.

#### **Access Roads**

Two main access routes to the site are proposed, both of which will be 6 m wide (16 m road reserves) tarred road surfaces. Access to the majority of the area will take place from Victoria Drive, where a 60 – 80 m length of road is proposed from an access point on Victoria Drive. This road will service the southern section of the site, including all the Free Basic House units.

A second access road, from an existing road linking up to Beethoven Drive in Walmer Heights, is proposed for access from the northern side of the site, and will service the freehold and Gap housing areas, as well as the social housing developments in that portion of the site. No direct access through to the southern portion of the site will be provided from the Walmer Heights access route.

The southern portion of the site will be provided from the Walmer Heights access route. The road design also allows for possible future linkages to adjacent areas to the east and west of the site, should these sites be developed for public facilities

#### **Stormwater management**

Stormwater from the site will be accommodated in three on-site stormwater detention ponds (as indicated on the development layout plans), which will be fenced to prevent access by the public. From the on-site ponds the stormwater to be conveyed via a pipeline to the edge of the site and from there in a vegetatable concrete block lined channel into the new detention pond situated in the southern portion of the Walmer golf course.

## **5. Findings & conclusions**

The following Specialist Studies were conducted for the EIA Phase of the assessment, the full reports for which are included in Appendix K (bound separately as Volume 2 of the DEIR):

- Socio-economic Impact Assessment – Appendix K1;
- Traffic Impact Assessment – Appendix K2;
- Palaeontological Impact Assessment (letter of exemption) – Appendix K3;
- Archaeological Impact Assessment (Phase 1) – Appendix K4;
- Wetland and aquatic environment Impact Assessment – Appendix K5;
- Ecological Impact Assessment – Appendix K6;
- Forest mapping survey – Appendix K7; and
- Historical Structures Assessment – Appendix K8.

The impact significance ratings for the various impacts that were identified, both before and after application of mitigation (for negative impacts) or enhancement for positive impacts are summarised in

Table 2 below. For full descriptions of the impacts and their significance ratings, please refer to Chapter 5 of the DEIR.

Key observations with regard to the overall impact ratings, assuming that the recommended mitigation measures will be effectively implemented, are as follows:

- The significance of the destruction of **heritage resources** including existing historical structures older than 60 years within the development footprint was rated to be between LOW (-ve) and MEDIUM (-ve) significance. No mitigation measures are possible, however recommendations are provided;
- Clearing of vegetation during construction will result in the associated habitat and species it supports being lost and fragmented. This may include species of special concern, and will also result in increased opportunities for proliferation of invasive alien vegetation. The significance of these **ecological impacts** ranges from MEDIUM to VERY LOW (-ve);
- **Positive socio-economic** impacts of LOW to MEDIUM (+ve) significance are anticipated to result from job creation, local economic growth, and development of infrastructure during construction. The impacts of employment and local economic growth would remain of MEDIUM (+ve) significance during operation of the development. The impact of reduced risk of land invasion resulting from development of the site is anticipated to be HIGH (+ve), and a MEDIUM (+ve) impact resulting from the contribution to meeting the housing need, unlocking the potential for continuation of redevelopment of Gqebera, is expected;
- **Negative socio-economic** impacts on the municipal rates and tax base from surrounding high property value areas (which could potentially become a LOW (+ve) impact) should the development become a positive rateable asset, are predicted. A MEDIUM to LOW (-ve) impact on property values in Walmer Heights is predicted (depending on the development option and mitigation measures implemented). Safety and security impacts of MEDIUM to LOW (-ve) significance on surrounding areas are also predicted. These negative impacts are predicted to be higher for Option A than for Option B, as the layout for this option is more closely aligned with the recommendations of the socio-economic report;
- It is anticipated that both development options will increase the **traffic** on nearby roads and intersections, both during construction and operation. This could lead to traffic congestion, and deterioration of road condition and traffic safety. During construction these impacts are anticipated to be of VERY LOW (-ve) significance, and LOW to VERY LOW (-ve) significance during operation. Recommendations are provided by the specialists regarding design, road upgrades traffic and management measures;
- Vegetation clearing and disturbance of soils during construction will leave them vulnerable to **erosion** by water and wind. There is also a risk of contamination of soils and stormwater as a result of spills or leaks of hazardous materials. This impact was rated as INSIGNIFICANT (-ve);
- The project area is subject to large volumes of **stormwater** from the surrounding developed areas. The increase in hardened surfaces associated with the development will result in increased runoff. The impact was rated as VERY LOW (-ve) during operation assuming proper planning and management;
- During construction, predicted impacts on **air quality** (due to dust generation), **waste management** (due to litter, dumping etc.), **noise, and visual character** are expected to be VERY LOW to INSIGNIFICANT (-ve). During operation, impacts due to lack of waste management, noise disturbance, and changes to visual character (due to lighting, and development of a site that is currently undeveloped), are expected to be of VERY LOW (-ve) significance;
- **Fire risks** currently affecting the site due to the large component of alien invasive vegetation, are anticipated to reduce and result in a LOW (+ve) impact during operation due to clearing and management of alien invasive vegetation;
- The **no-go option** would see the site not being developed as proposed, and remaining unmanaged. Impacts associated with this scenario include HIGH (-ve) ecological impacts (due to ongoing invasion by alien invasive species, resulting in loss of habitat and species of special concern). From a socio-economic perspective, the housing need would remain HIGH (-ve) impact, increasing pressure on other areas to

meet the housing need, and limiting the potential for redevelopment of Gqebera until alternative land parcels have been authorised for development. Security and land invasion risks would remain a MEDIUM (-ve) impact as the undeveloped site continues to provide refuge to criminals and frustration regarding slow housing delivery escalates. A LOW (+ve) impact on the rates and tax base would however result from increasing property rates and taxes due to the lack of negative impact on adjacent property values. Traffic impacts of a LOW to MEDIUM (-ve) significance would continue; and

- In terms of **layout alternatives**, overall, the significance of negative impacts associated with Option B is equal to, or in the case of terrestrial ecology, socio-economic and archaeological impacts, lower than that for Option A. For both options, all impacts could be reduced to MEDIUM (-ve) significance or lower, with effective mitigation.

Key recommendations, considered to be essential, are:

- Damage or destruction of forest trees must be avoided. Where this is not possible, the necessary permits must be obtained in advance from DAFF;
- Protected forest clumps to be conserved (as per the site layout) must be demarcated prior to site clearing and all personnel on site must be educated on the importance of the protection of forest on site;
- The necessary destruction / relocation permits for protected species must be obtained from DEDEAT prior to commencement of vegetation clearing;
- Plant Species of Special Concern that require removal are to be marked by a botanist and removed (search and rescue) prior to construction;
- The necessary Heritage destruction permits, for destruction of historical structures, must be obtained from the ECPHRA prior to commencement of construction in these areas;
- A search and rescue operation for fauna (including reptiles) must be initiated prior to the commencement of any construction;
- Monitor areas surrounding the development for signs of encroachment, dumping and wood cutting, and prevent these activities;
- Periodical site inspections that inspect the effectiveness of the stormwater ponds and control system and specifically records occurrence or not of any erosion on site or downstream;
- Alien invasive vegetation must be cleared from the site and be managed during both construction and operation of the development;
- Disturbed areas must be revegetated with appropriate indigenous vegetation where possible;
- Stormwater from the final outlets should be managed using suitable structures such as swales, gabions and rock rip-wrap so that any run-off from sites is attenuated prior to discharge;
- Clearing must take place in a phased manner;
- Regular municipal waste collection to be provided;
- Strict implementation of the NMBM noise bylaws
- Ensure construction vehicles are visible and make use of Victoria Drive to gain access to site;
- Install traffic warning signage and ensure adequate sight distance along affected routes;
- Implement public transport and NMT facilities and services, e.g. sidewalks, street lighting, public transport feeder services;
- Upgrades to key intersections and other traffic management measures to accommodate the additional flow, as per the recommendations in the traffic impact assessment;
- The area directly adjacent Walmer Heights must be reserved for higher income households, with lower priced housing along Victoria Drive;
- The layout should respond to pricing contours and permeability of the development should be limited. This would include relocating the business site from the northern section of the site closer to Victoria Drive;
- Dual access to the development with lower density, higher priced units making use of a Walmer heights link and higher density, lower priced units making use of a Victoria Drive link; and
- Use defensible space through design features that repel criminal activity (e.g. fences, gates, and locks).

## 6. Way Forward

The public participation programme has given IAPs an opportunity to assist with the identification of issues and potential impacts, and further opportunities are provided as indicated below.

The Executive Summary (this report) of the Draft Environmental Impact Report has been distributed to all registered IAP's. A printed copy of the report will be made available at **Walmer Public Library** (Main Road, Walmer, Port Elizabeth). The report can also be accessed as an electronic copy on SRK Consulting's webpage via the 'Public Documents' link: <http://www.srk.co.za/en/za-walmer-housing-development-erf-11305-port-elizabeth>

The public are encouraged to review this Draft Environmental Impact Report and send any further written comment by 17h00 on 20 November 2017 to:

Wanda Marais

SRK Consulting  
PO Box 21842, Port Elizabeth, 6000  
Email: [wmarais@srk.co.za](mailto:wmarais@srk.co.za)  
Fax: (041) 509 4850

**Table 1: Provisional timeframes for EIA milestones to be completed**

| Stage / Activity                                     | Target Dates    |                  |
|--|-----------------|------------------|
|  | Start           | End              |
| Submission of Draft EIR for Public Comment (40 days) | 11 October 2017 | 20 November 2017 |
| Distribute Final EIR for 30 day comment period       | 5 January 2018  | 5 February 2018  |
| DEDEAT decision making on Final EIR (105 days)       | 6 February 2018 | 28 May 2018      |

**Table 2: Summary of impact significance ratings for the proposed Walmer housing development**

| Impact group        | Impact Description                             | +/<br>-                                     | Significance without management |          | Significance with management |          |  |
|---------------------|--|---|---------------------------------|----------|------------------------------|----------|--|
|                     |  |   | Option A                        | Option B | Option A                     | Option B |  |
| <b>CONSTRUCTION</b> |  |   |                                 |          |                              |          |  |
| Archaeological      | A1: Destruction of archaeological resources    | -   | Low                             |          | Very low                     |          |  |
|                     | A2: Impact on heritage structures              | QBE 1 – Dipping tank                        | -                               | Low      |                              | N/A      |  |
|                     |  | QBE 2 - Ruin                                | -                               | Medium   |                              | N/A      |  |
|                     |  | QBE 3 - Ruin                                | -                               | Medium   | Low                          | N/A      |  |
|                     |  | The historical Association of the Site      | -                               | Medium   |                              | N/A      |  |
|                     |  | Commonages, Garden Planting and Tree Groves | -                               | Medium   |                              | N/A      |  |
| Paleontological     | P1: Destruction of palaeontological resources  | -   | Very low                        |          | N/A                          |          |  |
| Terrestrial Ecology | E1: Loss of habitat and removal of vegetation  | -   | Medium                          |          | Low                          | Very low |  |
|                     | E3: Loss of CBAs and habitat fragmentation     | -   | Medium                          |          | Medium                       | Low      |  |
|                     | E4: Loss of Species of Special Concern         | -   | Medium                          | Low      | Low                          | Very low |  |
|                     | E5: Spread of alien invasive species           | -   | Low                             |          | Very low                     |          |  |
| Socio-economic      | SE1: Employment opportunities                  | +   | Medium                          |          | Medium                       |          |  |
|                     | SE3: Local economic growth                     | +   | Medium                          |          | Medium                       |          |  |
|                     | SE5: Infrastructure investment and development | +   | Low                             |          | N/A                          |          |  |
| Traffic             | T1: Increased Traffic on existing roads        | +   | Low                             |          | Very low                     |          |  |
|                     | T3: Deterioration of Road Condition            | +   | Low                             |          | Very low                     |          |  |
|                     | T5: Increased traffic safety risks             | +   | Low                             |          | Very low                     |          |  |
| Stormwater          | SW1: Spread of pollution and erosion           | -   | Insignificant                   |          | Insignificant                |          |  |
| Waste               | W1: Spread of litter and waste                 | -   | Very low                        |          | Insignificant                |          |  |
| Air Quality         | AQ1: Dust generation                           | -   | Very low                        |          | Insignificant                |          |  |
| Visual              | V1: Visual impact                              | -   | Low                             |          | Very Low                     |          |  |
| Noise               | N1: Noise disturbance                          | -   | Very Low                        |          | Insignificant                |          |  |

| Impact group        | Impact Description   | +/<br>- | Significance without management |          | Significance with management |          |
|---------------------|--|---------|---------------------------------|----------|------------------------------|----------|
|                     |  |         | Option A                        | Option B | Option A                     | Option B |
| Fire                | F1: Fire risk  | -       | Insignificant                   |          | Insignificant                |          |
| <b>OPERATION</b>    |  |         |                                 |          |                              |          |
| Ecology             | E2: Loss of habitat & Removal of Vegetation                    | -       | Medium                          |          | Very low                     |          |
|                     | E3: Loss of CBAs and habitat fragmentation                     | -       | Medium                          |          | Medium                       | Low      |
|                     | E4: Loss of Species of Special Concern                         | -       | Medium                          | Low      | Low                          | Very low |
|                     | E5: Spread of alien invasive species                           | -       | Low                             |          | Very low                     |          |
| Socio-economic      | SE2: Employment opportunities                                  | +       | Medium                          |          | N/A                          |          |
|                     | SE4: Local economic growth                                     | +       | Medium                          |          | N/A                          |          |
|                     | SE6: Rates and tax base  | +/-     | Very high (+)                   | High (-) | Low (+)                      |          |
|                     | SE7: Decrease in property values                               | -       | High                            | Medium   | Medium                       | Low      |
|                     | SE8: Contribution to housing need                              | +       | Medium                          |          | N/A                          |          |
|                     | SE9: Security issues   | -       | Medium                          |          | Medium                       | Low      |
|                     | SE10: Reduced risk of illegal invasion                         | +       | Medium                          |          | High                         |          |
| Traffic             | T2: Increased pedestrian and traffic volumes on existing roads | -       | Medium                          |          | Low                          |          |
|                     | T4: Deterioration of road condition                            | -       | High                            |          | Low                          |          |
|                     | T6: Increased traffic safety risks                             | -       | High                            |          | Very low                     |          |
|                     | T7: Impacts on operational capacity                            | -       | High                            |          | Very low                     |          |
| Stormwater          | SW2: Spread of pollution, flooding and erosion                 | -       | Medium                          |          | Very low                     |          |
| Waste               | W2: Spread of litter and waste                                 | -       | Low                             |          | Very low                     |          |
| Visual              | V2: Visual impact during operation                             | -       | Low                             |          | Very low                     |          |
| Noise               | N2: Noise disturbance  | -       | Low                             |          | Very low                     |          |
| Fire                | F2: Fire risk  | +       | Very Low                        |          | Low                          |          |
| <b>NO-GO OPTION</b> |  |         |                                 |          |                              |          |
| Ecology             | E2: Loss of habitat & Removal of Vegetation                    | -       | High                            |          | N/A                          |          |
|                     | E3: Loss of CBAs and habitat fragmentation                     | -       | High                            |          | N/A                          |          |
|                     | E4: Loss of Species of Special Concern                         | -       | High                            |          | N/A                          |          |
|                     | E5: Spread of alien invasive species                           | -       | High                            |          | N/A                          |          |
| Socio-economic      | SE6: Rates and tax base  | +       | Low                             |          | N/A                          |          |
|                     | SE8: Contribution to housing need                              | -       | High                            |          | N/A                          |          |
|                     | SE9: Security issues   | -       | Medium                          |          | N/A                          |          |
|                     | SE10: Reduced risk of illegal invasion                         | -       | Medium                          |          | N/A                          |          |
| Traffic             | T3: Increased pedestrian and traffic volumes on existing roads | -       | Low                             |          | N/A                          |          |
|                     | T4: Deterioration of road condition                            | -       | Low                             |          | N/A                          |          |
|                     | T6: Impacts on traffic safety                                  | -       | Low                             |          | N/A                          |          |
|                     | T7: Impacts on operational capacity                            | -       | Low                             |          | N/A                          |          |
| Waste               | W2: Spread of litter and waste                                 | -       | Medium                          |          | N/A                          |          |

| Impact group | Impact Description                             | +/<br>- | Significance without management |          | Significance with management |          |
|--------------|--|---------|---------------------------------|----------|------------------------------|----------|
|              |  |         | Option A                        | Option B | Option A                     | Option B |
| Visual       | V2: Visual impact                              | -       | Very Low                        |          | N/A                          |          |
| Stormwater   | SW2: Spread of pollution, flooding and erosion | -       | Very Low                        |          | N/A                          |          |
| Fire         | F2: Fire risk                                  | -       | Low                             |          | N/A                          |          |

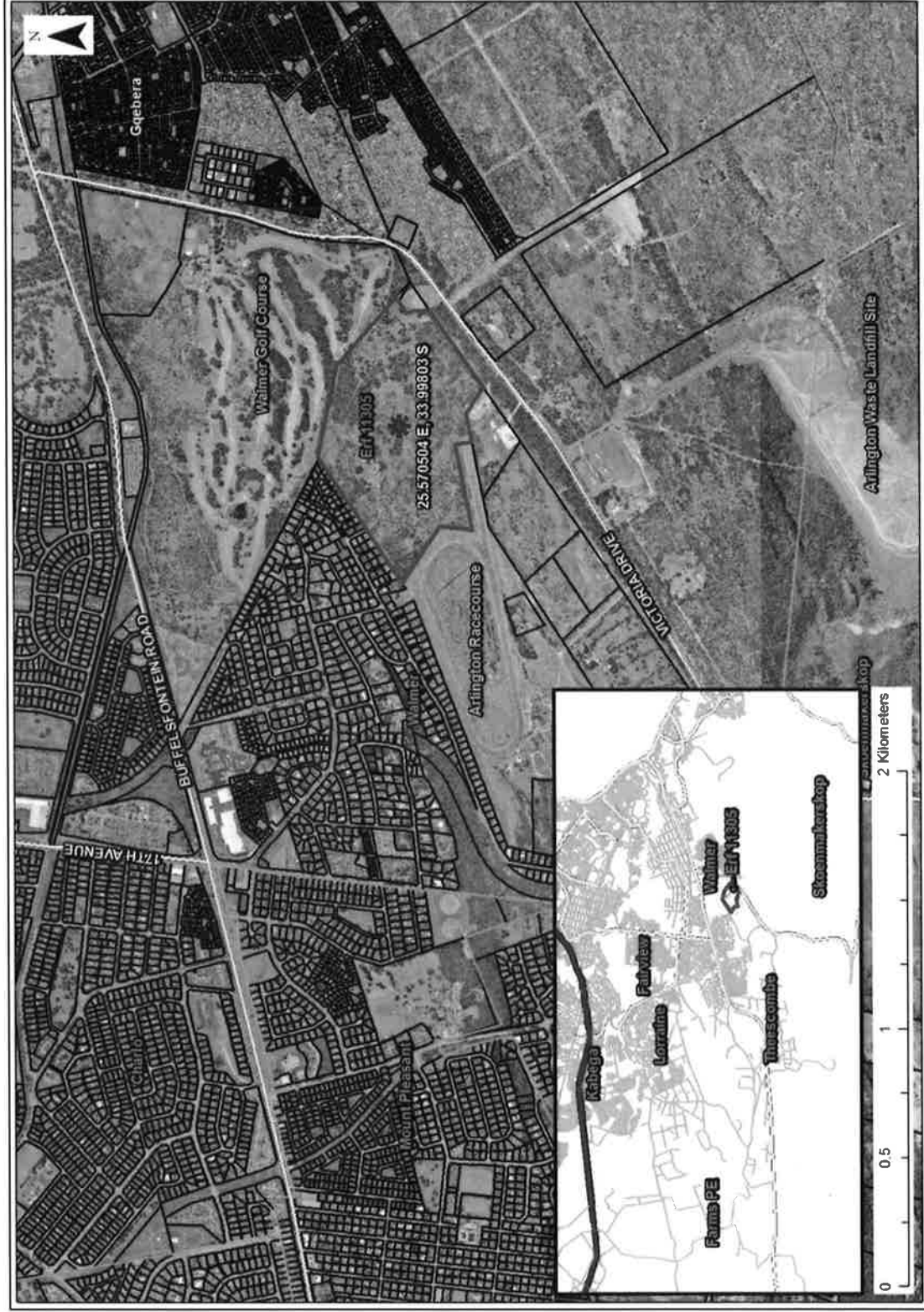


Figure 3: Site locality plan for the proposed Walmer Housing Development



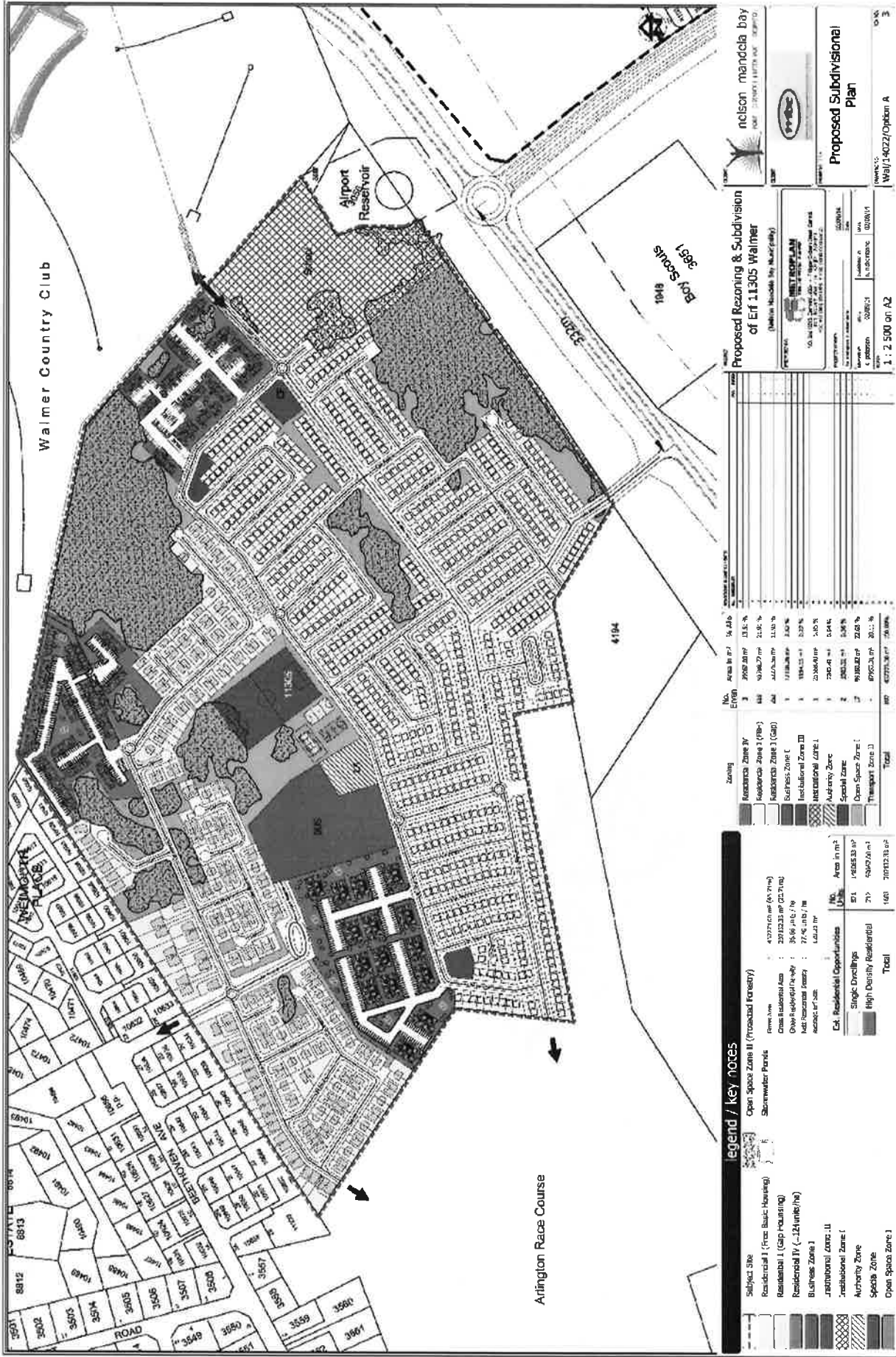


Figure 4: Preliminary site development plan for Walmer erf 11305 housing development - Development Option A



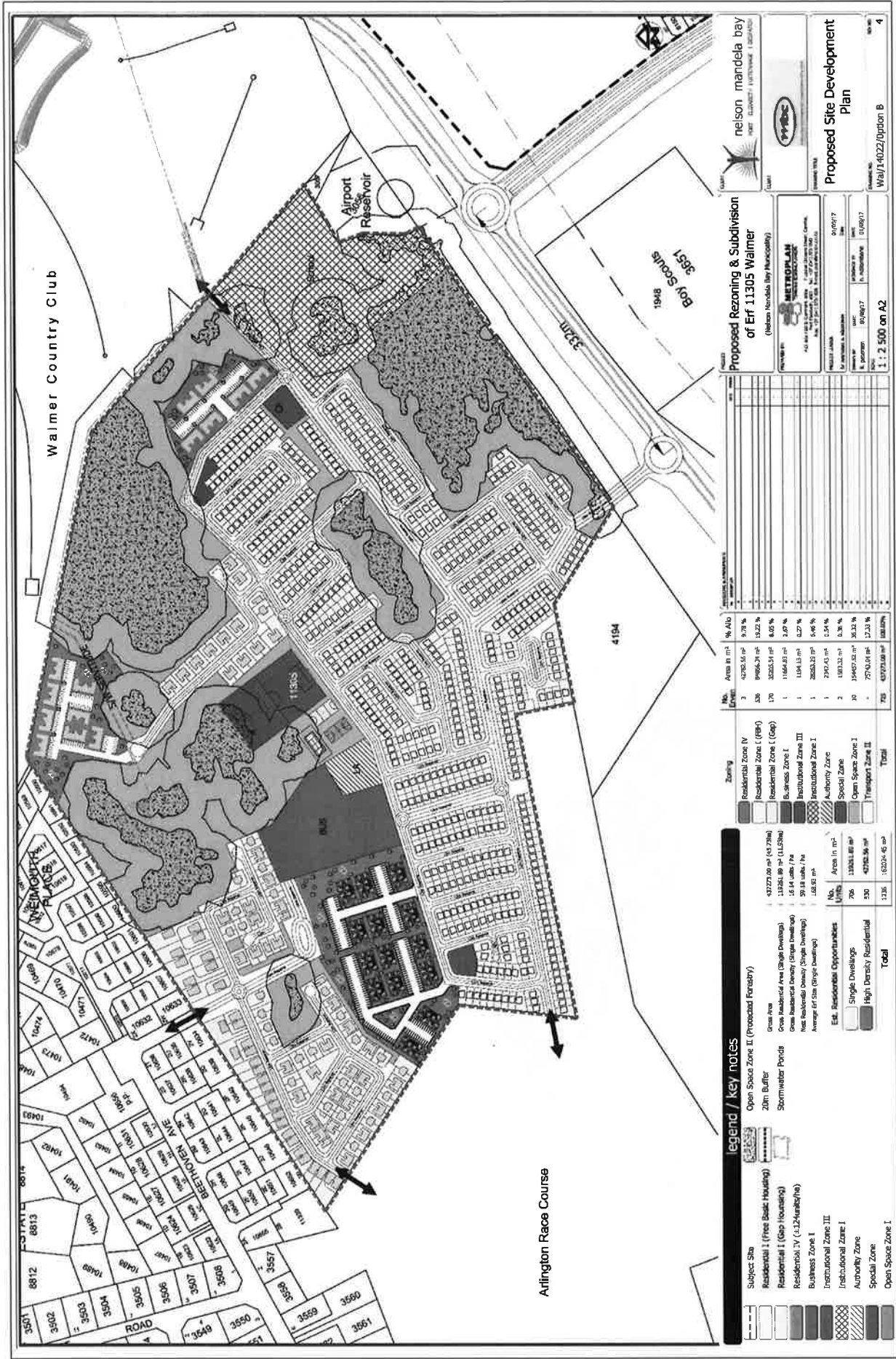


Figure 5: Preliminary site development plan for Walmer erf 11305 housing development - Development Option B