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Petition; We Say Stop the Proposed

Current date >>> 8th October 2014

Walmer Gqebera Housing Development 1400+ low cost houses that are currently proposed to be built in Walmer Heights connecting in Beethoven Street.

- 1 No to more crime in Walmer Heights.**
- 2 No to 3000/4000/5000 possible more cars day and night in our streets.**
- 3 No to value depreciation for homes and properties.**
- 4 No to violent strikes/protesting/violence and burning of tires in Walmer Heights.**
- 5 No to more noise pollution from proposed site.**
- 6 No to drug dealers and gang wars in Walmer Heights.**
- 7 No to higher insurance rates as result of Gqebera Housing Development.**
- 8 No to worse traffic jams/congestion in Walmer Heights.**
- 9 No to 5600 4 per house /11200 should rooms be Sub rented possible new residents.**
- 10 We say no to constant traffic day and night.**
- 11 No to destroying Walmer Heights a nice peaceful place to live as it currently is.**
- 12 No to constant pedestrian traffic, no side walks for them and dogs will be barking constantly due to this. The possibility of death to pedestrians or colliding with pedestrians is also going to be very high because there is no side walks in Heights Walmer. If this happens to you and are found guilty in the resulting death of a pedestrian it will be called culpable homicide maximum sentence of 15 years depending on the merits each of the cases. All Walmer Heights residents that will be negatively affected either directly or indirectly are allowed to sign this petition in protest of Gqebera Housing Development.**

Walmer Heights Walmer Heights

Affected individuals names	Street Adress	Signature	Email optional
J. R McQuade	S		m eq 227 @ g mail . com
M. F. McQuade			m eq 227 @ g mail . com

com

GOLDBERG & VICTOR INC

(Reg. No. 95/08611/21)

Attorneys

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E-mail : goldvic@mweb.co.za

Our Ref: MR VICTOR/Wilma/

Your Ref:

20 April 2015

SRK CONSULTING

e-mail: portelizabeth@srk.co.za

Dear Sir/Madam

WALMER HOUSING DEVELOPMENT ERF 11305 PORT ELIZABETH

Thank you for forwarding your draft report dated March 2015 to me for comment.

1. I have made peace with the fact that the development will proceed.
2. It is commendable that the development proposal includes a so-called buffer area between the proposed RDP Units and Walmer Heights which will be made up of FLISP Units and/or GAP housing and open housing.
3. However, this will have no positive effect on the traffic problems which will be experienced should the suburb of Walmer Heights become an access route linking Buffelsfontein Road with the proposed development.
4. I am mindful of the fact that most of the occupants in the proposed development will make use of public transport.
5. Taking into consideration Figure 3 of your report, my suggestion is that a road be constructed between the Walmer Heights / Walmer Golf Course boundary linking

Buffelsfontein Road with the proposed development. The proposed development will then have easy access to both Buffelsfontein Road as well as Victoria Drive.

6. In my view, this is a practical proposal which will drastically reduce the flow of traffic through the suburb of Walmer Heights and in particular along the first portion of Beethoven Avenue, then Schubert Road, Sibelius Street and Titian Road, to reach Buffelsfontein Road.
7. In my view, the proposed development will have a negative impact on all the inhabitants of Walmer Heights as foreseen and discussed in your draft report and in particular, the tranquil character of Walmer Heights will be disturbed which will no doubt have a negative impact on property values. Hopefully our property rates will be reduced accordingly.
8. In my view therefore, the developer should do everything in its power to minimize the negative effects on Walmer Heights and in particular, to take all possible steps to prevent Walmer Heights from becoming a thoroughfare to the occupants of the proposed development. The existing roads linking Beethoven Avenue with Erf 11305, should be earmarked to be used only for inter-access between the two neighbourhoods by for example excluding them as a designated route for public transport service providers servicing the proposed development.
9. However, whilst my proposal may reduce traffic flow in Walmer Heights, it will not resolve the problem of the flow of pedestrians through Walmer Heights. You are reminded that there are no designated sidewalks for pedestrians in Walmer Heights. How do you intend to resolve this problem?
10. I trust that my comments will receive your favourable consideration and I am looking forward to hearing from you in due course/

Yours faithfully

Andre Victor
GOLDBERG & VICTOR INC.

Reece, Claire

From: Lawrence Joubert <lawrence.joubert@pkf.co.za>
Sent: 02 April 2015 11:18 AM
To: journalist3@ricochetpublishing.co.za; bun@dieburger.com; mamachiza@gmail.com; ajb@intekom.co.za; christopher.ocks@telkomsa.net; matt@jendamark.co.za; justin.nel40@gmail.com; sue.smith@investec.co.za; hshhome@pemail.co.za; albertpret@mweb.co.za; andrew.southby@nov.com; nywla.dupreez@gmail.com; kevin1952williams@gmail.com; ljwbrowne@iafrica.com; chippym@telkomsa.net; neljg@mweb.co.za; lawrence.joubert@pkf.co.za; aaverster@gmail.com; acm@iafrica.com; adrian@netaddress.co.za; Andile.Ntlokwana@quan-ts.com; antonswart@webafrica.org.za; Barbara@sanlam4u.co.za; barry.nell@hotmail.com; blayne@sbtbuilding.co.za; brett@entecom.co.za; brianpam@mweb.co.za; bscholtz@sbtconstruction.co.za; chris.k@yelkomsa.net; christo.zeelie@vodamail.co.za; chthiart@mweb.co.za; d.simpson@telkomsa.net; dashw@mweb.co.za; daveandsen@telkomsa.net; dDuPreez@aspennpharma.com; debbiegherbavaz@gmail.com; dfm@telkomsa.net; docjan@africareal.co.za; donsavir@gmail.com; drjafta@yahoo.com; elmare@remaxind.co.za; elsfra@telkomsa.net; Emile.Schmidt@flsmidth.com; enquiries@tonysapp.co.za; ernest@dpls.co.za; ferdire@absa.co.za; fiona@truck-load.co.za; fionas@telkomsa.net; garyb@sahomeloans.com; grahammould@cybersmart.co.za; grclarkson@telkomsa.net; Hilda.Truter@medicross.co.za; 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; Let-Marie Smith; Lizeka.Tandwa@media24.com; lonejean@me.com; lorrainerosslee@gmail.com; lucianop@phumelela.com; lulama.sikutshwa@gmail.com; Lynette van der Walt; lynette.vanderwalt@pkf.co.za; maraisk@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; nadiavanzy1234@gmail.com; nic.kruger@live.co.za; nkruger@natglass.co.za; nuxxy@nuxxy.com; Nzuzo.Pukuza@coega.co.za; orreytonyliz@gmail.com; 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@mandelametro.gov.za; ward3@mandelametro.gov.za; wendyridge@telkomsa.net; wilnanoack@hotmail.com; wimdewaard@isat.co.za; wvaneck@reclam.co.za; yvonne@fspa.co.za
Cc: Port Elizabeth; Marais, Wanda; Gardiner, Rob; express@media24.com; heraldletters@timesmedia.co.za; theherald@timesmedia.co.za
Subject: Protect and preserve Walmer Heights PPWH Update and response to SRK.

Attachments:

475764_DSR Executive Summary_20150327.pdf; Issues with proposed development final.pdf; PE Express 2.jpg; PRESS RELEASE.docx

Dear concerned recipient.

Protect and preserve Walmer Heights

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I would like object vehemently against the current summery from SRK and the proposed 600 RDP homes as leader of Protect and Preserve Walmer Heights, on behalf of the majority of the residents. These homes will house people **desperately looking for money next to established affluent Walmer Heights** that has never seen the danger of an RDP establishment located within short 3 minute walking distance before.

I would also like object vehemently against the summery released by SRK as it does not include a list of the majority of problems that was raised in the original document handed in by WH residents and only includes a few problem topics.

I would like to resubmit the original document again and ask for it to be read this time and included in future documents?

List of foreseeable problems in summery done for SRK by PPWH.

- 1) Pedestrian traffic
- 2) Pedestrian crossings
- 3) Pedestrian sidewalks. None currently in Walmer Heights
- 4) Security and crime issues, security upgrades to homes "let's not fool ourselves I lived 1 street away from Walmer Informal settlement for 1 year and there was hardly 1 night that home alarms did not go of around us the crime is a fact"
"Spare a thought for all the elderly." As said by one resident.
- 5) Security upgrades to homes
- 6) Population regulation in the RDP zone and other zones.
- 7) Building maintenance
- 8) Taxi violence or turf wars
- 9) Taxi sound systems and loud noise pollution from site and on route to site.
- 10) Traffic day and night on route to site. And noise pollution associated with it.
- 11) protecting vulnerable homes bordering onto Arlington race way as criminals can rob those homes without entering into Beethoven avenue. This is currently a known problem aswell.
- 12) The ability to locate criminals once they enter the development also poses a serious problem.
- 13) Refuse collection is claimed to included in the document. What does WH residents do when garbage is dumped into Walmer Heights? What recourse does the resident have if this is not done in time any more as is the case with most RDP developments, and who pays for that clean up? This will be a constant problem trash in the streets from pedestrians.
- 14) Opportunistic crime will be very high as this development is very different to Walmer Heights 90% of WH is empty during the day and this development will have 1000 families home at any one time. This is already known by criminals constantly targeting Walmer Heights homes.
- 15) Gang violence currently does not exzist in Walmer Heights this development will bring gang violence to WH. Let's not fool ourselves here. ✓
- 16) Drug dealers and related activity will also move into WH ✓
- 17) Evacuation of WH will not be able to take place in efficient way due to overcrowding of the roads in the event of an emergency evacuation ✓
- 18) setting this summery the say most new residents does not have cars. This document does not consider what happens in 10/ 20/30 years time 1700 families consisting of according to them of 4 people. To a minimum of 2 cars per family 3400 cars being added to the road excluding Bus traffic resulting roads being

severely congested and dangerous. Changing the way people live in WH for ever. No walks with dogs or riding of bikes by children or adult do to crime and road danger.

19) Insurance increases for the entire WH.

20) Disturbance of peace. Loitering, beggars, job hunters, criminals scouting, noise pollution

21) Violent Strikes and burning of tires in WH

22) Traffic jams not seen before in WH

23) Exciting times during peak traffic times increase beyond acceptable.

24) Sand dune erosion and land erosion of proposed building site

25) Storm water drains blocking due to erosion and lack gardening maintenance by residents.

26) Long term sustainability study as to not devaluate established rate paying WH

27) Shack dwellings being build in RDP fashion in the back yard of homes.

28) Total decline in the aesthetics of the suburb.

29) Inability of informal residents to adequately maintain their dwellings.

30) Threat of road closures due to protest/unrest actions.

31) Failing/Inadequate existing infrastructure.

32) The majority of current residents do not want to live in close proximity to a RDP development due to known problems associated with these type developments. This is why they chose to live there in the first place to start off with. How will you address this?

33) Substantial devaluation of existing property values. This is already the case for WH.

1) Cost to existing homeowners and residents to install adequate security systems.

35) Devaluation of area and resultant undesirability for resale.

36) You are not providing for the people who live in WH.. you providing challenges and problems we cannot pay to solve our selves.

37) No connection to Victoria drive on map. all traffic is going into WH according to map this will create massive amounts of pedestrian traffic and vehicle traffic for WH.

38) The main power source as said in document is Electricity? There is not enough currently available and we have more load shedding as a result.. and you want to build more homes? please explain? This will result in air pollution as people make use of wood fires for energy. And more load shedding to rate paying citizens. And they will be getting it for free. How does that work? It does not work! How fair is that?

39) Water has always been a problem in Eastern Cape and we don't go without water shortage in a 2 to 3 year period. You want to build houses? Where is the water coming from? Please build more dams first so rate paying people can get what they are paying for? It's only fair? Let us know please...

40) Water pressure will drop significantly if this development is connected to old bulk infrastructure in WH installed to service WH only. Water pressure needs to addressed as an serious matter.

1) Placing a RDP development next to a very affluent suburb will tempt those who do not have any luxuries, high-end technology and money, vast amounts to steal from homes with these luxuries without enough protection the majority empty during the day within 3 minute walking and 1 minute running distance. How do you plan to protect venerable people who have lived in a secure safe environment who must fit the bill to adapt security?

42) Ask Zuma why he moved a whole village away from Nkandla? Let us know what he says please. It's clearly full of issues living that close.

43) This is not a race issue, black and white people in WH are moving away. Or trying to as their houses are worth less 40% currently and no one really wants to live or buy in WH anymore due to this proposal.

44) Live stock roaming the streets, Donkeys, Cows, Pigs, whatever one can find on a farm. This is Walmer informal settlement and the surrounds current problems.

45) Protection enforcement of designated forest areas in the proposed site against being chopped down by RDP residents.

I would like to say thank you for your support PPWH Group if we said nothing this development would have consisted of only RDP homes and the negative impact would have been more devastating on Walmer Heights.

The development is now consist of blending in area towards the RDP homes. This is an acknowledgement by government that RDP homes are not good for a established neighbourhood that is affluent.

Residents of Walmer Heights!

The RDP part or even this map has not yet been approved in its current form, We should acknowledge that a development is coming in some form or another. We are still protesting the RDP zone on the strongest procedure possible.

Should we lose a court case against the RDP zone.

We have 2 choices

Both will require careful thought. This might be our time window to save money for the choices we have to make.

- 1) Stay in WH- You need to think of extensive security upgrades and contend with a changed new dangerous WH. We do not know if government will pay for upgrades but we will try.
- 2) Leave WH- You need to think about 40% or more loss on your home if sold. We do not know if government will pay for value lost but we will try.
- 3) I can only speak for myself that's why you are receiving this letter. I will fight this development in its current form.

Herewith article to be sent out, although I must say I had a meeting with Johan Meiring and have spoken to Town Planning at the NMMM, it seems there are two possible plans up for consideration, this despite the fact that the EIA has not being completed. I have sent the draft article to the committee ..

Will you arrange for the press release



Craig de Lange | B Comm Law, LLB
Director
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Email : info@burmeisters.co.za
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Happy Easter weekend to all.

Easter Holidays 2015



For
Protect and preserve Walmer Heights

From: Reece, Claire [mailto:CReece@srk.co.za]
Sent: 30 March 2015 04:15 PM
To: Undisclosed recipients:
Subject: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

Dear Interested and Affected Parties / Stakeholders

Attached please find the Executive Summary of the Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape.

SRK provides a description of the development proposed by the proponent, as well as relevant environmental issues that will require further investigation and assessment in the Impact Assessment phase of the project, and includes a Draft Plan of Study (POSE) for EIA. All comments received from IAPs on the proposed development thus far have been included in the DSR, and a summary of IAP comments and responses is included in the Report.

Printed copies of this report are available for public review and a 40 day comment period at the Walmer Public Library, and electronically for download via <http://www.srk.co.za/en/za-walmer-housing-development-erf-11305-port-elizabeth>. SRK believes that the Draft Scoping Report provides an accurate reflection of the public participation process and the issues identified. Comments on the Draft Scoping Report should be submitted before 12pm on **14 May 2015** to SRK at the following contact details:

PO Box 21842, Port Elizabeth, 6000
Email: portelizabeth@srk.co.za
Fax: (041) 509 4850

Comments on the DSR will be included in a Final Scoping Report, which will be submitted to the Department of Economic Development, Environmental Affairs and Tourism (DEDEAT) for consideration. DEDEAT will evaluate the FSR, including comments from IAPs, and either approve the POSE, or specify changes that need to be addressed in the Environmental Impact Report.

Kind Regards,

 **srk consulting**

SRK Consulting (South Africa) (Pty) Ltd.

Ground Floor, Bay Suites, 1a Humewood Rd, Humeral, Port Elizabeth, 6001


P O Box 21842, Port Elizabeth, 6000

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www.srk.co.za

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<http://www.pkf.co.za/emaildisclaimer.htm>

Reece, Claire

290

From: Eduan Vermaak (E) <VermaaE@telkom.co.za>
Sent: 10 April 2015 12:02 PM
To: Reece, Claire; Lawrence Joubert
Subject: RE: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

Hi

The drawings of the new RDP houses looks very nice on paper. Why don't they rather use real pictures of what RDP houses looks like, Just have a look at the RDP houses next to the road on your way to Uitenhage.

No grass, Timber fences, long grass, unplanned rooms attached to RDP houses. Bricks on roofs. 20 Dogs running in the street, papers everywhere.

Regards

Eduan

From: Reece, Claire [mailto:CReece@srk.co.za]
Sent: 10 April 2015 11:14 AM
To: Eduan Vermaak (E)
Subject: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

Dear Interested and Affected Parties / Stakeholders

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Printed copies of this report are available for public review and a 40 day comment period at the Walmer Public Library, and electronically for download via <http://www.srk.co.za/en/za-walmer-housing-development-erf-11305-port-elizabeth>. SRK believes that the Draft Scoping Report provides an accurate reflection of the public participation process and the issues identified. Comments on the Draft Scoping Report should be submitted before 12pm on **14 May 2015** to SRK at the following contact details:

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Email: portelizabeth@srk.co.za
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Kind Regards,

From: Lawrence Joubert <lawrence.joubert@pkf.co.za>
Sent: 10 April 2015 12:24 PM
To: 'Eduan Vermaak (E)'; Reece, Claire
Subject: RE: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

Hello,

I agree totally ! We will oppose the 600 RDP homes on the strongest terms.

now there is proof they house criminals as well. But we all knew that.

Regards

Lawrence joubert

<http://www.rnews.co.za/article/3579/one-third-of-rdp-houses-in-nelson-mandela-bay-illegally-occupied-da>

ONE THIRD OF RDP HOUSES IN NELSON MANDELA BAY ILLEGALLY OCCUPIED: DA

APRIL 10, 2015



The Democratic Alliance (DA) in the Eastern Cape says it is shocked to learn that almost one third of RDP houses in the Nelson Mandela Bay Metro are illegally occupied.

"This was revealed in an agenda to the Human Settlements committee today which relates to the illegal occupancy of RDP homes in a sampling of only two wards and points directly toward a lack of effective controls," DA Cllr Andrew Gibbon said in a statement.

"If this same equation were applied to the total of 44 000 RDP houses built by the Metro since 1995, then it would appear that some 13 200 RDP houses are not occupied by the legal beneficiaries.

"The current cost of an RDP house is R102 000. A beneficiary can receive a subsidy for a house once only. The subsidy is linked directly to the beneficiary and to the erf number on which the house is built. Consequently the subsidy records should indicate to whom the house should legally belong."

He said the DA is requesting that immediate action be taken by Nelson Mandela Bay Metro officials to ensure that illegal occupancy of RDP houses does not take place.

"This particularly given the rumours that are rife among communities that a 'facilitation fee' of R6 000 will procure a R102 000 RDP house. Further allegations indicate that many of the illegal occupants have been placed in the RDP houses by Municipal officials.

"Councillors are then left to face justifiably disgruntled housing beneficiaries who, when wishing to occupy their new home are devastated to find that the house has already been occupied by an illegal occupant," Gibbon said.

"One such example affects a resident (name withheld), who has been fighting a losing battle since 2002 to gain legal occupancy of her RDP dwelling, for which she holds the legal property title deeds."

He said an investigation by the Human Settlements Directorate confirmed that this property had been illegally allocated by a previous Municipal official. This case is only one of many where beneficiaries are unable to take rightful occupancy of their homes, because their homes have already been illegally occupied.

"The DA strongly urges that external, independent consultants be appointed to conduct a full forensic audit into the allocation and occupancy of RDP houses in the Metro.

"Where illegal occupants are found, the legal process has to be followed to have the illegal occupants removed, the house rectified (if required) and the rightful beneficiary be allowed to move into their home.

"Further, officials responsible for the illegal allocation of RDP houses should face the full legal consequences of their dishonest actions," Gibbon said.

"In the interim, the Executive Director of Human Settlements should present a monthly report to Council containing the names of the beneficiaries and erf numbers of houses allocated during the preceding month.

"This practice has become endemic within our institution and the Democratic Alliance will never condone the misuse and abuse of state funds in the manner in which RDP houses are currently allocated in the Nelson Mandela Bay Metro. This malpractice is immoral, it deprives honest folk who have waited patiently for years to have their own home and it must immediately be halted."

From: Eduan Vermaak (E) [mailto:VermaaE@telkom.co.za]

Sent: 10 April 2015 12:02 PM

To: Reece, Claire; Lawrence Joubert

Subject: RE: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

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Kind Regards,

 **srk consulting**

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From: Lawrence Joubert <lawrence.joubert@pkf.co.za>
Sent: 11 May 2015 10:09 AM
To: Reece, Claire; Gardiner, Rob; Marais, Wanda
Subject: Response to SRK DSR. Comments Lawrence Joubert.
Attachments: Lawrence Joubert.pdf

Response to SRK DSR. Comments also in PDF document attached Lawrence Joubert. Please acknowledge receipt of this email.

Key issues identified.

- 1 Pedestrian walk ways on all roads being utilised as entrances to the development. "Entire Walmer Heights"
- 2 Additional a dedicated bicycle lane next to pedestrian walk way.
- 2.2 Pedestrian crossings and more traffic calming measures close to the entrance.
Security implementation of some kind a police or private security company to secure the entrance or patrol in the development.
- 4 The 150M+ blending zone needs to build first to confirm it is not a smoke screen for RDP homes and we must have assurance this zone will be developed and sold on the free open market and not be given away as free housing.
- 5 Legal legislation that the RDP zone and other zones will conform to current urban standards found in WH. Example no Shacks dwelling to be allowed. Text on PDF document is proof at all that it will be implemented.
- 6 Legal legislation to have Control over who owns a RDP home and a plan to control illegal occupants.
- 7 Legal legislation to have Control over population in RDP zone and other zones.
- 8 Legal legislation over how a RDP home will be maintained as the residents will have no invested interest in a free home.
- 9 Legal legislation to allow proper management the RDP development to protect WH home owners property investment values.
- 9.1 Legal legislation and a management team with authority to control the RDP zone on scheduled basis.
- 10 Sports fields being installed not on the same design scope of the suburb it is connecting to and only caters for a few select elite and not the entire family like a open park would.
- 11 Power supply under constraint hence load shedding, Water supply under pressure hence water restrictions every 3 to 5 years. We want answers why homes are built when the suburb it is connecting to is not supplied resources that are paid for. This will result less resources for the suburb it is connecting to and more problems in regard.
- 12 Additional access road into Vitoria road should one road become blocked in protest/natural disaster the resident have an alternative exit and entrance. This also will relieve traffic flowing into WH.
- 13 Location of the Bus stop or Taxi rank. Needs to be situated as far as possible from WH to reduce noise that will travel from the taxi rank reaching inhabitants of WH. Alternatively no taxi rank should be allowed as there is no Taxi rank in the suburb it is connecting to this in not conforming to the area it is connecting to.
- 14 The inclusion of sport fields into the development only caters for the sport enthusiast and not the entire family like a open park would. This is money wasted on the elite few. And also removes a designated marked forest area. This cannot be allowed to happen.

Issues without proper answer yet.

- 1) Pedestrian traffic
- 2) Pedestrian crossings
- 3) Pedestrian sidewalks. None currently in Walmer Heights
- 4) Security and crime issues, security upgrades to homes "let's not fool ourselves I lived 1 street away from Walmer Informal settlement for 1 year and there was hardly 1 night that home alarms did not go off around us the crime is a fact"
"Spare a thought for all the elderly." As said by one resident.
- 5) Security upgrades to homes
- 6) Population regulation in the RDP zone and other zones.
- 7) Building maintenance
- 8) Taxi violence or turf wars
- 9) Taxi sound systems and loud noise pollution from site and on route to site.
- 10) Traffic day and night on route to site. And noise pollution associated with it.
- 11) protecting vulnerable homes bordering onto Arlington race way as criminals can rob those homes without entering into Beethoven avenue. This is currently a known problem as well.
- 12) The ability to locate criminals once they enter the development also poses a serious problem.
- 13) Refuse collection is claimed to be included in the document. What do WH residents do when garbage is dumped into Walmer Heights? What recourse does the resident have if this is not done in time any more as is the case with most RDP developments, and who pays for that clean up? This will be a constant problem trash in the streets from pedestrians.
- 14) Opportunistic crime will be very high as this development is very different to Walmer Heights 90% of WH is empty during the day and this development will have 1000 families home at any one time. This is already known by criminals constantly targeting Walmer Heights homes.
- 15) Gang violence currently does not exist in Walmer Heights this development will bring gang violence to WH. Let's not fool ourselves here.
- 16) Drug dealers and related activity will also move into WH
- 17) Evacuation of WH will not be able to take place in an efficient way due to overcrowding of the roads in the event of an emergency evacuation
- 18) setting this summer they say most new residents do not have cars. This document does not consider what happens in 10/ 20/30 years time 1700 families consisting of according to them of 4 people. To a minimum of 2 cars per family 3400 cars being added to the road excluding Bus traffic resulting roads being severely congested and dangerous. Changing the way people live in WH for ever. No walks with dogs or riding of bikes by children or adults do to crime and road danger.
- 19) Insurance increases for the entire WH.
 - 1) Disturbance of peace. Loitering, beggars, job hunters, criminals scouting, noise pollution
- 21) Violent Strikes and burning of tires in WH
- 22) Traffic jams not seen before in WH
- 23) Exciting times during peak traffic times increase beyond acceptable.
- 24) Sand dune erosion and land erosion of proposed building site
- 25) Storm water drains blocking due to erosion and lack of gardening maintenance by residents.
- 26) Long term sustainability study as to not devalue established rate paying WH
- 27) Shack dwellings being built in RDP fashion in the back yard of homes.
- 28) Total decline in the aesthetics of the suburb.
- 29) Inability of informal residents to adequately maintain their dwellings.
- 30) Threat of road closures due to protest/unrest actions.
- 31) Failing/Inadequate existing infrastructure.
- 32) The majority of current residents do not want to live in close proximity to a RDP development due to known problems associated with these type developments. This is why they chose to live there in the first place to start off with. How will you address this?
- 33) Substantial devaluation of existing property values. This is already the case for WH.
- 34) Cost to existing homeowners and residents to install adequate security systems.

- 35) Devaluation of area and resultant undesirability for resale.
- 36) You are not providing for the people who live in WH.. you providing challenges and problems we cannot pay to solve our selves.
- 37) No connection to Victoria drive on map. all traffic is going into WH according to map this will create massive amounts of pedestrian traffic and vehicle traffic for WH.
- 38) The main power source as said in document is Electricity? There is not enough currently available and we have more load shedding as a result.. and you want to build more homes? please explain? This will result in air pollution as people make use of wood fires for energy. And more load shedding to rate paying citizens. And they will be getting it for free. How does that work? It does not work! How fair is that?
- 39) Water has always been a problem in Eastern Cape and we don't go without water shortage in a 2 to 3 year period. You want to build houses? Where is the water coming from? Please build more dams first so rate paying people can get what they are paying for? It's only fair? Let us know please...
- 40) Water pressure will drop significantly if this development is connected to old bulk infrastructure in WH installed to service WH only. Water pressure needs to addressed as an serious matter.
- 41) Placing a RDP development next to a very affluent suburb will tempt those who do not have any luxuries, high-end technology and money, vast amounts to steal from homes with these luxuries without enough protection the majority empty during the day within 3 minute walking and 1 minute running distance. How do you plan to protect venerable people who have lived in a secure safe environment who must fit the bill to adapt security?
- 2) Ask Zuma why he moved a whole village away from Nkandla? Let us know what he says please. It's clearly full of issues living that close.
- 43) This is not a race issue, black and white people in WH are moving away. Or trying to as their houses are worth less 40% currently and no one really wants to live or buy in WH anymore due to this proposal.
- 44) Live stock roaming the streets, Donkeys, Cows, Pigs, whatever one can find on a farm. This is Walmer informal settlement and the surrounds current problems.
- 45) Protection enforcement of designated forest areas in the proposed site against being chopped down by RDP residents.

Have a nice day.

Lawrence Joubert | IT support helpdesk

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PKF
chartered accountants
& business advisers

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Issue raised	Response	Lawrence Joubert response
<p>The Background Information Document was not distributed to all interested and affected parties.</p>	<p>[SRK]: Comment noted. The Regulations do not require SRK to distribute the BID to every potential IAP. The BID was distributed to all IAPs who we are legally required to notify directly, as well as any other relevant potential IAPs or stakeholders SRK was aware of </p>	<p>The question was posed to SRK by Lawrence Joubert in at least 3+ emails. Why was the bid not sent to all IAP's and no answer was received as to who is legally required to be notified by SRK? SRK admitted in an email that their distribution process failed. We still do not have an answer? Why? Why was only 3 homes sent registered mail with the BID? Why was only 1200 homes stated on the original BID document handed out to the public? We find that very deceptive at the least and call for a new BID to be done via a different company with correct information and a proper documented distribution methods example registered mail that can be proven in court to inform/alert the public to the truth and severity/scale of the development and not downplay the situation with false information on the BID presented. We will go so far to have new EIA. We will pursue this further legally should this not be done. If SRK will be transparent and redo the BID's process over we may just allow them and allow them to do the EIA. A company doing pipe upgrades notified residents about pipe upgrades and asked for consent from home owners one month before the BID was made public. We have not forgotten this and will address with you/court at a later time.</p>
<p>Which parties do the Regulations require SRK Consulting to notify directly of the project?</p>	<p>[SRK]: The direct notification of individuals is governed by Regulation 54(2)(b) of the National Environmental Management Act 107 of 1998. Also kindly refer to Section 4 of the DSR for more detailed information regarding the notification process.</p>	<p>Can you please explain this in English? We are not Lawyers the public. We know from the public that only 3 homes was notified via registered port of the proposal. The public went on to make copies and spread it them selves.</p>

2

<p>Design will allow for informal settlements to be developed. How will future additions of shacks to these houses be monitored?</p>	<p>[Metroplan]: The layout provides for the development of formal residential units to accommodate beneficiaries to be relocated from informal settlements in Walmer Township. The beneficiaries will receive a formal structure (brick and mortar with tiled roofs) to be built in accordance with NHBRC Standards and National Building Regulation. The rest of the units will be offered to beneficiaries who qualify for Social Housing, GAP Housing and Open Market from other areas other than just Walmer Township once the needs of the target groups are met. The area will be managed in accordance with the Section 8 Zoning Scheme relating to Residential Zone (singledwellings), Residential Zone IV for flats/residential</p>	<p>This is not an answer because all RDP developments in PE contain shacks or other illegally built structures. We will need proof that this can be done successfully. There will need to be a contract restricting owners from erecting illegal dwellings. We don't believe a RDP development will keep to any regulation imposed on them by a council as is the fact with RDP developments.</p>
<p>What are the constraints of the erf determining the possible number of dwellings that may be built and how many could that be?</p>	<p>Metroplan]: Residential Zone I permits the development of the primary dwelling together with associated outbuildings. It makes provision for an additional dwelling by Special Consent of Council. Due to the size of even it is proposed that additional dwelling be not allowed and therefore the special consent procedure will not be invoked. No other consent uses are set out.</p>	<p>Shacks and other built dwellings should not be allowed as this creates an informal settlement with uncontrolled population and associated problems. No RDP home owner asked for permission to build a shack or other dwellings. How does the council plan to control 1 RDP development with rules and no other RDP development follows rules? this is contradictory. We need proof that this can be done successfully before RDP home are considered for Walmer Heights.</p>

3

<p>Does the municipality intend to build a boundary wall to prevent residents of the housing development being able to walk directly through all the undeveloped erven along the boundary area?</p>	<p>[Metroplan]: The development is not planned as a hybrid subdivision with a single controlled entrance and exit gate. It will largely be a conventional suburb where interaction and movement is promoted in order to ensure access and promote social cohesion. Only the Social Housing sites will have 'gated status' where access and control will be via a manned gate. The layout provides flexibility for FLISP/Open Market units to also become "gated" communities with controlled access/exit points as required by potential beneficiaries. The intention is that all the other erven in the proposed development will be developed. Boundaries around undeveloped privately owned erven outside the project boundary are the responsibility of private land owners.</p>	<p>We would require a perimeter fence of 2M around this development to prevent opportunistic criminal activity to be controlled and lessened in WH. We require some security type building inside this development either police occupied or private security. due to the high population number crime will need to be addressed. A single controlled entrance will force 6800 residents to make use on exit and entrance into WH. This result in massive traffic and pedestrian problems either from the start or in the future of this development. In fact the ideal would be to not have this development connecting into WH to not have traffic and pedestrian associated problems. Currently no pedestrian facilities are available in WH and as stated by your documentation the majority does not have cars for now. what happen 30 years from now? 1700 each have 2 cars? 3400 cars will be moving constantly in and out via one exit? and into WH? this will destroy roads and lead to dangerous roads for an established WH that does not have these problems. this will also lead to road noise pollution devaluating a valuable WH currently.</p>
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<p>The number of the units should be reduced and the size of the units increased.</p>	<p>[Metroplan]: The values of the units to be built are based on the subsidies allocated to the respective prospective beneficiaries (see house product prices below) and therefore the size of units cannot be arbitrarily increased.</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> Free Basic >40m² ±R160,000.00<input checked="" type="checkbox"/> Social Housing ±30-54m² ±R340,000.00<input checked="" type="checkbox"/> FLISP >50m² ±R300,000.00<input checked="" type="checkbox"/> Open Market >50m² ±R400,000.00 <p>The number of units planned has been to accommodate some 50% of 1500 households to be relocated as part of the de-densification of Walmer Township. The number of units has not been arbitrarily determined and can also not be limited based on unsubstantiated requests. Limits on the numbers of households from Walmer to be relocated below the 50% allocation would mean that another piece of land would have to be laid out for the households that are excluded from the area.</p>	<p>population control measures needs to be in place. As the amount of houses are very high currently. This zone is medium density and not high density. How do plan to control the population? 6800 residents is very high for a medium density zone? Is that even legal? that's on a estimated 4 people per family per home no additional members added. The entire WH residence does not reach 1200 estimated.</p>
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5

<p>There is a disparity between conditions governing residents of the Walmer Heights Home Owners Association (WHHOA) and the absence of any conditions pertaining to the building standards and environmental issues of the development.</p>	<p>managed by WHHOA and that of the proposed development is acknowledged. There is no denying that Walmer Heights is a high income residential area affordable to a select few households. The demand for the Walmer Heights type development is likely to be limited for the same reasons. This would partly explain why the previous owners of Erf 11305 Walmer opted to sell the land to the State rather than to develop it themselves. The land was also offered to private buyers but none were able to conclude a deal with the owners partly because of the high level of risk in this property market. The plan not only recognises this affordability and demand context but also provides a gradual transition between Walmer Heights and the proposed development, through the development of Social Housing and FLUSP/ GAP Projects that lend themselves to being managed on similar grounds as the Home Owners Association (i.e. Social Housing is managed by Accredited Social Housing Institutions in line with guidelines set by the SHRA). The layout has taken into account the environmental constraints as follows: <input checked="" type="checkbox"/> Over 89% of forest clumps will be preserved in the layout <input checked="" type="checkbox"/> Protected forest is retained within Public OpenSpace areas or within larger school sites[SRK]: Environmental authorisation conditions specific to this project, will be specified by DEDEAT. The development</p>	<p>Where is the proof that the municipality/council can maintain a RDP development to high standards? RDP developments in PE and in general is known to be mismanaged at best. They also fall in disrepair with in a few years as owners have no money to maintain the homes and lack incentive to maintain as they received the homes for free. How do you plan to maintain the homes? as the residents cannot be counted upon to maintain the homes. This will lead to mass devaluation of WH. RDP homes are also sold on a open market to any buyer opening the door to thieves and unwanted elements moving into WH. The lack of developer for the land should not conclude a reason for RDP homes to be built there in fact a developer for the land may make a appearance in time. The government that have funds to build a RDP development is not reason for a RDP development to build where ever they buy land in PE without discretion for suburb it is located in. A lack of demand for high end homes is no reason for a RDP development to built on the land. This disparity of the two developments do not compliment the other at all. The differences between the two do not meet up. http://www.rnews.co.za/article/3579/one-third-of-rdp-houses-in-nelson-mandela-bay-illegally-occupied-da</p>
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<p>The proposed development flouts the most desirable principles of urban planning.</p>	<p>Metroplan]: The development is based on the principles of urban planning in that it fulfils the following: <input checked="" type="checkbox"/> Seeks to make better utilisation of well-located land and services infrastructure to accommodate as many households as possible and promote functional integration</p>	<p>We have a big problem with design currently. The RDP homes have nothing in common with WH suburb design principles. providing for as many homes as possible should not devalue and not take into consideration the suburb it is located in. There is no RDP developments in the area. This will no doubt devalue the area it is planned in. This development does not seek to add value to WH area but only to devalue the area it is situated in. This is not acceptable, a development in the purchased plot should not degrade an established area it will be connected to. To accommodate as many people as possible the design aesthetics is completely opposite to the area it is connecting to. this will devalue the entire suburb. The design should come in line with suburb it is located it. The sports fields included in the map is also problem and has nothing to do with providing homes. This is a complete waste of taxpayers money. The suburb it is located in does not include sports fields, only open parks it provides housing not free sport and recreation activities. The map includes a TAXI rank located on the Walmer heights side. This is a huge problem as noise from the rank will influence and disturb the suburb it is located to in close proximity to. WH suburb does not include Taxi ranks or major bus terminals. The development needs to come in line with the urban design of the area as to not devalue the area. There is no Tar road connection onto Victoria drive. The Taxi rank if one is approved against the urban design of the area needs to be on Victoria drive to keep traffic out of WH. To be a functional integration project the design needs to be on the same level to the area it connecting to. Or it will only be non integrating development connected to suburb it can never integrate with due to design principals not conforming to the area it is situated it. deeming it to be a failure via design principals not matching. The upgrading of roads infrastructure in Walmer Heights needs to be done to accommodate 6800+ residents to travel safely as pedestrians and on bicycle pathways through WH</p>
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<p>High density population.</p>	<p>[SRK]: information regarding the anticipated density of the proposed housing is described in the project description in Section 2.2 of the DSR.</p>	<p>The amount of 6800 people as permanent residents are proposed for the site 4 per home excluding extended family. This must surely classify this area as a high density area and not a medium density zone. How will the municipality control and enforce the population numbers? 6800 people will surely procreate? at a rate of at least 1500+ people per year. this will create a population explosion in few years. overstretching the already over populated medium zone. We find it very irresponsible to place so many families in such a small place. especially the RDP zone where room is almost none for population growth. The population difference between WH and the development needs to come in line with each other as not to devalue the suburb severely it is located next to.</p>
<p>What are the constraints of the erf determining the possible number of dwellings that may be built and how many could that be?</p>	<p>[Metroplan]: Residential Zone I permits the development of the primary dwelling together with associated outbuildings. It makes provision for an additional dwelling by Special Consent of Council. Due to the size of erven it is proposed that additional dwelling be not allowed and therefore the special consent procedure will not be invoked. No other consent uses are set out.</p>	<p>Due the nature of RDP development we challenge the counsel to provide proof that it has controlled a RDP development successfully and stopped shacks and other illegal structures from being built? We also do not believe that the counsel was ever approached for permission to build additional structures in RDP developments. In fact property in proposed suburb have already dropped 40% due to the proposed development. This proves that the people in PE believe that this development will have negative impact on the suburb and the people have no faith in the counsel to manage successfully this development. Additionally it came to light recently that one third of RDP homes in PE are illegally occupied one house even had a counsel member currently occupying the home. This is unacceptable to propose this type unmanaged/mismanaged development for a established suburb.</p>

<p>How many metres of open ground will there be between the boundary walls of existing houses adjacent to the proposed development and the first row of low cost houses?</p>	<p>[Metroplan]: The design has adopted the concept of a transition zone to buffer and protect existing developments. Free basic houses/ RDP Units are located closer to Victoria Drive and further away from Walmer Heights. The last row of housing is set back by approximately 100m - 120m from the eastern edge of Walmer Heights and 75m - 150m from the southern edge of the Golf Course. [SRK]: the proposed layout has as far as possible taken into account both social and environmental challenges presented by the site. Refer to Section 2.2 of the DSR. Please note the differences between the various housing typologies proposed in the project description.</p>	<p>Why are they moving the RDP homes as far away as possible from the established Walmer Heights? They are clearly very different to WH. They offer WH nothing good. They even look bad. This is not integration this is hiding away a problem. Well we will not see the them but we will know about the crime wave that follows as no home in WH is prepared for desperate hungry people living next door. The only option for intergration would be GAP or link style or FLISP/Open Market homes in WH not RDP free homes. There is no free home in WH. This will severely negatively affect property value and security in WH.</p>
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2

<p>Does the municipality intend to build a boundary wall to prevent residents of the housing development being able to walk directly through all the undeveloped erven along the boundary area?</p>	<p>[Metroplan]: The development is not planned as a hybrid subdivision with a single controlled entrance and exit gate. It will largely be a conventional suburb where interaction and movement is promoted in order to ensure access and promote social cohesion. Only the Social Housing sites will have 'gated status' where access and control will be via a manned gate. The layout provides flexibility for FLJSP/Open Market units to also become "gated" communities with controlled access/exit points as required by potential beneficiaries. The intention is that all the other erven in the proposed development will be developed. Boundaries around undeveloped privately owned erven outside the project boundary are the responsibility of private land owners</p>	<p>We would want security fence of 2 meters around the entire development to stop opportunistic crime from taking place from behind WH from the development. A single controlled exit into WH will force 6800 people to use roads into WH disturbing the peace WH with traffic. bear in mind that 6800 will grow 1500 per year this will lead to massive problems in population and traffic and pedestrian traffic and associated crime with being jobless. Access into WH will result in violent protest and crime . We need to address this as it will devalue/endanger residents and the suburb value severely. You cannot say "will attempt" you are assessing a possible development you must propose solutions to problems you create as well. A RDP development is known to have problems like violent strikes and related problems. If SRK does not want to expose the truth another company will have to be used. Why does Metroplan contradict them selves on this one document? they have two answers for one question? this answer is in line with the map provided to the public.</p>
<p>All suburbs require public open space.</p>	<p>[SRK]: Comment noted. Public Open Space areas are shown on the site development plan (Figure 2-1 in the DSR) and amount to approximately 25% of the development area.</p>	<p>We have a problem that the open space is utilised in sports fields. This does not have any thing to do with a housing mandate. This is a luxuries and a waist of tax payers money. The sport fields should be left as open parks. You state that your goal is to provide housing yet you find ways spend money outside your cause? this is very troublesome to Me. We do not consider sport facilities as public space and only caters for the sport active select few.</p>

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<p>The number of the units should be reduced and the size of the units increased.</p>	<p>[Metroplan]: The values of the units to be built are based on the subsidies allocated to the respective prospective beneficiaries (see house product prices below) and therefore the size of units cannot be arbitrarily increased.</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> Free Basic >40m² ±R160,000.00<input checked="" type="checkbox"/> Social Housing ±30-54m² ±R340,000.00<input checked="" type="checkbox"/> FLISP >50m² ±R300,000.00<input checked="" type="checkbox"/> Open Market >50m² ±R400,000.00 <p>The number of units planned has been to accommodate some 50% of 1500 households to be relocated as part of the de-densification of Walmer Township. The number of units has not been arbitrarily determined and can also not be limited based on unsubstantiated requests. Limits on the numbers of households from Walmer to be relocated below the 50% allocation would mean that another piece of land would have to be laid out for the households that are excluded from the area.</p>	<p>We do not agree on the size of units and the size of Erf units subdivision. The development should not be drastically different to the area it is connecting to or it will devalue the area severely negatively. The development erg sizes should be on the same level as WH to not have a severe devaluating effect on WH. The reason is to stop a slum or too different development from being built right next to a developed area. This will bring with it slum like problems "slum very poor and crime ridden area" you need to provide solutions to problems you are creating as well. You cannot just provide homes without dealing with consequences to the area and people you want build in. How do you plan to address the property value drop and the current residence concern regarding investment into property? Who is responsible for losses incurred in property value? surely this is unfair for residents of WH? If you have to buy another piece of land to accommodate more people responsibly surely this is the way to do it? not like you are doing it now.</p>
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11

<p>Residents were under the impression that Erf 11305 would be used to build government subsidised 'Links' style developments like those under construction along Buffelsfontein Rd and William Moffett. Is this not the case? If not, what exactly is defined as 'low cost housing'?</p>	<p>Development: Erf 11305 Walmer was purchased by the Eastern Cape Provincial Department of Human Settlements (EC DoHS) for the development of a mixed residential area, which would accommodate some of the households to be relocated from Walmer Township, where they currently live in informal structures, overcrowded conditions and without access to basic services (including reliance on bucket sanitation) and lack of security of tenure. The EC DoHS also promotes residential development in line with the BNG 2004 Policy Statement which would accommodate Social Housing and FLISP/ GAP housing in line with the Walmer Link Development. The proposed layout makes provision for FLISP/ GAP Housing and Social Housing to act as a transition zone between the Free Basic Houses, to be built closer to Victoria Drive, and Walmer Heights to the west. The developments in Walmer Link and Fairview are fully or partially subsidized by the State through subsidies made available to qualifying beneficiaries. A similar approach will be followed in the development of Erf 11305 Walmer except that the area will also cater for Free Basic House (RDP) units closer to Victoria Drive. A portion of the transition zone will be developed for single residential dwellings (FLISP/GAP and Open Market Housing) to facilitate the integration with Walmer Heights. The transition zone can either be developed as a conventional suburb with unlimited public access or as a "gated" community depending on the preference of potential</p>	<p>Let's something straight here, building a RDP development next to a established wealthy suburb is not integration its building RDP development next to a established wealthy suburb. The fact that it is build next to Walmer Heights does not change RDP homes into transition homes! RDP homes remain RDP homes. Lets not get the two confused here. RDP free homes does not integrate into an established wealthy suburb no matter how you look at it. first fix the problems with RDP homes and associated problems before considering connecting them to an established neighbourhood where the effect will be very negative. Who ever is answering here is also contradicting themselves. It was answered previously that another piece of land would have to be bought if the erf and house size was increased. Now you answer you want to only locate some walmer informal residents to this development. Residents was also under the impression from the BID that only 1200 homes are proposed for the site. it seems false Impressions seem to be common place if SRK is involved?</p>
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<p>Potential to use different zonings to buffer and protect existing developments.</p>	<p>[Metroplan]: The design has adopted the concept of a transition zone to buffer and protect existing developments as follows: Free basic houses/ RDP Units are located closer to Victoria Drive and further away from Walmer Heights. The last row is set back by approximately 100m - 120m from the eastern edge of Walmer Heights and 75m - 150m from the southern edge of the Golf Course. A buffer zone comprising Social Housing Units, a school site and public open space (forest clumps) provided along the southern-edge of the Golf Course. The buffer area between the RDP units and Walmer Heights is made up of: o FLISP/ GAP Housing for employed individuals who can afford mortgage loans of up to R300,000.00 o Open Market Housing costing above R300,000.00. It is envisaged that the units will be in the R400,000.00 price range. Can be developed as a "gated" area or conventional suburb</p>	<p>The RDP zone with all its known problems will spill problems into Walmer Heights. 1 Crime 2 Illegal occupation 3 uncontrolled population 4 housing of criminal elements. 5 Violent strikes, 6 unmaintained homes...and the list goes on. We strongly believe a RDP development cannot be buffered into an established affluent area without devaluing the area and destroying home and property investments made by WH residents, and introducing social problems the government cannot control. Thus exposing the existing residents to problems they avoided by buying into an area without these problems or conditions.</p>
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<p>Restriction on minimum erf size in Walmer Heights.</p>	<p>(Metroplan): The development falls outside the Walmer Heights area and is therefore not subject to the minimum erf sizes for Walmer Heights. The Section 8 Scheme does not set a minimum erf size for erven in the Residential Zone 1 and Residential Zone IV zones. The Land Use Planning Ordinance provides for the "departure" route from the provisions in any scheme to enable specific types of developments to be approved in certain areas. This has already been implemented in Walmer Link, Greenshields Park, Kings Court and other high or medium density residential developments in the immediate area. The layout plan is also in line with the following policy plans that guide land use in the NIMBM and in the local area: NIMBM SDF 2009: Plan calls for densification to contain urban sprawl, improve spatial efficiency by making better use of well-located land and services and to enable the retention of lower income families closer to the CBD and places of employment and to existing social and public amenities. Walmer LSDF: Designates the area for higher and middle density development at: o High Density: 120 units/ha o Medium Density: 80 units/ha The layout covers a gross area of 43.73Ha is planned for 1721 units at a gross density of 39.36 units/ha and a net density of 84.67 units/ha.</p>	<p>We believe the drastic departure in building style from WH building style will devalue the surrounding suburb WH significantly, The development has already caused a value drop in homes and properties in WH of around 40%. The development needs to take into account the area it is connecting to as not to devalue the area but to add value and integration, not add devaluation crime and social, traffic, pedestrian, cyclist, noise, pollution and Violent Strikes and burning of tires in WH and Live stock roaming the streets..problems to an established valuable housing suburb of Port Elizabeth.</p>
<p>Lack of socio-urban infrastructure (parks, sporting facilities, theatres, shopping centers, entertainment & libraries).</p>	<p>SRK: Provision is made in the preliminary layout plan (see Section 2.2 and Figure 2-1) for appropriate amenities.</p>	<p>We do not believe sport fields have anything to do with proving housing. In fact the area it is connecting to is providing homes with parks and open space as is required by law. Not soccer fields and other sports facilities. This is clearly a tax payers money being spent on other private interests not housing. open parks provides for the whole family not just a sport inclined select elite.</p>

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<p>What social upliftment strategies form part of the development?</p>	<p>[SRK]: The development entails the provision of housing which includes the provision of sanitation, electricity, water. Provision is also made in the development layout for social facilities such as schools, sports fields and churches. . .</p>	<p>Okay we will give you that one. But lets take one step back? Water supply in Port Elizabeth is under constant pressure to meet the needs under drought conditions where PE needs to enforce strict water restrictions. How will this development affect water supply problems in PE? surely a new dam needs to be built to accommodate the water use for this massive development? Electricity in SA is under constant pressure to meet current demand. surely this massive development will need to be provided for responsibly? whereby not to affect the current crumbling Eskom infrastructure? and add more load shedding to paying WH residents? these residents will be receiving power for free. that is not fair how ever way you look at it. We are objecting to sport fields on the strongest term as this does is not included in proving housing ? this recreating facilities and a waist of tax payers money. the money can be spen on upgrading roads in WH to acomidate pedestrian traffic and a bicycle lane. WH is being devalued and neglected for your social upliftment project? There is only one entrance to the development and there is schools and church and other facilities? this will clearly generate additional traffic currently forced to use WH as the only entrance resulting in majour additional traffic for WH. There clearly needs to be additional entrances just because of these facilities</p>
<p>Increase in vagrants in area.</p>	<p>[SRK]: Public vagrancy is an issue that cannot be controlled and is symptomatic of broader socio-economic issues which are outside the scope of this EIA to address. The proposed socio-economic study (see Terms of Reference in Section 6.3.6) will however attempt to address impacts on crime and social ills in neighbouring areas.</p>	<p>We belive that the introduction of an RDP/social housing scheme into WH will introduce a whole range of social problems into WH. Vagrants, crime, loitering and so on. this should be addressed in the EIA. We believe this developer of the land should be held accountable for problems they introduce into WH. Their social responsibility and approval of this project hinges on the fact that this these issues can be addressed and controlled as to not devaluate and disturb the environment that they want to build in. We find your lack of interest disturbing and issue avoidance unacceptable and irresponsible to say the least and would go so far as to call it avoidance of your work responsibility and the environment you are suppose to protect in you EIA study, as your are paid to do it as well. This answer actually destroys any confidence the public has in SRK to handle this EIA study.</p>

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<p>Alcohol abuse in public areas.</p>	<p>[SRK]: Public drinking is controlled by the relevant municipal by-laws and is symptomatic of broader socioeconomic issues which are outside the scope of this EIA to address.</p>	<p>We believe this should form part of your study as these problems are known problems of the demographic of people that are to be house here. This makes you responsible to include this impact study to WH environment, We also hold the developer responsible to WH community as WH is already established community there to address these issues with solutions to known problems they want to introduce into WH. As this will devalue the WH community property values and security.</p>
<p>Increase in loitering.</p>	<p>[SRK] It would be difficult for an EIA to assess the impacts of loitering and make predictions with regard thereto. The proposed socio-economic study (see Terms of Reference in Section 6.3.6) will however attempt to address impacts on crime and social ills in neighbouring areas.</p>	<p>We want this part of the study to be considered very important in your study as this mistakes in your study will have permanent life altering consequences for the inhabitants of WH and property. We find your answer lacking confidence and question if you are motivated to do your job regarding your impact study. Should you find your self SRK not to be capable we would want another company to do the job correctly. As this we see this in very serious matter. We will go to court to prove how serious we are.</p>

<p>Danger of depreciation of property values. Desirability of Walmer Heights will decline. Potential homeowners to the area will be deterred as a result of the proposal. Rental activity will increase, as owners will not be able to sell. Rental amounts will drop.</p>	<p>[Metroplan]: Property values are a function of the market and demand and availability. The support for Walmer Link type development by some of the respondents would seem to suggest that the Walmer Link type of development would not be perceived negatively by the market. It would therefore not be less likely to impact the local market negatively either. Otherwise the market would already be experiencing downward spiral. None of the respondents have pointed to any evidence of a fall resulting from the Walmer Link project, on the development of Walmer Heights closer to Walmer Township. In fact there seems to be support for Walmer Link type housing to act as the transitional zone with Walmer Heights [SRK]: a socio-economic study is proposed (see Terms of Reference in Section 6.3.6) and will include an assessment of impacts on property values in neighbouring areas.</p>	<p>"Property values are a function of the market and demand and availability Metroplan" We have to say that disagree completely with you on that statement. We residents of WH bought houses on investment value, what the home has to offer and its location values and safety value not on those terms. Lets be clear here we know we cannot stop Link style developments but RDP homes are a totally different issue here. Where the impact will be severely negative on demand of homes and properties. Residents including myself have moved away from Walmer informal settlement due to high crime rates associated with the area. Crime rates have an influence on property values for sure. and insurance rates and desirability for resale and upgrading of homes and other related problems. Crime is not under control in WH even when most home have alarms and private security companies crime is still prevalent. This development will bring crime you WH on a unbearable level in its current form. This impact can already be foreseen by prospective buyers as seen in the 40% value drop experienced in the property values with homes in the market. I am one of those people. so its no BS.</p>
<p>Who will be held accountable for losses in property value?</p>	<p>[SRK]: a socio-economic study is proposed (see Terms of Reference in Section 6.3.6) and will include an assessment of impacts on property values in neighbouring areas, as well as recommendations regarding mitigation of any impacts.</p>	<p>"the action of reducing the severity, seriousness, or painfulness of something. Mitigation" Lets face reality here people living close to the proposed site especially on route have lost R400 000 on average on their houses value just from the initial BID release to the public. We want someone responsible! The developer of this land cannot just devalue an existing environment they must be held accountable for their actions. Homes are predicted to fall even more if approval is given to build in the current proposed form. We would want financial compensation to compensate money lost on property values not a nice story thank you. In fact we would want the approval of development not approved in its current form due to the negative impact that can be seen already in property marketing WH.</p>

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<p>Will the rates and taxes and land evaluation be done again after the project to adjust for losses in property value?</p>	<p>SRK]: a socio-economic study is proposed (see Terms of Reference in Section 6.3.6) and will include an assessment of impacts on property values in neighbouring areas, as well as recommendations regarding mitigation of any impacts. It would be up to the NMBM to come up with a strategy in this regard, if and when a loss in property values in the area that can be directly linked to the proposed development becomes evident.</p>	<p>We tried to sell our own home just find out that a 40% value drop has occurred. This has been a fact for long time. We would want the study now and later again when a development of some kind is started. Do not tell us wait and see the effect.. We know about the effect now. One cannot legally sell a house in the area without informing prospective buyers of the proposed development due to laws protecting buyers in the Consumer ACT.</p>
<p>Possibility of insurance premium increases due to close proximity of the housing development.</p>	<p>SRK]: Comment noted. Increases in insurance premiums cannot be predicted at this stage. The proposed socio-economic study (see Terms of Reference in Section 6.3.6) will however attempt to address impacts on crime and social ills in neighbouring areas.</p>	<p>We find the way you go about doing a study very disturbing. We want your company to find out what the impact is going to be! if you cannot do it please find the right company to do the job. People lives and livelihood depend on your "attempt" to do your job. we do not accept it as an answer at all.</p>

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<p>The development will deter further development in the area.</p>	<p>[Metroplan]: The proposed development is on vacant land that has remained undeveloped for a long time due partly to low demand within the higher income residential market. The immediate area has over 140Ha of vacant land that has also remained undeveloped due to the lack of bulk infrastructure services and which would require significant capital outlay from a private developer or the respective land owners (including erven 559, 1953, 3988, 4195, 6991 & 11302 Walmer and land south-west of Glendore Road). The purchase of the land by the State will enable the State to utilise the Urban Settlement Development Grant (USDG) to install the much need bulk infrastructure that will not only serve Erf 11305 Walmerbut the rest of the vacant land south of the subject site up to Glendore Road. The prospective developers of Walmer Cosmo who presented their concept plan to the NMBM already (and has been approved by Council) are fully aware of the proposed development on Erf 11305 Walmer. They acknowledge that the two projects can co-exist and also complement one another.</p>	<p>We do not believe that the development will compliment WH in its current form. It will also have a negative effect on further development, We actually feel a study should be done to estimate the effect on future building and development demand in the area. due to all the negative effects that will spill over into WH. this will significantly reduce demand due to crime traffic and the list goes on and on. We also believe that homes in WH will not be upgraded due to value already lost in market by home owners. A RDP development will severely negatively in pact WH. We will hold the developer of this land responsible.</p>
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<p>Lack of employment opportunities in area.</p>	<p>[SRK]: The proposed housing recipients are all current residents of Gqebera, many of which are employed in the surrounding area. No significant impact on employment levels is therefore anticipated. Relocation of the residents away from Gqebera area is however likely to result in an increase in unemployment due to transportation challenges.</p>	<p>It is known that 6800 residents are planned at 4 per unit 1700. It is known that the majority residents will not have cars. The developer are effectively placing 6000 residents/pedestrians without transport connecting into an area that does not have 1 pedestrian crossing or 1 safe pedestrian walk way or 1 bicycle lane. This is very irresponsible to those people and the people who are living in WH currently. In fact on those grounds alone this development connected to Walmer Heights is not a viable safe option for 6000 pedestrians. The daily commute for pedestrians to walk in a busy suburb road is truly ridiculous. We would want the roads in WH upgraded to safely accommodate all those pedestrians responsibly before one building is even built. a increase in unemployment will exacerbate the problem definitely. Also a "universal" problem door to door begging will result and crime will increase. Currently not a "universal" problem of the area. But this developer plan to make it our problem very irresponsibly as well.</p>
<p>Danger of increased crime rate.</p>	<p>[SRK]: The proposed socio-economic study (see Terms of Reference in Section 6.3.6) will attempt to address impacts on crime and social ills in neighbouring areas.</p>	<p>We do not want SRK to attempt address impacts. We demand SRK do the job correctly or find a company that can do the job. In fact this statement will be used in court SRK. It makes me very mad. People lives depend on your "attempt" at doing your job your company got paid R250 000+ to do on average.</p>
<p>Will increase burglaries and robberies. The bush between Beethoven Avenue and the settlement will be used as a direct escape route to the housing development.</p>	<p>[SRK]: Development of the site will result in loss of much of the vegetation on the site, which may reduce the attractiveness of the site for criminal activities relative to the current situation. The proposed socio-economic study (see Terms of Reference in Section 6.3.6) will attempt to address impacts on crime and social ills in neighbouring areas.</p>	<p>The Arlington Race way is currently being utilised by thieves to rob homes and escape without entering WH roads, without having face private armed response of police. Clearing the bush will allow them to use motorised transport in those areas this will allow for easier and faster escape from the crime scene. Thos homes are on average being robbed 5 to 9 times a year. This is not acceptable adding to that will make those homes unliveable. We will repeat our selves here again. Do your job or get some one else to do it. This is not a joke peoples lives you treating a trivial or not important. Introduction of dramatic crime increase and social ills not known in WH should this development be approved treats the inhabitants of WH with no respect at all. This should question the motive of developer of the land.</p>
<p>Safety and security concerns.</p>	<p>[SRK]: The proposed socio-economic study (see Terms of Reference in Section 6.3.6) will attempt to address impacts on crime and social ills in neighbouring areas.</p>	<p>do you job "attempt" is not good enough we need the truth exposed. Having lived next to walmer informal settlement my self, I know there is hardly 1 night that alarms in houses did not go off around us. We moved away to avoid the high crime and social ills now its proposed on land close to after we moved away from it? This surely cannot be allowed.</p>

<p>Added security will be needed and it will be the burden of the owner to add it.</p>	<p>SRK]: Comment noted. This is a universal issue in many parts of South Africa. The proposed socio-economic study (see Terms of Reference in Section 6.3.6) will however attempt to address impacts on crime and social ills in neighbouring areas, and recommend mitigation measures.</p>	<p>Just because crime is universal issue it does not give the developer of this land the right to neglect the rights of an established WH development. The developer of this land is not only responsible for the people they want house here but also the people that are established there. Introducing crime and social ill and other, holds the developer responsible for solutions to the problems introduced as well, if none acceptable solutions can not be provided, approval of such development should not be granted. We would want the developer to take responsibility and into consideration for the area they are building and assist in securing of homes and properties financially. Hiding behind the word universal does not indemnify the developer to its responsibility to respect the existing environment and area and established homes.</p>
<p>Poor local municipal law enforcement and lack of effective policing in the area.</p>	<p>[SRK]: Comment noted.</p>	<p>Lack of effective police force forces most of WH to invest in private security. Introducing 700 RDP homes into the WH will leave the streets and homes vulnerable those without and income looking for opportunity to steal from. The developer of this land needs to be held accountable to the people who are established in WH security. We will respond with what police? People in WH depend almost entirely on private security as the police in PE are not dependable. If one calls them, then waiting 2 hours for a response car? Depending on that, you would be dead by now.</p>
<p>Vandalism of property by unemployed prospective residents.</p>	<p>SRK]: Vandalism is a universal problem indicative of broader socio-economic issues. The proposed housing recipients are however already resident in the Gqebera area (and many are already employed) and it is hoped that vandalism of municipal property will decrease as service delivery to these residents is effected. The proposed socio-economic study (see Terms of Reference in Section 6.3.6) will however attempt to address impacts on crime and social ills in neighbouring areas.</p>	<p>We are adamant that introduction of universal problems into a area that is free of those problems does not limit the responsibility of the developer of that land. In fact introduction of problems into a area that is free of those problems directly holds the developer responsible for the problems they introduced into the surrounding area. The people that live in that surrounding area bought their homes and property on the fact that these problems does not pose concern for them in the given location. The majority of the residents chose the area due to all the good factors the surrounding area has to offer the resident. The developer of this land needs to act responsibly in the planning and build with consideration in the current environment currently established there. RDP homes in PE are one third illegally occupied in Port Elizabeth not to mention the other known problems in these developments. These issues and building style will result in known problems and devaluation of WH. If these problems are known to go hand in hand this development should not be build next to area that does not have these problems currently.</p>

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<p>Risk of fires due to houses being built close together and fire used for cooking and heating. What protection will boundary properties have?</p>	<p>[SRK]: the houses will be electrified and therefore it is assumed fire will not be the primary source of heat for cooking and heating (as is currently also not the case – see Section 3.2.2 of the DSR).</p>	<p>people situated in the RDP zone pose a serious fire hazard. These people do have electrical implements even if power is installed in homes. These people are living currently with wood as main source to live an cook with. It is also a culture of fire using that has been passed down in families. This culture will endure and pollute the air in WH with continues wood fires burning. this culture of wood burning will also destroy the protected forest areas completely. Now we get to load shedding. they will add addition demand on a failing Eskom power grid resulting in more black outs for residents of WH who pay for power and these residents receive it for free. if this development want to merge into WH they must pay for services like the area it will be connecting to. Then we have a huge problem with the council building homes when there is not stable power to all homes and water supply. these issues needs to be addressed before 1700 home can be built or the infrastructure suffer more problems. We find the developer very irresponsible in building this big development without addressing these issues.</p>
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<p>Rise of 'shebeen' type establishments and illegal trading of food and associated items will lead to lawless behaviour.</p>	<p>[Metroplan]: Taverns within residential areas can only be allowed subject to the Special Consent of Council following a formal application process and with the consent of the Liquor Board and require the extensive consultation and participation of the resident population. Dedicated areas are set aside for mixed use purposes where informal stalls can be set up. These will be managed in full compliance of the NMBM Informal Trading and Licensing Policy. Allowing informal business on designated sites will enable the NMBM to extend municipal infrastructure services, provide management support to the traders and set strict health and licensing guidelines. Informal business areas will also provide an opportunity for entrepreneurs to earn more income from small business ventures to supplement family income and broaden affordability levels as well as provide services within walking distance to the households that don't have the funds and time to travel and access day to day services outside the area.</p>	<p>We do not believe that any rules enforcement will take place in this development as is the case with RDP developments in PE. The counsel is not capable of managing any RDP to any acceptable standard in PE. We strongly believe that this development will follow the same course in time. As a result this development in not suited for the chosen location and result in a massive devaluation of WH and social ills to devalue the area WH more because of lack of interest for new buyers due to the effect of this development. We know that shebeens are run from homes without consent. We believe approving a Developer with a track record like NMNU bay council to build such big scale development with a RDP zone next to an established area of value very irresponsible and we see it as corruption at its best in motion. We will meet in court to debate it there should you not believe me here. Slaughtering of animals and other such act's is also common practice in RDP developments.</p>
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<p>Service delivery protest and strikes will affect all residents. Risk of damage to property, roads and burning of tyres.</p>	<p>[SRK]: The purpose of the proposed development is to provide housing and essential services to residents currently lacking these, and therefore a reduction in service delivery protests is anticipated.</p>	<p>introducing even a reduced number of strikes to WH is still introducing a problem WH that was not there! Surely? This has the negative effect on WH. Devaluating WH. This needs to be discussed with the developer as introducing a negative problem where there was none! you cannot talk away introduction of problems in mostly problem free environment, you need to address it or not introduce it all. Those issues are going to happen with a RDP development we all know that is so, address it by not allowing a RDP development. Council have proved they cannot control it. don't be reckless and allow it with this knowledge.</p>
<p>Danger of taxi violence, drug dealers, turf wars and gang violence.</p>	<p>[SRK]: The proposed socio-economic study (see Terms of Reference in Section 6.3.6) will attempt to address impacts on crime and social ills in neighbouring areas.</p>	<p>We are at another and I suppose not last "attempt" and will respond accordingly. Do you work or get someone else who can do it, do it. We have a problem with big bus terminal within the site. This has nothing to do with building homes. A bus stop only should be situated in Vitoria drive. Sound pollution from this site will be a huge problem to WH. Taxi's pumping music and buses engine noise will travel over WH. Bus terminals should be outside residential areas. It poses hazard to residents as well. We believe this bus spot will attract taxi violence and gang violence and turf war directly attributed to that space inside a space that should be friendly neutral zone.</p>
<p>Lack of sidewalks / pedestrian walkways will force pedestrians to walk in heavily congested roads leading to pedestrian fatalities.</p>	<p>[SRK]: A Traffic Impact Assessment (TIA) will be conducted as part of the design planning for the project, and findings of this study will inform the EIA. This study should include investigation on pedestrian safety and the need for pedestrian facilities.</p>	<p>This study must include "investigation on pedestrian safety and the need for pedestrian facilities. SRK" bicycle lanes should be included as well as allot of people will make use of bicycles. Roads in WH will be to busy with traffic for current residents to make use of roads for bicycling and walking due 7000 new residents constantly making use of the roads</p>

<p>Additional residents will make timely evacuation in case of emergency impossible.</p>	<p>[Metroplan]: it is not clear why "timely evacuation" is flagged as a potential problem and neither have the circumstances leading to this "evacuation" been well explained.</p>	<p>The latest Map release of the planned development clearly indicates that 1 entrance and exit is planned into Beethoven Avenue. This will force 7000+ people into WH roads with no alternative route to take. Natural or man made disasters as stated in original document from Lawrence Joubert is clearly cited as possible reasons for evacuations. We find your answer fact less We estimate 2000 current residents cars entering the roads excluding the 3000/4000/5000+ possible cars "cars add up in years, 30 years from now" exiting the development major hazard in a safe evacuation scenario. 7000 Cars in WH at once will lead to massive evacuation failure leading to possible mass death as a result. in case of strikes and tire burning road blocking 1 entrance will not work. 2 entrances will also reduce traffice in Walmer Heights.</p>
<p>Which routes are proposed as access roads to the development?</p>	<p>[Metroplan]: The site will be accessed mainly from Victoria Drive with an alternative access for the top western section of the site planned through Beethoven Street and Schubert Street towards Buffelsfontein Road and William Moffett Expressway. Future linkages may be possible through Walmer Cosmo to Glendore Road and to Buffelsfontein Road via the Golf Course.</p>	<p>please see latest map released to the public. There is one entrance only. This will result in major problems. Traffic, pedestrians, please update the map and release again or we will have big problem we need to address. We currently have that problem now with the released map.</p>
<p>Increase in foot traffic.</p>	<p>[SRK]: Comment noted. It is assumed that the comment relates to a safety concern. A Traffic Impact Assessment (TIA) will be conducted as part of the project design planning (see Terms of Reference in Section 6.3.5) to investigate and make recommendations regarding pedestrian safety. Sidewalks may need to be considered.</p>	<p>HAHA SRK does have a sense of humour after all! Lets place 7000+ people in WH without cars on top of that. And they are poor so most of them will be forced to walk? Yes ? YES a pedestrian sidewalks will indeed be needed at minimum. You can add a bicycle only sidewalk next to that for the 3000 that will be using bicycles on a daily commute as to keep the pedestrians out of the way of 3000 cars/busses that will be sharing the road now.</p>

<p>Roaming of animals in suburbs / stray animals.</p>	<p>[SRK]: Presumably this concern relates to traffic safety. A Traffic Impact Assessment (TIA) will be conducted as part of the project design planning (see Terms of Reference in Section 6.3.5) to investigate and make recommendations regarding traffic safety, however it is unlikely to directly address issues relating to stray animals.</p>	<p>Yes it partly an issue with road safety, but does WH look like a farm? We are no farm yard. WH area is of very high standards that's why people chose to live and buy homes in WH. Farm Animals require a proper environment where they are taken care of not a suburb? Lets go there. Excrement... this is not something I like cleaning up in the road in front of my house after a long hard day at work to pay for my new neighbours to have free power and water and housing. These animals will also pose health threats in the form of fleas and ticks and diseases related to farm activity and farm animals.</p>
<p>Urination and discarding of food waste on pavements.</p>	<p>[SRK]: These issues will be addressed in terms of the NMBM's existing waste management plan.</p>	<p>The existing plan is not applicable here a new strategy needs to be implemented we are talking 4000+ pedestrians in WH on a daily commute to buffels fontein road. There needs to be dustbins on route every 400M for pedestrians to throw litter into.</p>
<p>General pollution, lack of pride in the environment, dumping and littering will be prevalent.</p>	<p>[SRK]: This is a widespread problem, not specific to low cost housing developments. The NMBM has a waste management strategy to address these issues as far as possible.</p>	<p>You are not addressing the problem SRK. The problem here is there is not this problem currently in WH. The developer is introducing this problem. They need to be held accountable for the problems they introduce in WH or they should not introduce the problematic development and associated problems.</p>
<p>Increase in household rubbish is a health risk to the community if not properly and regularly disposed of.</p>	<p>[SRK]: the development will be subject to the NMBM's regular waste collection schedule (weekly collections). Waste management is described in Section 2.3.</p>	<p>What guarantee does WH have the council will continue to service the area for free indefinitely? RDP developments are known to turn into rubbish dumps after a few years. Will WH residents have to pay for the clean up of dumped trash into WH?</p>
<p>Danger of air pollution. Effect of coal or wood burning fires used as primary source of heat / cooking.</p>	<p>[SRK]: Residents will have access to electricity for heating / cooking purposes. In addition, paraffin is currently the main fuel source rather than coal/ wood (see Section 3.2.2 of the DSR).</p>	<p>load shedding? Yes we have it. They will have it more. We do not believe that paraffin is used as main fuel source. We would want a study to be done to ascertain the truth and air quality test to be done on the current location. How Can 600 DRP homes be proposed? 1100 social homes? Without provision of electricity and water for these homes? Where is The study regarding those aspects?</p>

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<p>DANGER OF INCREASED NOISE pollution and disturbance of the peace due to increased pedestrian traffic, vehicular traffic, music, dogs constantly barking etc.</p>	<p>[SRK]: The development will be subject to the NMBM's noise control regulations, which are intended to manage noise levels. The EMPr will include standard mitigation measures to minimise noise impacts during construction.</p>	<p>The people that will be inhabiting the homes will have been educated as to what is acceptable for the new area they are living in now. Standard noise management will not be adequate.</p>
<p>Increase in electricity theft. How does the municipality intend to handle this?</p>	<p>[SRK]: Houses will be electrified which should decrease the frequency of illegal connections.</p>	<p>RDP homes are known to be mismanaged at best and illegal power connections are very common in RDP homes. We do not believe providing electrified homes will reduce the number of illegal connections. We would want stable power to WH before these homes are electrified for free as WH pays for electricity. WH currently suffers under constant harassment from Eskom and power is turned off to paying customers on a weekly basis now. Connecting these homes to electricity will result in more harassment from Eskom and more load shedding. We would want at minimum a task team appointed to check homes on a regular basis for illegal connections.</p>
<p>Where will NMBM be getting the funds for the provision of necessary services?</p>	<p>[Metroplan]: The purchase of the land by the State will enable the State to utilise the Urban Settlement Development Grant (USDG) to install the much needed bulk infrastructure that will not only serve Erf 11305 Walmer but the surrounding .</p>	<p>We demand that stable power and water utilities be provided by the state to WH before any such project is approved or considered or money is spent on such free developments. Not addressing the current problems will result in bigger problems for WH residents.</p>
<p>Object to individuals receiving services (sewer, water, electricity) for minimal charge or no charge</p>	<p>[SRK]: Comment noted.</p>	<p>Okay we still wait for the answer? These resources (electricity/ water) are under short supply currently. Building homes and providing more free power and water will result in more shortage to paying WH residents. We all object in the highest terms to the project to protect our rights and we pay for those rights as well.</p>

<p>Can those who receive these houses maintain them in keeping with the aesthetics of the area?</p>	<p>individually on free hold basis will be maintained by the households who benefit as is the case in the other suburbs and other housing projects in the Metro. Public roads and public open spaces will be maintained by the NIMBM.</p>	<p>We strongly do not believe a RDP development is viable for a established suburbanised area. Due to the fact that RDP homes are not maintained by those that receive them for free as they have no incentive or motivation or commitment or enough monetary income to maintain the dwelling to any standard. This will lead to devaluation of the established area that the RDP development is connected to or proximity to. Crime and other negative lawless related activity will follow.</p>
<p>An alternative, more suitable location for the development must be considered.</p>	<p>SRKJ: Location alternatives are not being considered as part of this EIA. The current site was selected for the development as (among other reasons) it is state owned and would involve minimal relocation distance.</p>	<p>We know a RDP development in its current form and conditions and known issues not to be viable option for connecting to an established suburban area. We strongly urge the State or Council to reconsider RDP homes. We will take the matter to court if we are forced.</p>
<p>The municipality owns extensive property on the same side of Victoria Drive as the current Gqebera area which can be used for this development.</p>	<p>[SRKJ]: It is SRK's understanding that much of the developable portion of this land may be under a lease agreement, and is subject to serviceability or other development constraints.</p>	<p>please get your facts straight before answer us in the future again. This does not do at all answer a question.</p>
<p>NIMBM has hundreds of hectares (Madiba Bay Development) of land next to the existing Walmer Township which can be used.</p>	<p>SRKJ: It is SRK's understanding that much of the developable portion of this land may be under a lease agreement, and is subject to serviceability or other development constraints.</p>	<p>please get your facts straight before answer us in the future again. This does not do at all answer a question.</p>
<p>More appropriate municipal owned land located adjacent to the airport</p>	<p>[SRKJ]: A separate project is underway for a housing development on the piece of land referred to, to provide additional housing for residents who cannot be accommodated on erf 11305.</p>	<p>We would want the RDP development to be on that side, as a RDP development cannot integrate into WH.</p>

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<p>We suggest the Fairview area where an upgraded and socially improved environment could be created for low-cost housing.</p>	<p>[SRK]: The rationale for the selection of 11305 is to keep relocation distance to minimum to minimise disruptions to social cohesion and existing livelihoods. The NMBM does not own suitable property in the Fairview area.</p>	<p>The lack of land ownership by the developer should not grant them impunity to develop land in an irresponsible manner as they please. We will hold the developer responsible for the actions they choose to embark on in court.</p>
<p>the content Walmer Township should rather be converted into housing developments, moving residents out of Walmer Township will just create more space for new residents to move in.</p>	<p>[SRK]: The project motivation is to move some people out of currently occupied areas so that current informal settlements can be formalised (which will entail dedensification of Gqebera) and also to house people currently residing in uninhabitable areas of Gqebera.</p>	<p>We do not accept this as the truth or motivation for the project. Walmer informal settlement will just be again filled with squatters and the settlement will not be converted to RDP homes. There will be no motivation for change after the people are relocated. This will create a new problem all over again. Walmer informal settlement grounds should be used for RDP homes as this area is already available with infrastructure and space for RDP homes.</p>
<p>Loss of privacy.</p>	<p>[SRK]: The nature of the IAPs' concerns are unclear. Clarity is requested to enable us to address these comments.</p>	<p>Introducing 1000+ pedestrians poses a serious privacy problem for residents. Lots of homes have open yards open to view from pedestrians. This result in value lost on properties as these homes privacy is under constant gaze from 1000+ conservatively speaking constant pedestrian traffic in WH. 2700+ pedestrians are calculated from RDP homes only.</p>

From: Ros Sugden <ros@rsmedrecon.co.za>
Sent: 03 May 2015 11:29 AM
To: Port Elizabeth
Subject: Objections: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape.

Good day,

Thank you for providing us, the interested parties, with a summary of the proposed Walmer Housing Development.

From a personal perspective, I acknowledge that there is a dire need for housing for those that are less fortunate, and the needs of these people do need to be met. I also understand that social integration is part of the reconciliation process.

However, before I would agree to such a development the infrastructure needs to in place. There are numerous developments going on within Port Elizabeth at the moment, but:

- roads have not been widened to alleviate traffic congestion – double lanes are necessary all along Buffelsfontein and Heugh Road; there needs to be a double lane at the Victoria drive/Buffelsfontein intersection with a turning lane traffic light, William Moffett Expressway needs an extra lane; Glendore and Genadendal will also require double lanes with the multitude of houses that are being built in Salsibury Park
- I vehemently oppose the idea that Beethoven Avenue be an access/exit road. There are so many people and children that go for walks and bicycle rides along this road. More traffic (and specifically taxi, bus, and construction vehicle movement) poses as a serious risk to the residents and pets. This will also increase noise levels.
- Glendore road needs a pedestrian path. Currently, pedestrian and cyclists have no option, but to walk and ride along this very busy, narrow road.
- Roads need to be maintained: Victoria Drive has enormous potholes that keep surfacing when it rains
- dams are not been built to deal with the ongoing water shortages; and water lines are not upgraded and maintained: it seems ridiculous that we may have water restrictions imposed even though there has been relatively good rainfall.
- I am pleased to hear that they propose to upgrade the sewerage system
- Street lights (solar solutions need to be considered) need to be placed all along the streets of these new developments, and they need to be maintained. This will hopefully deter criminals.

Some of my other concerns and suggestions are:

- So much of our precious fauna and flora are being destroyed. For every tree that is removed, new trees should be planted. This will improve the aesthetics of these proposed developments and help with air pollution.
It will also encourage the bird species to return to the neighbourhood. People also need to be educated about the dangers of using pesticides which are endangering the beautiful owls, hawks and eagles in this area.
- Litter needs to be controlled. The illegal dumping of litter along Victoria Drive is horrendous. Piles of rubbish lie on the side of the road, which makes the area look disgusting. No dumping signs need to be placed in these areas and rubbish bins need to be provided so that pedestrians can throw away their litter. NMMM also needs to ensure that they collect rubbish on a weekly basis, and litter pickers need to be placed in these areas to keep the neighbourhood looking clean.
- The illegal erection of shacks and structures next to the RDP houses need to be controlled. If a structure is erected without approved building plans, then the structure needs to be removed (as is the case in residential areas)

Please take my thoughts and considerations into perspective. Thank you.

Kind regards,
Rosallind Sugden

Reece, Claire

295

From: Gavin Melville <gavinpmelville@gmail.com>
Sent: 11 May 2015 06:46 PM
To: Port Elizabeth
Subject: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

Good day

I would like to make just one comment regarding the proposed development.

As far as I can see on the map of the development, there is no provision for pedestrian nor motor exit on the eastern end into Victoria Drive. This implies a 4-5 Km detour for those using vehicles, driving all the way back to the Beethoven Street intersection with Glendore Road and then to Victoria Drive in order to get to Gqebera and Walmer. Pedestrians will simply create their own route out of the new development.

Regards

Gavin Melville

Reece, Claire

296

From: Matt Jamneck <Matt@jendamark.co.za>
Sent: 11 May 2015 05:17 PM
To: Port Elizabeth
Cc: Reece, Claire
Subject: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape - Matt Jamneck Conerns

To whom it may concern:

"This email serves as a reminder that comments on the Draft Scoping Report should reach us before 12pm on 14 May 2015."

I would like to raise my concern regarding the intended development and reply to the 40 day comment period which is indicated above. Though I agree with the demand for more housing, I have concerns with the placement of this development:

1. This drastically affects the property value of current investors property as low cost housing will be built next to an affluent established neighbourhood. The reason I say this:
 - Noise pollution
 - Crime due to less fortunate living next to properties having valuable objects, this is inevitable. Jobless living next to people that are at work from 8am-17:00pm. Easy escape through Arlington Racecourse.
 - Increased insurance
 - The fear of not being safe drives people away, current investors are stuck with their properties as no one wants to buy in Walmer Heights. Current crime in the area is already high, this will only get worse when it moves right next door.
 - No escape from violent strikes as Beethoven Avenue will be the exit road, I stay in Beethoven Avenue so I will be stranded during these protests, I fear for my life!
2. Increased foot and car traffic due to the only entrance going through Beethoven avenue, these roads are not wide enough and they do not have foot paths to accommodate this. This will influence the traffic congestion dramatically!
3. Current rates in Walmer Height is still high even though property values have plummeted. I am currently paying inflated rates for my property. This is not fair.

I can carry on with a list which will probably be 50 points long but these are my main concerns and should be addressed. Thank you

Kind Regards



Matt Jamneck

Senior Mechanical Designer

Tel: +27 (0) 41 391 4700
Fax: +27 (0) 41 391 4770
Direct: +27 (0) 41 391 4710
Mobile: +27 (0) 74 179 9686
Email: matt@jendamark.co.za
Web: www.jendamark.co.za
Physical: 76a York Road, North End, Port Elizabeth, Eastern Cape, South Africa
Postal: PO Box 23006, Port Elizabeth, South Africa, 6000

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Reece, Claire

297

From: Sybrand Fourie <fouriesybrand@gmail.com>
Sent: 11 May 2015 05:30 PM
To: Reece, Claire
Subject: Re: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

Comments on Development
Sybrand Fourie
7 Schubert Road

1. The obvious concern is Safety and Security in the area
2. The value of the properties will depreciate
3. The extra traffic on the Schubert Road
4. Vagrants
5. Noise pollution

Kind regards
Sybrand

From: "Reece, Claire" <CReece@srk.co.za>
Date: Mon, 11 May 2015 14:47:32 +0000
To: "<Undisclosed recipients:;>"
Subject: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

Dear Interested and Affected Parties / Stakeholders

This email serves as a reminder that comments on the Draft Scoping Report should reach us before 12pm on **14 May 2015**. Please send comments to SRK at the following contact details:

PO Box 21842, Port Elizabeth, 6000
Email: portelizabeth@srk.co.za
Fax: (041) 509 4850

Printed copies of this report are available for public review and a 40 day comment period at the Walmer Public Library, and electronically for download via <http://www.srk.co.za/en/za-walmer-housing-development-erf-11305-port-elizabeth>

Comments on the DSR will be included in a Final Scoping Report, which will be submitted to the Department of Economic Development, Environmental Affairs and Tourism (DEDEAT) for consideration. DEDEAT will evaluate the FSR, including comments from IAPs, and either approve the POSE, or specify changes that need to be addressed in the Environmental Impact Report.

Kind Regards,

 **srk** consulting

SRK Consulting (South Africa) (Pty) Ltd.

Ground Floor, Bay Suites, 1a Humewood Rd, Humeral, Port Elizabeth, 6001

P O Box 21842, Port Elizabeth, 6000

Tel: +27(0)41 509 4800; **Fax:** +27(0)41 509 4850

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298

ATT. CLAIRE. THESE COMMENTS STILL

APPLY



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REGISTRATION & COMMENT SHEET

EIA PROCESS FOR THE PROPOSED WALMER GQEBERA HOUSING DEVELOPMENT

I wish to register as an Interested and Affected Party and/or bring to the attention of SRK Consulting the following comments (please use additional sheets of paper if required).

Attention: **Wanda Marais**

Email: wmarais@srk.co.za

(In order for your contact details to be captured on our database - Please fill out the sheet below)

Name of Respondent:	L.C. EWERS.	Title:	MR.
Organisation / Company:	PRIVATE.		
Nature of Interest:	OWNER OF 20 BEETHOVEN AVE, WALMER.		
Postal Address:	NO4 LAVENDER LANE, STULTZ ROAD, STIRLING EAST LONDON		
Postal Code:	5241		
Telephone Number:			
Facsimile Number:			
Mobile Number:	082 442 1422		
Email:	EWERS@VODANAIL.CO.ZA (PREFERRED MEANS OF COMMUNICATION)		

I STRONGLY OBJECT TO ANY LOW COST HOUSING DEVELOPMENT ADJOINING THE WALMER HEIGHTS BOUNDARY WITH MY PROPERTY FOR THE FOLLOWING REASONS :-

- INEVITABLE DROP IN PROPERTY VALUES DUE TO NOISE, SECURITY AND OTHER ENVIRONMENTAL ISSUE.
- DROP IN RENTALS DUE TO SAME REASONS.
- SURELY THERE ARE OTHER TOWN PLANNING OPTIONS WHICH WILL BENEFIT ALL PARTIES.

Signed:

Date: 08/09/2014.

From: Andre Odendaal <acodendaal49@gmail.com>
Sent: 12 May 2015 10:35 PM
To: Port Elizabeth
Subject: Comment walmer Housing Project.

Dear SRK,

I want to again express my deepest concern on the planned feeder road through Walmer Heights:

- the pedestrian issue i.e loitering, littering, walking in the street and not on the pavement, noise(rowdy individuals, dogs barking at pedestrians) using fences and vacant land as toilets and possible higher rate of theft/housebreaking.
- Negatives associated with higher volume of vehicles and public transport buses and COMBI TAXIS i.e. difficult exit from your property, danger to children and pedestrians who mainly walk in the street and not on pavement, damage to road surface and noise of vehicles.
- Those of us who do not have boundary fences/walls will now have that expense which will not be recouped when property is sold.

The lower value of property.

I trust that there will be a serious rethink and consideration of the concerns regarding the feeder road through Walmer Heights.

Yours sincerely,

Andre Odendaal
5 Schubert road
Walmer Heights.
m 082 465 0769
e acodendaal49@gmail.com

Reece, Claire

300

From: Dr Lorna Brown <ljwbrown@iafrica.com>
Sent: 12 May 2015 09:07 AM
To: Port Elizabeth
Subject: Comments on draft scoping report

Owner Weymouth Place

My concern is how the infra structure will cope with a large influx of people.

More information is needed about access roads and believe that roads from the development should join up with Victoria Drive and not Beethoven Street.

Lorna Brown

Dr Lorna Brown. M.A Clinic.Soc.Work(UPE) PhDPsych.
5 Weymouth Place, Beethoven St.Walmer Heights 6070
Telephone and fax: 041-3661805 Cell: 083 652 3501
Email : ljwbrown@iafrica.com



This email has been checked for viruses by Avast antivirus software.
www.avast.com

From: Roger Smith <mobil5@momentos.co.za>
Sent: 12 May 2015 08:57 AM
To: Port Elizabeth
Cc: 'Lin Smith'
Subject: Walmer Housing Development

Dear Sirs

You have asked for comments on the proposed new housing development.

Socially we are between the proverbial rock and a hard place. It is correct that better housing should be available to those living in difficult conditions and that said housing should not be a great distance from places of work and city amenities. Having said that there is the "not in my backyard" syndrome, which has some merit. These developments create dirt and disruption during the construction phase and unfortunately records show an increase in crime once they are occupied. Different cultural norms can apply; these can range from mass protests and blocking of road ways to an increase in noise which original residents can find offensive.

Naturally people who have invested in their own homes are worried about the drop in values in property, and this has already been felt by people wanting to sell in Walmer Heights.

Nevertheless as long as the existing laws and bye-laws are observed (which in general they are not, example the live stock wandering round residential areas); then I can not see an over-riding objection, save for access routing. The proposal to access via Titian and Sebelius is not well thought out. These roads were designed to service the residences of Walmer Heights and not as through roads. Although total traffic volumes are not heavy, they are at certain times, usually at going to work time. This will only be exacerbated by the addition of hundreds of commuters. It is already true that Buffelsfontein is a choke point, putting additional traffic, whether construction vehicles or commuter cars and buses, will not help. There should be a new access road created to Victoria Road. This will give better access to town and also Walmer Township which is where many of the new house-holders will have relocated from and still have ties to that community.

Should the matter of access roads, and a new commitments to upholding the existing local laws, be resolved I would not have objections to the development. It should be pointed out that things like maintaining water pressure, electricity supply, telephone lines and internet speed should not deteriorate but that would presumably be part of any well planned development.

Roger Smith
15 Liszt Place
Walmer Heights

082 783 8992

302

Welbedacht Estate Homeowners Association
Glendore Road
Walmer

12th May 2015

SRK Consulting
P O Box 21842
Port Elizabeth
6000

Dear Sir

PROPOSED WALMER HOUSING DEVELOPMENT: ERF 11305 PORT ELIZABETH

The Welbedacht Estate, as one of the effected developments in the area, take this opportunity to submit our comment for consideration.

As a body we are totally opposed to the RDP or Free basic housing option being erected in this area.

Amongst many, the two main and most important issues:

- Property Values - there is no doubt that RDP housing will drop the values of surrounding properties.
- Crime - crime is on the increase, with no leadership and no solution from government and municipality to curb same. We vehemently are opposed to having our safety and security at even higher risk than it is presently.

Thank you for your time herein.

Regards
Gillian Gifford
Chairperson
Welbedacht Home Owners Association
072 225 7167

From: Annette Neuschafer <annette.n@telkomsa.net>
Sent: 12 May 2015 10:55 PM
To: Reece, Claire
Subject: Re: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

To all involved in the Proposed Walmer Housing Development,

As much as we would like to see people being housed where they have no homes of their own or are living in overcrowded spaces, on reading the attached Draft Scoping Report, we very strongly get the feeling that the concerns of the Walmer Heights residents are of least importance.

* We have all paid high prices for our properties/homes and pay high municipal rates to secure a beautiful, serene and tranquil environment to live in which is relatively crime free. If this development goes through the value of our homes plummet significantly, the quality of our living in this suburb as well as the financial implications are hugely compromised as we cannot even sell our homes for a decent price. The qualities of this suburb will be lost forever. For many of us pensioners living in this suburb our homes are our only investment for the future.

* If this development goes through our rates need to be dropped drastically to make up for the loss in value of our homes and the many disturbances let alone not being able to sell our homes or for that matter rent them out for a favourable rate.

* The fact that the existing Beethoven and Schubert streets which are the only main arteries for all traffic from the bottom of Beethoven will be opened to all traffic from the development is extremely unfair. These roads are already heavily overtaxed, also with all the big buses mornings and evenings. You mention that most people of this development will not have cars. Have you not noticed the huge volumes of traffic coming out of the intersection of 9th Avenue and Huegh road from Gqebera township? I pass there most days and see just how busy this intersection is with MANY cars and taxis which will definitely be the case with huge volumes of taxis and cars coming from the proposed development.

* There is no paving on these roads for the commuters on foot who will then walk on the roads which is extremely dangerous esp. considering the contour of Schubert street.

* The noise levels will be extremely high both from all the traffic as well as on foot commuters and these roads cannot handle this volume of traffic let alone the littering which will take place.

Please could you very carefully reconsider if this could be closed to this development to maintain the high standards of this suburb and save these roads and keep the standard of this suburb up. This would make the world of difference to the whole suburb! Please at least grant us residents this much.

* Of utmost importance is that the buffer zone/transition areas with the GAP houses is built first to secure the gradient affluence between Walmer Heights and the proposed development. Is it also not possible to put up a secure security fence bordering Walmer Heights to cordon off the suburb from the proposed development so as far as possible keep them separate and maintain some of the value of Walmer Heights homes and upmarket quality of this suburb?

* The fact that once RDP houses have been built, shacks will be built next to these houses in order to rent these houses out could double the anticipated amount of people in this development which impacts very badly on residents in Walmer Heights where crime, loitering and unemployment is concerned.

* A grave concern is connecting up to existing bulk services/infrastructures and what impact this will have on sanitation/water supply and electricity for all concerned.

* Here again the draft is very vague in certain aspects and informal settlers are spoken of working in surrounding areas – is there proof that they actually have jobs in these areas or will this add to the dilemma the residents of Walmer Heights will find themselves in.

* Mention is made that this proposed development was advertised in Die Burger – why was it not advertised in all the papers esp The Herald and our local Express newspaper and only on 2 sites where posters were put up?? Not everyone only reads the Afrikaans newspapers either. Residents had to go around by word of mouth trying to reach other residents at the last minute and I believe many residents were still not aware of it when the first round of comments/objections had to be raised. Why were notifications not put into every post box in Walmer Heights to make sure each resident was informed timeously.

* The eradication of precious fauna and flora in the proposed area is of great concern as well as how the municipality will maintain law and order and hygienic conditions in this area and the retaining of some of the beautiful green environment so vital to our health.

JA & S Neuschafer

From: Reece, Claire

Sent: Monday, March 30, 2015 4:16 PM

To: Undisclosed recipients:

Subject: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

Dear Interested and Affected Parties / Stakeholders

Attached please find the Executive Summary of the Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape.

SRK provides a description of the development proposed by the proponent, as well as relevant environmental issues that will require further investigation and assessment in the Impact Assessment phase of the project, and includes a Draft Plan of Study (POSE) for EIA. All comments received from IAPs on the proposed development thus far have been included in the DSR, and a summary of IAP comments and responses is included in the Report.

Printed copies of this report are available for public review and a 40 day comment period at the Walmer Public Library, and electronically for download via <http://www.srk.co.za/en/za-walmer-housing-development-erf-11305-port-elizabeth>. SRK believes that the Draft Scoping Report provides an accurate reflection of the public participation process and the issues identified. Comments on the Draft Scoping Report should be submitted before 12pm on **14 May 2015** to SRK at the following contact details:

PO Box 21842, Port Elizabeth, 6000

Email: portelizabeth@srk.co.za

Fax: (041) 509 4850

Comments on the DSR will be included in a Final Scoping Report, which will be submitted to the Department of Economic Development, Environmental Affairs and Tourism (DEDEAT) for consideration. DEDEAT will evaluate the FSR, including comments from IAPs, and either approve the POSE, or specify changes that need to be addressed in the Environmental Impact Report.

Kind Regards,

 **srk** consulting

SRK Consulting (South Africa) (Pty) Ltd.

Ground Floor, Bay Suites, 1a Humewood Rd, Humeral, Port Elizabeth, 6001


P O Box 21842, Port Elizabeth, 6000

Tel: +27(0)41 509 4800; **Fax:** +27(0)41 509 4850

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Reece, Claire

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From: Annette Neuschafer <annette.n@telkomsa.net>
Sent: 14 May 2015 12:02 PM
To: Reece, Claire
Subject: Fw: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape
Attachments: 475764_DSR Executive Summary_20150327.pdf

Dear All.

As an addendum to my comments submitted already we would also like to point out that my forcing integration of the new development with Walmer Heights which you refer to as social cohesion we all know that in most countries including South Africa the majority of the different races whether black people, Aborigines, Maoris or African American negroes and whites prefer living with their own. This has nothing to do with racism but that we all feel more comfortable amongst our likes where culture, community living etc is concerned. By opening up these already very congested roads in Walmer Heights to even bigger volumes of traffic, let alone the wear and tear, traffic noise and all the commuters on foot which in their culture speak very loudly is grossly unfair.

There are many of us in Walmer and Walmer Heights who do as much as we can for the black people who are really disadvantaged like helping with homework in Gqeberra township and helping youngsters with all kinds of odd jobs to earn money which is difficult financial for many of us pensioners. It would also be our intention to help those nearer to home wherever we can but please grant us a few essential rights in our neighbourhood.

We implore you to please seriously reconsider the opening of these roads. Why cause unnecessary agitation and aggravation between all the people whether black or white by forcing this issue instead of letting each suburb have their own exits and entries which gives both parties a little more privacy and would prevent the congestion.

We thank you for your consideration.

JA & S Neuschafer

From: Reece, Claire

Sent: Monday, March 30, 2015 4:16 PM

To: Undisclosed recipients:

Subject: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

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Kind Regards,



SRK Consulting (South Africa) (Pty) Ltd.

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From: louise <0769682775@vodamail.co.za>
Sent: 13 May 2015 11:37 AM
To: Reece, Claire
Subject: Proposed Walmer Housing Erf 11305 - OBJECTION

To Whom it May Concern

As a resident of the Sardinia Bay Conservancy, I must hereby object to the above proposal on the following grounds:

1. High levels of traffic on Victoria Drive, that it is ill equipped to handle ie: livestock & animals wandering into and over the road, pedestrians etc.
2. Maintenance of Victoria Drive is lacking at present and with increased traffic will become worse.
3. A taxi rank will increase noise levels in the conservancy area, loud music and constant horn hooting.
4. There are no facilities for refuse collection in the area.
5. There is insufficient public transport in the area.
6. The property values in the area will drop dramatically.

As nature lovers we are on a nature reserve as a personal choice, but ,with the above proposal may as well be living in town.

What happens to the wildlife, indigenous trees etc in the area if this proposal was to go ahead? The beauty of the area will be marred for ever.

We ask in all earnesty that you reconsider the above proposal.

Yours sincerely

Louise Barnett

Tony & Liz Orrey

305

From: Tony & Liz Orrey <orreytonyliz@gmail.com>
Sent: 13 May 2015 01:27 PM
To: portelizabeth@srk.co.za
Subject: Comments from IAP Draft Scoping report Erf 11305 Port Elizabeth
Attachments: 8 May 2015 SRK Letter.docx; Scan0138.pdf

ATTENTION : Claire Reece

Dear SRK Consulting

Please find attached the following documents with reference to: Draft Scoping Report
Walmer Housing Development Erf 11305 Port Elizabeth

1. A 4 page letter of comment from Mr and Mrs ACM Orrey
2. A copy of a HIGH COURT order granted to the Municipality on 16 October 2012.
Details of its significance are discussed in point 4 of our comments.

Please acknowledge acceptance of this information.

Copies will also be faxed to you.

Thank you

Yours sincerely

Mr and Mrs ACM Orrey

2 T Beethoven Avenue

Walmer Heights

Port Elizabeth

8 May 2015

Srk Consulting

ATTENTION : Claire Reece

Dear Srk Consulting

Please find below our comments and concerns relating to the Draft Scoping Report : Walmer Housing Development. Erf 11305, Port Elizabeth.

After spending several hours reading through the full report that has been compiled and made available at the Walmer Library, it is very evident that a vast majority of IAP's comments have been dealt with in a cold clinical fashion and lack acceptable answers or clarity. Responses provided by Metroplan and SRK are shallow, vague and do not in most cases address the concerns raised as I will outline below. Many concerns that we raised in in depth in our written response have still not been adequately addressed.

1. The NMBM proposes to construct a mixed typology housing development as per the plan layout diagram
 - It is quite clear when reading the document that the priority is RDP houses. 600 as per Executive summary and approximately 620 in description of development proposal document pg 21. Already an increase of about 20 units x 4 people = 80 people minimum. Thus +- 2500 residents minimum for RDP settlement. Of major concern is the clear statement that only once the needs of the target market are met might the buffer zone consisting of 1 100 units be developed as these are marketed and sold / rented and therefore not free. This is not acceptable. The buffer zone is also a priority. There needs to be a give and take aspect of the proposal. Currently the proposal focusses on de-densification of informal settlements with free housing and services. Otherwise where is the transition zone that is supposed to buffer and protect existing developments eg Walmer Heights? This should be developed first. What guarantee will there be that the buffer zone between the RDP units and Walmer Heights will eventually be developed? What is the time frame? What will prevent squatting and shack building in this "buffer zone" / or will RDP houses take over this land as well! Will informal settlements be allowed to occupy all the other erven mentioned on page 62 until more RDP houses are built? How does the municipality plan to control/ contain urban sprawl? As it is, a buffer zone of 100m is very narrow when one considers the current buffer zone around the existing Walmer Township. Many of the older houses closer to the township are now businesses. One wonders why? There are roads, open ground, sports fields and a school in the buffer zone before one crosses over Heugh Road to houses in the suburb of Walmer.

Page 62 of the document also refers to 140Ha of vacant land including erven 559, 1953,3988,4195,6991 & 11302. Thus the development on erf 11305 is only part of a much bigger picture. There is already a board up on Erf 1953 referring to an EIA for an Integrated Social Housing Development on 17.3 hectares consisting of 1bed or 2 bed apartments in blocks of 3 to 4 floors walk up apartment houses plus the Walmer Cosmo development planned that consists of the development of 1700 units on 19Ha of land.

So will the buffer zone to protect Walmer Heights be shelved in light of these other developments as there might not be a need for more social housing developments in this area?

Page 56 refers to the development on erf 11305 as not being planned as a hybrid subdivision. Rather the layout provides flexibility for proposed FLISP / Open market units closer to Walmer Heights to become "gated" communities as required by potential beneficiaries. A very vague commitment filled with loopholes. The buffer zone needs to be developed first. In the same response block there is mention of the intention that all other erven in the Walmer Heights Home Owners Association area will be developed. Unfortunately this is highly unlikely considering the development proposed by the municipality. Plots have been on the market for years with very little movement. The southeast view shown on page iii over the development from Walmer Heights shows 23 "monopoly" houses. In reality there are only 9 houses that have been built. This implies that there will be a major impact from foot traffic through these erven into Beethoven Avenue. This problem will be addressed in part only if the buffer zone is walled / or fences put around developments. All the current "Links style" complexes are fenced so why must this be different and rely on the needs of the beneficiaries? The developer takes on this responsibility. They are actually fenced to reduce crime and stealing!

2. I refer to page 20 of the document Description of development proposal point 1 ie motivation for proposed activity. With reference to paragraph 2, it states that one of the strategic objectives of the Municipality's IDP is that housing must be accompanied by the provision of other services required to improve the socio-economic conditions of the residents. So when will the school be developed? Time frame? Looks good on the plan but why is it listed as part of the buffer zone? Where will the children from the RDP homes go to school until such time as the school is up and running? Or is schooling not seen as a priority! Rather provide the parents with a bottle store in the business zone! We do not need to highlight the destruction that alcohol causes especially in poorer communities with rape, assault, breakdown of family values etc. So where is the upliftment? You have clearly stated that the community to be moved into these RDP houses already live in squalid conditions. Yes a house is part of their upliftment but so is education. Education should come first!
3. We can agree that people moving into the FLISP/GAP and open market housing proposed might be working in the area but all the residents in the RDP houses! There is no business expansion / industry in the immediate area, so where are they going to find work and be productively employed? High unemployment will lead to more crime in surrounding neighbourhoods and an increase in vagrants and loitering. These communities need to be relocated to areas eg Coega IDZ where there is at least a chance of being granted meaningful employment in the future. Only with work can you improve your standard of living. The proposal is just moving squalor from one side of the road to the next!
4. There needs to be strict regulation relating to additions to RDP houses and outbuildings otherwise erf 11305 will be totally over-populated within a very short period of time adding even more strain to the infrastructure. To merely state that the municipality will deal with building contraventions in a manner similar to other formally planned suburbs in the city is simply not true. We have no faith in their ability to act and enforce the law. See attachment relating to high court order from October 2012 on a derelict house in Schubert Street. The house still stands as is. Nothing has been done by the municipality and we are now in 2015! The municipality has no control to maintain law and order relating to housing defaulters or dealing with privately owned overgrown erven in current residential suburbs. We have tried for years for the municipality and ward councillors to put pressure on owners of undeveloped erven around Beethoven Ave to maintain their plots and verges to no avail. Do you really think that it will change? The municipality does not care about the interests of the rate paying public.
5. Relating to traffic impacts : Beethoven Avenue should not become an access road until such time as the buffer zone has been developed and all surrounding road infrastructure upgraded and developed including the widening of Buffelsfontein Road to cater for the increase in traffic. There is currently no control on how taxis flaunt the road traffic laws around the current Walmer Township entrance in Buffelsfontein/ Heugh Road. Taxis and busses must use Victoria Drive as their main access point to transport the residents from the RDP houses. Speed humps along Beethoven Avenue from Schubert Street to Weymouth place and on the

road to the right of Weymouth Place that enters the buffer zone will need to be built to slow down traffic. Beethoven Avenue is already a dangerous road due to speeding cars. Currently there is no traffic signage in this area of Beethoven Avenue. Traffic impacts on Titian Road during peak hours will need to be addressed as the traffic lights currently only allow very few cars through during peak times.

6. With reference to comments relating to the environment, DAFF seems to have the final say! One can only hope that trees that are lucky enough to be retained will not end up as firewood when electricity becomes too expensive to purchase after the free allocation has been used up.
7. Property values in Walmer Heights have dropped significantly and homes in Beethoven Ave are on the market for less than they can be built for and are still not selling. Rates need to be re-evaluated in light of this development which has had a major impact on Walmer Heights as a desirable suburb for prospective buyers. The only way to limit further de-valuation of property is to ensure that the buffer zone is constructed FIRST otherwise the proposal amounts to stealing from tax paying and rate paying residents. Why must we all lose our hard earned investment? Where are our constitutional rights? What relief will we receive? The municipality just continues to squeeze the current rate payers with increases in rates, water, sewerage and electricity costs. Will local residents be consulted when the socio-economic impact assessment study is carried out? How will they gather data? This is one of the most important impact assessment studies relating to the entire development. Crime, vandalism and safety and security concerns are of major importance. Poor living conditions, over-population, lack of work, poverty and alcohol abuse force many to become criminals in the immediate surrounding neighbourhood.
8. Your Metroplan response to the "shebeen" type establishments on page 64 is true maybe on paper but is not currently controlled even in other suburbs around Port Elizabeth. One only needs to look at all the wheelbarrows of alcohol that are carted into the Walmer Township over the weekends from the local bottle store in Heugh Road. People line up outside the bottle store waiting to fill up the wheelbarrows. Do all these people have licenses to sell alcohol? Dream on!
9. Re Pollution issues page 67 : Good to see that there will be weekly collection of refuse.
10. Note the vast number of IAP's etc who raised concern on page 67 re increase in noise pollution and disturbance of peace. SRK comment does not address this issue. Just a pat answer with no concern for surrounding neighbourhoods. These "consultants" have obviously never listened to the noise that comes from the current Gqebera Township eg loud talking (6800 people plus to now be so close to Walmer Heights), human noise and hooters associated with taxi transport, music concerts which can often already be heard from the current Gqebera area a few kilometres away, loud haler announcements at meetings etc. The NMBM currently has no control over noise pollution in the city. Note the SRK comment – NMBM has noise control regulations, which are INTENDED to manage noise levels. Has SRK ever tried to phone NMBM over noise pollution and had success?
11. The services infrastructure is still a concern. The additional load it will need to take will require thorough investigation and good, sound long term planning from the NMBM. Water, sewerage, and electricity are currently very stretched commodities.
12. Re population demographics : According to the description of development proposal page 20 , 3rd paragraph, it states that according to The Mandela Bay Development Agency Annual Report 2012/2013 Walmer Township (Gqebera) is home to more than 65,000 people. This is ward 4. On page 38 of the same document and in the Executive Summary compiled by SRK consulting on page ii, how come now the population of Ward 4 is estimated at approximately 26, 000 people as per 2011 Census data. Also stated that Ward 4 follows the trends for NMBM consisting of between one and four occupants. It states that the survey was unclear whether it included backyard shack dwellers or children. OBVIOUSLY IT DID NOT!
The project proposed on erf 11305 aims to alleviate the population pressure and to lower housing density.

How will numbers be controlled or will the population just continue to grow as shacks are added to RDP houses as currently happens in the Metro. This scenario is totally unacceptable next to a developed middle to high income residential area eg Walmer Heights.

13. With reference to poor local municipal law enforcement and lack of effective policing in the area Page 63, this issue needs to be answered by Metroplan. To merely state comment noted is totally unacceptable.

This is actually the MAJOR CRUX on which the vast majority of concerns rest. Damage to municipal tarred roads in Buffelsfontein Road from burning tyres from protests last year have still not been repaired. How does the municipality plan to control similar damage happening to roads in Walmer Heights? Service protests have often hinged around the removal of illegal electricity connections and not just housing issues.

14. Comments relating to site alternatives page 69. Srk has stated that a separate housing project is underway for a housing development on municipal land located adjacent to the airport to provide additional housing for residents who cannot be accommodated on erf 11305. This project should be fully developed FIRST to give time for the buffer zone to be completed before any RDP houses are built on erf 11305.

Other land already owned by the municipality along Victoria Drive must be investigated further for RDP houses. For SRK to simply reply that land next to the existing Walmer Township "may be" under a lease agreement or other development constraints or subject to serviceability is totally unacceptable. Erf 11305 also currently does not have any services! Make the facts clear. It appears there was never any intention to seek more suitable land for RDP houses.

We trust that the above comments will be addressed fully in the next report.

Please acknowledge receipt on this document.

Yours sincerely

Tony and Elizabeth Orrey

Schubert Street House.

Lexicon

A T T O R N E Y S

CNR WESTBOURNE AND CLEVEDON ROADS, CENTRAL, PORT ELIZABETH 6001 P O BOX 23348, PORT ELIZABETH 6000
TEL: 041-373-7434 FAX: 041-373-7431 / 086 519 7327 E-MAIL: wendy@lex-icon.co.za DOCEX: 55 PE

www.lex-icon.co.za

Our ref: M Mkuhlu/Wendy/NEL48/5
Your ref: LU 0059

17 October 2012

NELSON MANDELA BAY MUNICIPALITY
VIA E-MAIL: npuwe@mandelametro.gov.za
: mganyaza@mandelametro.gov.za

Dear Sirs

RE: ERF 3507, WALMER

The above matter refers.

We enclose herewith a copy of the Court Order granted on 16 October 2012.

Our further report will follow in due course.

Yours faithfully



LEXICON ATTORNEYS

**IN THE HIGH COURT OF SOUTH AFRICA
(EASTERN CAPE HIGH COURT, PORT ELIZABETH)**

Port Elizabeth, Tuesday, the 16th day of October 2012

Before The Honourable Mr Justice SMITH

Case Number: 2581/2012

In the matter between:

**NELSON MANDELA BAY METROPOLITAN
MUNICIPALITY**

Applicant

and

EDMOND PETERS N.O.

Respondent

(The Respondent is being cited in his capacity as a Trustee
of Edmond Peters Family Trust, IT916/2001)

Having heard Advocate Mkhuhlu, Counsel for the Applicant and
having read the documents filed of record.

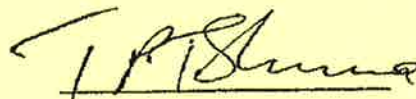
IT IS ORDERED:

1. That the Respondent is to commence the erection of the structure as it appears on the approved building plan within 30 days from the date of the Court Order and thereafter maintain satisfactory progress with construction or/alternatively to

demolish forthwith upon granting by this Honourable Court of the Order sought herein, the incomplete, derelict, unsightly and dangerous structure on Erf 3507 Walmer, Port Elizabeth or otherwise known as 3 Schubert Street, Walmer, Port Elizabeth.

2. That, in the event of the Respondent's failure to comply with the Order sought in prayer 1 supra, the Applicant be authorised to demolish the incomplete, derelict, unsightly and dangerous structure on Erf 3507 Walmer, or otherwise known as 3 Schubert Street, Port Elizabeth.
3. That the Respondent pays all the costs that would be incurred by the Applicant in the event of the Applicant having to demolish the building structure.
4. That the Respondent pays the costs of this application.

BY ORDER OF THE COURT



T. Tshiva (Ms)

pp REGISTRAR

Lexicon Attorneys

From: shirley.thomas@za.pwc.com
Sent: 13 May 2015 02:17 PM
To: Port Elizabeth
Subject: Walmer Housing Development - Erf 11305 - Port Elizabeth

To Whom It May Concern:

I have recently built my retirement home in a townhouse complex in Sibelius Avenue, and am very concerned about a development of this nature in what is perceived to be an up-market neighbourhood. Low cost housing in this area will bring all house values down and cause us to lose on our investments, not to mention that heightened vehicle and foot traffic that will inevitably move along this road.

I would like to object very strongly to this development going ahead - especially if it has a frontage onto Beethoven Street in Walmer Heights.

Kind Regards

Shirley Thomas

PwC | Research Services (Pty) Ltd - Key Account Manager
Office: +27 (41) 368 9725 | Mobile: +27 (82) 735 8240
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<http://www.pwc.com/za>

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From: Expro <expro@global.co.za>
Sent: 13 May 2015 03:13 PM
To: Port Elizabeth
Subject: Objection to Development - Golf Course and Beethoven

Dear Sir / Madam

I am a resident in the retirement complex, Finlandia Lifestyle Estate, and I wish to strongly object to the proposed construction of the development adjoining the golf course and fronting on Beethoven.

Walmer Heights is an upmarket area which will seriously be affected by the trafficking through the quite suburbs and the devaluation of our properties because of our close proximity to the proposed development. Also, the proposed development might not initially be a problem but, being a low cost development, it could/will end up in an unsavoury place if/when properties deteriorate over the years without maintenance.

There are many other large undeveloped places where low cost housing can be constructed without seriously affecting other people's homes and livelihood. A suggestion is that similar developments (to the Walmer Heights housing) be built in that area and low cost development be placed in alternative areas.

Kind regards

Sharon Samuel
27 Finlandia Lifestyle Estate
Sibelius Avenue
Walmer Heights
Port Elizabeth



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www.avast.com

From: Alan Moore <alan@remaxbay.co.za>
Sent: 14 May 2015 09:41 AM
To: Reece, Claire; Port Elizabeth
Subject: Objection - Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

To Whom it may concern:

I am a resident of Beethoven Avenue in Walmer Heights
I object to the scheme on the following basis

- I notice from your proposed site plan that access is going to be allowed via a road/ roads joining into Beethoven Avenue. I cannot believe that these roads were designed to convey high levels of traffic from such a high density scheme as proposed. Beethoven avenue, Schubart Road, Sibelius Road and Titian roads are small narrow suburban roads and extra loads of Busses, Taxis and other vehicles could not possibly have been planned for. Notwithstanding that Glendore Road is already a dangerous road, too narrow and poorly maintained.
- The design and densification of low cost and social housing will most certainly have an adverse effect on property values and I already note a reluctance by buyers since the advertising of the scheme.
- The supply of bulk services to the area is already of concern. When will the sewer upgrade be done.
- The supply of water and the resultant water pressure problems as have been experienced in areas like Lorraine will also have an effect of lifestyle.

Thank you

Regards

Alan Moore

88 Beethoven Avenue Walmer Heights

From: Reece, Claire [<mailto:CReece@srk.co.za>]

Sent: 11 May 2015 04:48 PM

To: Undisclosed recipients:

Subject: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

Dear Interested and Affected Parties / Stakeholders

This email serves as a reminder that comments on the Draft Scoping Report should reach us before 12pm on **14 May 2015**. Please send comments to SRK at the following contact details:

PO Box 21842, Port Elizabeth, 6000

Email: portelizabeth@srk.co.za

Fax: (041) 509 4850

Printed copies of this report are available for public review and a 40 day comment period at the Walmer Public Library, and electronically for download via <http://www.srk.co.za/en/za-walmer-housing-development-erf-11305-port-elizabeth>

Comments on the DSR will be included in a Final Scoping Report, which will be submitted to the Department of Economic Development, Environmental Affairs and Tourism (DEDEAT) for consideration. DEDEAT will evaluate the

FSR, including comments from IAPs, and either approve the POSE, or specify changes that need to be addressed in the Environmental Impact Report.

Kind Regards,



SRK Consulting (South Africa) (Pty) Ltd.

Ground Floor, Bay Suites, 1a Humewood Rd, Humeral, Port Elizabeth, 6001

P O Box 21842, Port Elizabeth, 6000

Tel: +27(0)41 509 4800; **Fax:** +27(0)41 509 4850

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www.srk.co.za

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From: Peter <chilcott@telkomsa.net>
Sent: 13 May 2015 07:31 PM
To: Port Elizabeth
Subject: Walmer Housing Development on erf 11305

Objection to the proposed access road on this development through Beethoven avenue and Walmer Heights

- 1 Traffic flow through a quite residential area will increase as these people make use of taxis which have no respect for any laws
- 2 Pedestrian traffic as Beethoven avenue will now become a short cut/thoroughfare to William Moffat shops and Walmer park
- 3 Litter will increase because of the people throwing there papers cans etc as is lower income rdp peoples custom
- 4 Increase in shacks built in the yards of the rdp homes as is happening all over the metro
- 5 the estimated population in your draft is way out as more people live in these houses than they are designed for.
- 6 The more affluent homes will not be built as per draft proposal These are to be built first
- 7 Increase of crime due to access in what was a dead end street
- 8 Devaluation of properties in the area.
- 9 Noise level increase in what is now a middle age area will be severely affected

Peter Chilcott
chilcott@telkomsa.net
0748081642
5 Beethoven Avenue

From: Chris Thiart <chthiart@mweb.co.za>
Sent: 13 May 2015 08:44 PM
To: Port Elizabeth
Subject: NMMM GQEBERA HOUSING DEVELOPMENT/ERF 11305 WALMER PORT ELIZABETH

Your Ref: MR C DE LANGE/ MADRI/MAT 20918

Dear Sir/Madam

RE: SRK PROJECT REF. No. 475764.

I Propose:

- 1) The layout of the Township on Erf 11035, Walmer should be redesigned.
- 2) The access roads should be along Victoria Drive not Beethoven Drive.
- 3) The Public Open Spaces should border the North Westerly boundary of erf 11035, Walmer (Walmer Heights boundary).
- 4) The high density housing area should move to the central areas of the erf, 11035 Walmer, or bordering Victoria Drive.
- 5) Buffelsfontein Road should be upgraded from Wentworth Road to 8th Avenue Walmer due to the new applications for developments on erven 559 and 7005 Walmer.

C H THIART
1 TITIAN ROAD
WALMER HEIGHTS
PORT ELIZABETH.

From: Janine Lee <leejc@sabc.co.za>
Sent: 14 May 2015 10:31 AM
To: Port Elizabeth
Subject: Objection: Draft Scoping Report (DSR) for the Proposed Walmer Housing erf 11305 PE

Dear Sir/Madam

I would like object most vehemently against proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape and I feel the Executive Summary of the Draft Scoping Report (DSR) for this development has left many questions, previously raised by the "concerned residents of Walmer Heights" unanswered and unaddressed. The report also raises other issues that will negatively impact the suburb of Walmer Heights and require major consideration.

These issues include, but not exhaustive to: (in no particular order)

- * Location of the Taxi Rank/bus stop.
- * Noise pollution from the site and traffic being directed into Walmer Heights, must be located on Victoria Drive to direct traffic onto this road and not Walmer Heights
- * Soccer field completely destroying a designated forest area
- * Appears to be many more than 600 RDP houses on the map
- * Property devaluation due to this development, and in particular, erection of RDP houses
- * Excessive number of houses to be erected for size of area
- * Excessive number of occupants for size of area and related social issues
- * Impact of +- 3000 pedestrians
- * Absence of Security presence, a Police Station or some type security building is required near entrance on Beethoven Avenue
- * Absence of perimeter wall, require a 2.5m perimeter wall around the entire development
- * Inadequate access road in terms of number and placement
- * Impact on traffic
- * No tarred road/connection onto Victoria drive, all traffic directed into Walmer Heights, current infrastructure inadequate to handle influx of additional road/foot traffic
- * Substantial devaluation of current property prices – compensation to existing property owners
- * Pedestrian traffic
- * Pedestrian crossings
- * Pedestrian sidewalks
- * Increased Vehicular traffic and related noise pollution
- * Security and crime issues, security upgrades to homes, crime prevention
- * Measures to combat disturbance of the peace
- * Suitable policing of the area
- * Loitering, beggars, job hunters, criminals scouting

- * Negative impact on Insurance Premiums
- * Population regulation in the RDP zone and other zones
- * Taxi violence/Gang Violence/Drug Dealers
- * Noise pollution
- * Home security/protection
- * Provision of municipal services, electricity, water, refuse collection
- * General maintenance of area
- * Inadequacy/failing of current infrastructure
- * Control of illegal dwelling erections
- * Decline in the aesthetics of the suburb
- * Control of livestock on roads and in suburb
- * Protection of designated forest areas

Janine Lee

Senior Journalist, SABC TV News

Resident: 73 Beethoven Avenue, Walmer Heights
Cell Phone: 083 413 1307

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35a 3rd Ave
Newton Park
Port Elizabeth, 6001
P.O. Box 7052
Newton Park
Port Elizabeth, 6055



312

Tel: 041 373 9693
Fax: 086 225 0946
info@bdlsattorneys.co.za
www.bdlsattorneys.co.za
Docex: 129, PE

Our Ref: C De Lange/AS/MAT20918

Your Ref: Walmer Housing Development, ERF 11305, PE

SRK CONSULTING
PORT ELIZABETH

By Email : portelizabeth@srk.co.za

Date : 14 May 2015

To whom it may concern,

RE: OBJECTIONS TO PROPOSED WALMER GQEBERA HOUSING DEVELOPMENT:

The above matter refers.

We confirm that we act on behalf of 150 Interested Affected Parties (IAP) in Walmer Heights.

The proposed Walmer Gqebera Housing development **threatens the peaceful sanctity and comfort of safety** that many residents of Walmer Heights are accustomed to.

The issues and objections that concern the residents we represent comprise of the following:

1. There are no proper infrastructure mechanisms in place to support the proposed increased population. This is a major concern in that without the proper infrastructure daily living would become increasingly difficult for the residents of Walmer Heights.
2. The present infrastructure will not support **the increase in pedestrians, traffic, taxis and other forms of transport**. Service delivery in the Walmer Heights area is already strained and additional pressure will be placed on existing infrastructure.
3. The RDP Housing would mean that there would be a **substantial devaluation of properties** in the surrounding areas as well as insurance price increases on those properties. This is essentially worrisome to those residents' as their properties are intended to be long term investments. Not only do they foresee devaluation but an extra cost in protecting the investment.

4. Residents would **struggle mainly with access** as this would become a significant issue. Presently the pedestrian walk-ways on all roads will be utilised as entrances to Walmer Heights and this creates a safety issue no less a noise pollution concern.
5. The development is expected to **increase the crime rates** in Walmer Heights. This being a major issue to all residents in Walmer Heights as concerns increase over the safety of their families.
6. The completed development would also cause a **road noise pollution** as traffic will increase both during the day and at night. The once quiet area will be affected by traffic congestion and a general disturbance of complete tranquillity.
7. Residents of Walmer Heights will be faced with **security issues** as plans will need to be implemented to have some kind of full-time security.
8. That a proper buffer zone be established to limit the noise pollution, security risks and devaluation of properties.

We are of the opinion that the above concerns are not unreasonable in the present circumstances. We accept that the development **may** still proceed and as a result we urge that the **following be taken into account**:

1. Controlled access to the development;
2. Control on who occupies RDP houses;
3. Legislation to control maintenance of RDP Houses;
4. Establishment of a management company with authority to uphold and maintain the development adequately;
5. Additional access to Victoria Road should congestion, protest or natural disasters affect this access.
6. Establishment of an adequate buffer zone.

Our ultimate concerns in this matter revolve around **safety, security, property devaluation with the associated insurance price increases** and access of the development from all sides of Walmer Heights.

We trust that these concerns and objections will not be taken lightly and given the due consideration it deserves.

Kindly acknowledge receipt hereof.

Sincerely



BDLS ATTORNEYS

Per: CRAIG TODD DE LANGE

Email: craig@bdlsattorneys.co.za

From: Fiona Richard <fiona@truck-load.co.za>
Sent: 14 May 2015 10:13 AM
To: Port Elizabeth
Cc: lawrence.joubert@pkf.co.za; creese@srk.co.za
Subject: Objection: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape.

Dear Sir/Madam

I would like object most vehemently against proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape and I feel the Executive Summary of the Draft Scoping Report (DSR) for this development has left many questions, previously raised by the "concerned residents of Walmer Heights" unanswered and unaddressed. The report also raises other issues that will negatively impact the suburb of Walmer Heights and require major consideration.

These issues include, but not exhaustive to: (in no particular order)

- Location of the Taxi Rank/bus stop.
- * Noise pollution from the site and traffic being directed into Walmer Heights, must be located on Victoria Drive to direct traffic onto this road and not Walmer Heights
- * Soccer field completely destroying a designated forest area
- * Appears to be many more than 600 RDP houses on the map
- * Property devaluation due to this development, and in particular, erection of RDP houses
- * Excessive number of houses to be erected for size of area
- * Excessive number of occupants for size of area and related social issues
- * Impact of +- 3000 pedestrians
- * Absence of Security presence, a Police Station or some type security building is required near entrance on Beethoven Avenue
- * Absence of perimeter wall, require a 2.5m perimeter wall around the entire development
- * Inadequate access road in terms of number and placement
- * Impact on traffic
- * No tarred road/connection onto Victoria drive, all traffic directed into Walmer Heights, current infrastructure inadequate to handle influx of additional road/foot traffic
- * Substantial devaluation of current property prices – compensation to existing property owners
- * Pedestrian traffic
- * Pedestrian crossings
- * Pedestrian sidewalks
- * Increased Vehicular traffic and related noise pollution
- * Security and crime issues, security upgrades to homes, crime prevention
- * Measures to combat disturbance of the peace
- * Suitable policing of the area
- * Loitering, beggars, job hunters, criminals scouting
- * Negative impact on Insurance Premiums
- * Population regulation in the RDP zone and other zones
- * Taxi violence/Gang Violence/Drug Dealers
- * Noise pollution
- * Home security/protection
- * Provision of municipal services, electricity, water, refuse collection
- * General maintenance of area

- * Inadequacy/failing of current infrastructure
- * Control of illegal dwelling erections
- * Decline in the aesthetics of the suburb
- * Control of livestock on roads and in suburb
- * Protection of designated forest areas

Fiona Richard

Resident: 73 Beethoven Avenue, Walmer Heights
Cell Phone: 078 510 5050

DRAFT SCOPING REPORT:WALMER HOUSING DEVELOPMENT, ERF 11305, PORT ELIZABETH

COMMENT SHEET

PREAMBLE

The eastern section of Beethoven Avenue comprises thirty-four (34) erven, all of which fall under the control of the Walmer Heights Home Owner's Association (WHHOA). Nineteen (19) erven have been fully developed in accordance with the WHHOA Design Manual, the remaining fifteen (15) erven being undeveloped. The undeveloped erven are all situated on the south side of Beethoven Avenue. Eight (8) erven share a common boundary with the proposed Walmer Gqebera Housing development (WGHD) of which three (3) of the eight (8) common boundary properties have been fully developed complete with boundary walls which are mandatory. The remaining five (5) common boundary properties are undeveloped and as such do not have boundary walls. Access to six (6) of these common boundary (pan handle) properties is gained by three (3) narrow cul-de-sac roads. (Reference attached Allotment Plan).

POTENTIAL IMPACT ON WALMER HEIGHTS HOME OWNER'S ASSOCIATION

Subsequent to the announcement of the Walmer Gqebera Housing Development (WGHD), on 22 August 2014, eleven (11) of the nineteen (19) developed properties have been placed on the market. Only one (1) of these properties has been sold at a 36% loss, (Asking price – R2,2m / Selling price – R1,4m). The remaining developed properties are not likely to be sold unless the values are reduced proportionately.

The fifteen (15) undeveloped properties are all on the market, none of which have been sold, and are extremely unlikely to be sold (even at a vastly reduced price), given that all buildings erected in the area have to comply with the Constitution and Design Manual of the WHHOA. The requirements of the Design Manual dictates requirements in respect of – minimum floor area, height restrictions, construction materials, limitation placed on roof slopes and materials, outbuildings, garages, boundary walls and paving of driveways etc. It goes without saying that no developer will consider constructing a dwelling in accordance with these laid down requirements, without any hope of a return on his investment. These undeveloped properties are therefore doomed to remain undeveloped, which will inevitably result in uncontrolled access to Beethoven Avenue and further problems arising.

RESULTANT IMPACT ON WALMER HEIGHTS HOME OWNER'S ASSOCIATION

1. The crime statistics in the existing Walmer Gqebera Area are well documented. There is wide spread concern that the proposed development will result in a substantial increase in criminal activity. The proposed development has already impacted negatively on the property values in the high income suburb of Walmer Heights, and is destined to further deteriorate unless the projected effect on security, crime and social ills are appropriately addressed.
2. There exists a vast disparity between the conditions governing the residents of the WHHOA which is binding and irreversible, compared to the absence of any conditions pertaining to building standards and environmental issues pertaining to the WGHD. The objects of the WHHOA is clearly defined in the constitution insofar as creating an environment for secure, healthy, harmonious and hygienic living; the control of environmental pollution such as noise, litter and the like; and the care, maintenance, upkeep and control over the entire development

area. It further dictates that owners shall repair and maintain their properties and to keep it in a clean, neat and sound condition. Failure by any member to comply with these conditions will entitle the WHHOA to remedy the member's failure to do so, and recover the associated costs for doing so. Control measures are in place to ensure that no construction, erection or implementation of any improvements on properties is commenced without the prior approval of plans for any such improvements.

3. Access (albeit mostly pedestrian traffic) on to Beethoven Avenue via the proclaimed road servitude on the eastern side is of enormous concern to the residents. Given that the undeveloped Walmer Heights properties that share a common boundary with the proposed development are doomed to remain undeveloped, and will therefore not have the benefit of boundary walls, will result in the three (3) cul de sac access roads becoming additional access points.

SUMMARY OF RESULTANT IMPACTS

1. The proposed WGHD development has impacted negatively on the property values in the Walmer Heights area. Provision must be made to increase the layout abutting Walmer Heights for an increased number of FLISP / GAP type units to allow for a greater transitional area between the free basic type units and Walmer Heights. It is generally accepted that this concession will ease the already deteriorating impression of Beethoven Avenue.
2. The provision of FLISP / GAP type units bordering the Walmer Heights area (as opposed to beneficiaries of free basic housing) would create a greater awareness among its residents in upholding similar conditions commensurate those governing the WHHOA.
3. Whereas it is conceded that the eastern access road will be utilized to provide vehicular and pedestrian traffic onto Beethoven Avenue, thereby transforming the once peaceful and harmonious upmarket residential suburb, every effort must be made to retain the purpose and intention of the three (3) cul de sac type access points by providing boundary walls around the Flisp / GAP type units sharing a common boundary with Walmer Heights. Whereas it is acknowledged that a wall separating Walmer Heights from the proposed WGHD development is not socially desirable, it must also be conceded that were it not for the proposed development, the undeveloped common boundary Walmer Heights even would have been fully developed, which would have included boundary walls.

Brian Basson
2 G Beethoven Avenue
Walmer Heights

Impacts on Heritage Resources

There is an old farm house on the site, with such few buildings in existence in built up areas it would be a pity to lose this to such a large development.

Terrestrial Ecological Impacts

The loss of bird life and various other lovely veld and wild life vistas will be a loss to our street, we specifically bought in this road to enjoy the birds that come in from the veld as well as being a quiet area

Socio-economic Impacts

Yes it can impact positively for the housing shortage in the greater PE area. It just does not make sense to build a low cost housing next to some of the highest paying rate payers, we all had to work hard to get where we are and do not rely on hand outs.

Crime is a major concern and more owners will need to add to high security walls and the like where this money could have been used for more productive and better things, the standard of living in Walmer Heights will generally go down

Due to Eskom issues people will be making use of fire to cook, what type of impact will this cause on my family and air

Traffic Impact

Being right at the end of Walmer Heights, where currently it is fairly quiet, this will definitely increase in traffic once this site develops.

This adds to considerations of moving away and other socio considerations. Roads in Walmer Heights need to be upgraded, currently there are some major surface issues as well as potholes that the municipality is currently unwilling to repair, if no monies are available then why should monies be spent on this development when no future maintenance can be assumed.

Stormwater and Erosion Impacts

Erosion is a major issue, this shows that current storm water drains are not effective, current infrastructure is not coping with services then how can a new development make this issue better?

Waste management Impacts

The waste generated while building will impact current owners adversely. Then when people move in this will only become a bigger issue.

Visual Impacts

Although the development has some architectural aspects it will still look and feel like a low cost housing development and not to the standards that Walmer Heights owners have developed.

Fire Safety Risks

This will increase as more people move in, currently Eskom has issues with power, how are people going to warm food and their houses in the winter?

Emile.Schmidt@flsmidth.com; enquiries@tonysapp.co.za; ernest@dpls.co.za; ferdin@absa.co.za; fiona@truck-load.co.za; fionas@telkomsa.net; garyb@sahomeloans.com; grahammould@cybersmart.co.za; grclarkson@telkomsa.net; Hilda.Truter@medicross.co.za; 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; leeje@sabc.co.za; Leeloo@nuxxy.com; lesley.bradley@barclays.com; 'Let-Marie Smith'; Lizeka.Tandwa@media24.com; lonejean@me.com; torrainerosslee@gmail.com; lucianop@phumelela.com; lulama.sikutshwa@gmail.com; 'Lynette van der Walt'; lynette.vanderwalt@pkf.co.za; maraisk@absamail.co.za; margie.gaddin@gmail.com; marinogherbavaz@gmail.com; mark@bvdm.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@cfreight.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; orreytonyliz@gmail.com; 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; sharon@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@mandelametro.gov.za; ward3@mandelametro.gov.za; wendyridge@telkomsa.net; wilnanoack@hotmail.com; imdewaard@isat.co.za; wvaneck@reclam.co.za; yvonne@fspa.co.za

Cc: Port Elizabeth; Marais, Wanda; Gardiner, Rob; express@media24.com; heraldletters@timesmedia.co.za; theherald@timesmedia.co.za

Subject: RE: Protect and preserve Walmer Heights PPWH Update and response to SRK.

Good day all.

Just to clarify why we cannot stop a development. There was a similar case in Hout Bay where the residents complained about a similar development in a similar manner we are. They took the case to the constitutional court where it was found "unconstitutional to object to decision made by an municipal authority"

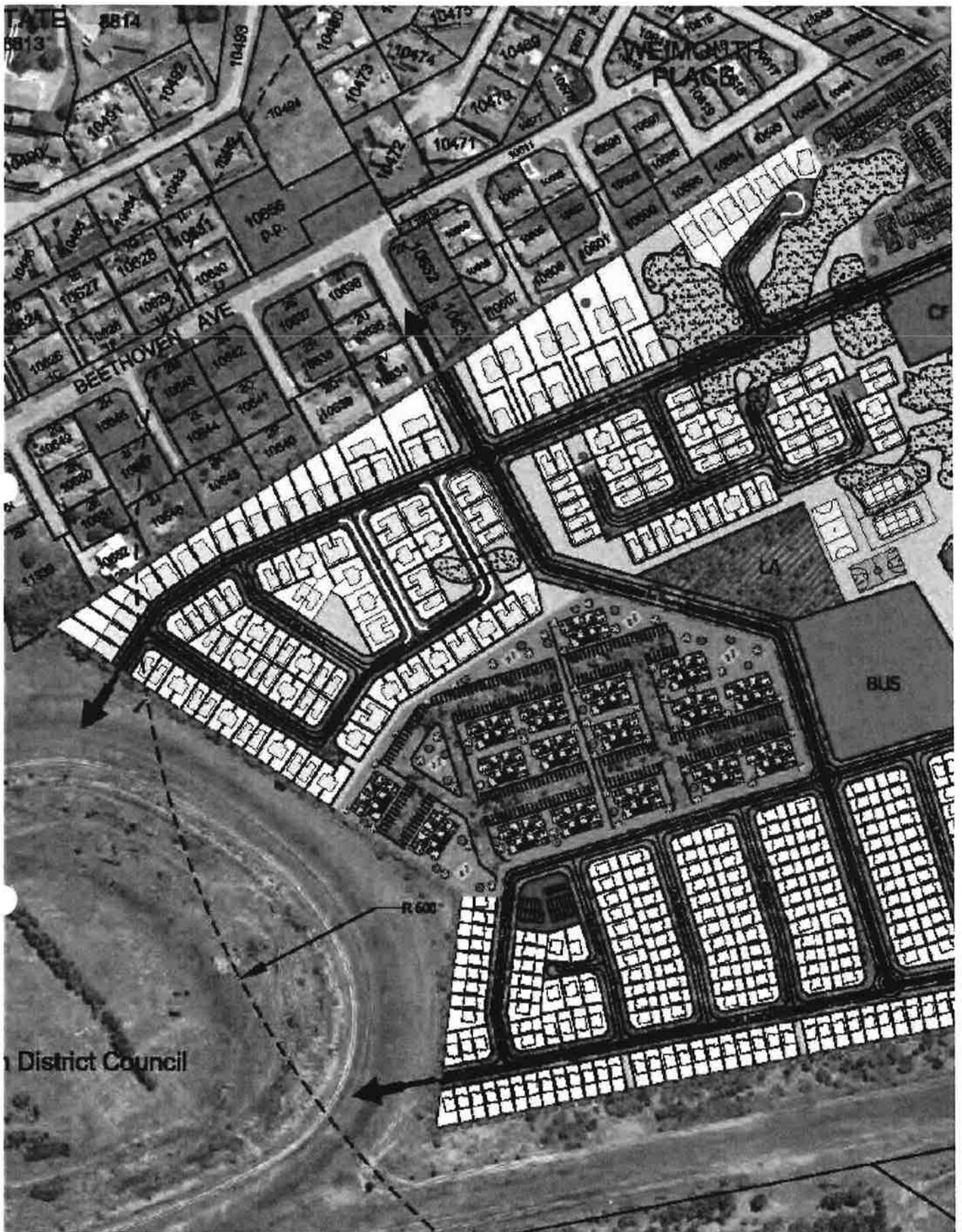
I do not know if RDP homes was involved in that case. I do not think so... anyone with contacts can you please find out? I believe we do have a case for stopping the RDP homes.

We can now have our say regarding this development now and I would urge you all to do so.

Example regarding THE MAP and the answers given in that document which do not answer much and avoids difficult answers with "we will try" that is no answer

- 1, The location of the Taxi Rank or bus stop. Noise pollution from the site and traffic being directed into WH. We would want that on Victoria road to direct traffic onto that road not WH.
- 2, The soccer field completely removing a designated forest area.
- 3, The RDP zone? Is that really 600 RDP homes on this map? Looks way more than that to me.
- 4, We would want a police station or some type security building close to the entrance on Beethoven avenue road.
- 5, We would require some perimeter wall boundary around the entire development. Ideally 2 meters
- 6, No tar connection onto Victoria drive on map. Why ? this will force all traffic into WH.
- 7, Please scrutinize map and attached for issues and let creece@srk.co.za portelizabeth@srk.co.za know. Once you start reading you will find lots of comments you would want to respond on.

PPWH will look over the doc and respond to "we will try" answers these cannot be accepted by PPWH. Compiling this response will take time and comments from the public needs to be in by the 15 April.



ONE THIRD OF RDP HOUSES IN NELSON MANDELA BAY ILLEGALLY OCCUPIED: DA

APRIL 10, 2015



The Democratic Alliance (DA) in the Eastern Cape says it is shocked to learn that almost one third of RDP houses in the Nelson Mandela Bay Metro are illegally occupied.

"This was revealed in an agenda to the Human Settlements committee today which relates to the illegal occupancy of RDP homes in a sampling of only two wards and points directly toward a lack of effective controls," DA Cllr Andrew Gibbon said in a statement.

"If this same equation were applied to the total of 44 000 RDP houses built by the Metro since 1995, then it would appear that some 13 200 RDP houses are not occupied by the legal beneficiaries.

"The current cost of an RDP house is R102 000. A beneficiary can receive a subsidy for a house once only. The subsidy is linked directly to the beneficiary and to the erf number on which the house is built. Consequently the subsidy records should indicate to whom the house should legally belong."

He said the DA is requesting that immediate action be taken by Nelson Mandela Bay Metro officials to ensure that illegal occupancy of RDP houses does not take place.

"This particularly given the rumours that are rife among communities that a 'facilitation fee' of R6 000 will procure a R102 000 RDP house. Further allegations indicate that many of the illegal occupants have been placed in the RDP houses by Municipal officials.

"Councillors are then left to face justifiably disgruntled housing beneficiaries who, when wishing to occupy their new home are devastated to find that the house has already been occupied by an illegal occupant," Gibbon said.

"One such example affects a resident (name withheld), who has been fighting a losing battle since 2002 to gain legal occupancy of her RDP dwelling, for which she holds the legal property title deeds."

He said an investigation by the Human Settlements Directorate confirmed that this property had been illegally allocated by a previous Municipal official. This case is only one of many where beneficiaries are unable to take rightful occupancy of their homes, because their homes have already been illegally occupied.

"The DA strongly urges that external, independent consultants be appointed to conduct a full forensic audit into the allocation and occupancy of RDP houses in the Metro.

"Where illegal occupants are found, the legal process has be followed to have the illegal occupants removed, the house rectified (if required) and the rightful beneficiary be allowed to move into their home.

"Further, officials responsible for the illegal allocation of RDP houses should face the full legal consequences of their dishonest actions," Gibbon said.

"In the interim, the Executive Director of Human Settlements should present a monthly report to Council containing the names of the beneficiaries and erf numbers of houses allocated during the preceding month.

"This practice has become endemic within our institution and the Democratic Alliance will never condone the misuse and abuse of state funds in the manner in which RDP houses are currently allocated in the Nelson Mandela Bay Metro. This malpractice is immoral, it deprives honest folk who have waited patiently for years to have their own home and it must immediately be halted."

From: Reece, Claire [<mailto:CReece@srk.co.za>]

Sent: 10 April 2015 02:56 PM

To: lawrence.joubert@pkf.co.za; 'Eduan Vermaak (E)'

Subject: RE: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

Gooday Gentlemen,

Please see extracted table as requested.

You can download the full report from our website.

<http://www.srk.co.za/en/za-walmer-housing-development-erf-11305-port-elizabeth>.

Kind Regards

Claire Reece

Receptionist

 **srk consulting**

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Email: creece@srk.co.za

From: Lawrence Joubert [<mailto:lawrence.joubert@pkf.co.za>]

Sent: 02 April 2015 11:18 AM

To: journalist3@ricochetpublishing.co.za; bun@dieburger.com; mamachiza@gmail.com; ajb@intekom.co.za; christopher.cocks@telkomsa.net; matt@jendamark.co.za; justin.nel40@gmail.com; sue.smith@investec.co.za; hshome@pemail.co.za; albertpret@mweb.co.za; andrew.southby@nov.com; nywla.dupreez@gmail.com;

kevin1952williams@gmail.com; ljwbrowne@iafrica.com; chippym@telkomsa.net; neljg@mweb.co.za; lawrence.joubert@pkf.co.za; aaverster@gmail.com; acm@iafrica.com; adrian@netaddress.co.za; Andile.Ntlokwana@guan-ts.com; antonswart@webafrica.org.za; Barbara@sanlam4u.co.za; barry.nell@hotmail.com; blayne@sbtbuilding.co.za; brett@entecom.co.za; brianpam@mweb.co.za; bscholtz@sbtconstruction.co.za; chris.k@yelkomsa.net; christo.zeelie@vodamail.co.za; chthiart@mweb.co.za; d.simpson@telkomsa.net; dashw@mweb.co.za; daveandsen@telkomsa.net; dDuPreez@aspenpharma.com; debbiegherbavaz@gmail.com; dfm@telkomsa.net; docjan@africareal.co.za; donsavir@gmail.com; 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; Hilda.Truter@medicross.co.za; 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; Let-Marie Smith; Lizeka.Tandwa@media24.com; lonejean@me.com; lorrainerosslee@gmail.com; lucianop@phumelela.com; lulama.sikutshwa@gmail.com; Lynette van der Walt; lynette.vanderwalt@pkf.co.za; maraisk@absamail.co.za; margie.gaddin@gmail.com; marinogherbavaz@gmail.com; mark@bvdm.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; orreytonyliz@gmail.com; Ossie.Long@aurecongroup.com; p.myburgh@mweb.co.za; im.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@mandelametro.gov.za; ward3@mandelametro.gov.za; wendyridge@telkomsa.net; wilnanoack@hotmail.com; wimdewaard@isat.co.za; wvaneck@reclam.co.za; yvonne@fspa.co.za

Cc: portelizabeth@srk.co.za; WMarais@srk.co.za; rgardiner@srk.co.za; express@media24.com;

heraldletters@timesmedia.co.za; theherald@timesmedia.co.za

Subject: Protect and preserve Walmer Heights PPWH Update and response to SRK.

Dear concerned recipient.

Protect and preserve Walmer Heights

I would like object vehemently against the current summery from SRK and the proposed 600 RDP homes ; leader of Protect and Preserve Walmer Heights, on behalf of the majority of the residents. These homes will house people desperately looking for money next to established affluent Walmer Heights that has never seen the danger of an RDP establishment located within short 3 minute walking distance before.

I would also like object vehemently against the summery released by SRK as it does not include a list of the majority of problems that was raised in the original document handed in by WH residents and only includes a few problem topics.

I would like to resubmit the original document again and ask for it to be read this time and included in future documents?

List of foreseeable problems in summery done for SRK by PPWH.

- 1) Pedestrian traffic
- 2) Pedestrian crossings
- 3) Pedestrian sidewalks. None currently in Walmer Heights

4) Security and crime issues, security upgrades to homes "let's not fool ourselves I lived 1 street away from Walmer Informal settlement for 1 year and there was hardly 1 night that home alarms did not go off around us the crime is a fact"

"Spare a thought for all the elderly." As said by one resident.

5) Security upgrades to homes

6) Population regulation in the RDP zone and other zones.

7) Building maintenance

8) Taxi violence or turf wars

9) Taxi sound systems and loud noise pollution from site and on route to site.

10) Traffic day and night on route to site. And noise pollution associated with it.

11) protecting vulnerable homes bordering onto Arlington race way as criminals can rob those homes without entering into Beethoven avenue. This is currently a known problem as well.

12) The ability to locate criminals once they enter the development also poses a serious problem.

13) Refuse collection is claimed to be included in the document. What do WH residents do when garbage is dumped into Walmer Heights? What recourse does the resident have if this is not done in time any more as is the case with most RDP developments, and who pays for that clean up? This will be a constant problem trash in the streets from pedestrians.

14) Opportunistic crime will be very high as this development is very different to Walmer Heights 90% of WH is empty during the day and this development will have 1000 families home at any one time. This is already known by criminals constantly targeting Walmer Heights homes.

15) Gang violence currently does not exist in Walmer Heights this development will bring gang violence to WH. Let's not fool ourselves here.

16) Drug dealers and related activity will also move into WH

17) Evacuation of WH will not be able to take place in an efficient way due to overcrowding of the roads in the event of an emergency evacuation

18) setting this summary they say most new residents do not have cars. This document does not consider what happens in 10/ 20/30 years time 1700 families consisting of according to them of 4 people. To a minimum of 2 cars per family 3400 cars being added to the road excluding Bus traffic resulting roads being severely congested and dangerous. Changing the way people live in WH for ever. No walks with dogs or riding of bikes by children or adults do to crime and road danger.

19) Insurance increases for the entire WH.

20) Disturbance of peace. Loitering, beggars, job hunters, criminals scouting, noise pollution

21) Violent Strikes and burning of tires in WH

22) Traffic jams not seen before in WH

3) Exciting times during peak traffic times increase beyond acceptable.

24) Sand dune erosion and land erosion of proposed building site

25) Storm water drains blocking due to erosion and lack of gardening maintenance by residents.

26) Long term sustainability study as to not devalue established rate paying WH

27) Shack dwellings being built in RDP fashion in the back yard of homes.

28) Total decline in the aesthetics of the suburb.

29) Inability of informal residents to adequately maintain their dwellings.

30) Threat of road closures due to protest/unrest actions.

31) Failing/Inadequate existing infrastructure.

32) The majority of current residents do not want to live in close proximity to a RDP development due to known problems associated with these type developments. This is why they chose to live there in the first place to start off with. How will you address this?

33) Substantial devaluation of existing property values. This is already the case for WH.

34) Cost to existing homeowners and residents to install adequate security systems.

35) Devaluation of area and resultant undesirability for resale.

36) You are not providing for the people who live in WH.. you providing challenges and problems we cannot pay to solve ourselves.

- 37) No connection to Victoria drive on map. all traffic is going into WH according to map this will create massive amounts of pedestrian traffic and vehicle traffic for WH.
- 38) The main power source as said in document is Electricity? There is not enough currently available and we have more load shedding as a result.. and you want to build more homes? please explain? This will result in air pollution as people make use of wood fires for energy. And more load shedding to rate paying citizens. And they will be getting it for free. How does that work? It does not work! How fair is that?
- 39) Water has always been a problem in Eastern Cape and we don't go without water shortage in a 2 to 3 year period. You want to build houses? Where is the water coming from? Please build more dams first so rate paying people can get what they are paying for? It's only fair? Let us know please...
- 40) Water pressure will drop significantly if this development is connected to old bulk infrastructure in WH installed to service WH only. Water pressure needs to be addressed as a serious matter.
- 41) Placing a RDP development next to a very affluent suburb will tempt those who do not have any luxuries, high-end technology and money, vast amounts to steal from homes with these luxuries without enough protection the majority empty during the day within 3 minute walking and 1 minute running distance. How do you plan to protect venerable people who have lived in a secure safe environment who must fit the bill to adapt security?
- 42) Ask Zuma why he moved a whole village away from Nkandla? Let us know what he says please. It's clearly full of issues living that close.
- 43) This is not a race issue, black and white people in WH are moving away. Or trying to as their houses are worth less 40% currently and no one really wants to live or buy in WH anymore due to this proposal.
- 44) Live stock roaming the streets, Donkeys, Cows, Pigs, whatever one can find on a farm. This is Walmer informal settlement and the surrounds current problems.
- 45) Protection enforcement of designated forest areas in the proposed site against being chopped down by RDP residents.

I would like to say thank you for your support PPWH Group if we said nothing this development would have consisted of only RDP homes and the negative impact would have been more devastating on Walmer Heights.

The development is now consist of blending in area towards the RDP homes. This is an acknowledgement by government that RDP homes are not good for a established neighbourhood that is affluent.

Residents of Walmer Heights!

The RDP part or even this map has not yet been approved in its current form, We should acknowledge that development is coming in some form or another. We are still protesting the RDP zone on the strongest procedure possible.

Should we lose a court case against the RDP zone.

We have 2 choices

Both will require careful thought. This might be our time window to save money for the choices we have to make.

- 1) Stay in WH- You need to think of extensive security upgrades and contend with a changed new dangerous WH. We do not know if government will pay for upgrades but we will try.
- 2) Leave WH- You need to think about 40% or more loss on your home if sold. We do not know if government will pay for value lost but we will try.
- 3) I can only speak for myself that's why you are receiving this letter. I will fight this development in its current form.

Herewith article to be sent out, although I must say I had a meeting with Johan Meiring and have spoken to Town Planning at the NMMM, it seems there are two possible plans up for consideration, this despite the fact that the EIA has not being completed. I have sent the draft article to the committee ..

Will you arrange for the press release



Craig de Lange | B Comm Law, LLB
Director
Attorney, Conveyancer and Notary Public
Email: craig@burmeisters.co.za
Fax/Email : 086-657-6060

BURMEISTER DE LANGE SONI INC.
35a 3rd Ave, Newton Park, Port Elizabeth 6001
Tel : 041-373-9693 Fax : 086-225-0946
Email : info@burmeisters.co.za
WWW.BURMEISTERS.CO.ZA

Happy Easter weekend to all.

Easter Holidays 2015



For
Protect and preserve Walmer Heights

From: Reece, Claire [<mailto:CRreece@srk.co.za>]

Sent: 30 March 2015 04:15 PM

To: Undisclosed recipients:

Subject: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

Dear Interested and Affected Parties / Stakeholders

Attached please find the Executive Summary of the Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape.

SRK provides a description of the development proposed by the proponent, as well as relevant environmental issues that will require further investigation and assessment in the Impact Assessment phase of the project, and includes a Draft Plan of Study (POSE) for EIA. All comments received from IAPs on the proposed development thus far have been included in the DSR, and a summary of IAP comments and responses is included in the Report.

Printed copies of this report are available for public review and a 40 day comment period at the Walmer Public Library, and electronically for download via <http://www.srk.co.za/en/za-walmer-housing-development-erf-11305-port-elizabeth>. SRK believes that the Draft Scoping Report provides an accurate reflection of the public participation

process and the issues identified. Comments on the Draft Scoping Report should be submitted before 12pm on **14 May 2015** to SRK at the following contact details:

PO Box 21842, Port Elizabeth, 6000
Email: portelizabeth@srk.co.za
Fax: (041) 509 4850

Comments on the DSR will be included in a Final Scoping Report, which will be submitted to the Department of Economic Development, Environmental Affairs and Tourism (DEDEAT) for consideration. DEDEAT will evaluate the FSR, including comments from IAPs, and either approve the POSE, or specify changes that need to be addressed in the Environmental Impact Report.

Kind Regards,



SRK Consulting (South Africa) (Pty) Ltd.

Ground Floor, Bay Suites, 1a Humewood Rd, Humeral, Port Elizabeth, 6001

P O Box 21842, Port Elizabeth, 6000

Tel: +27(0)41 509 4800; Fax: +27(0)41 509 4850

Email: portelizabeth@srk.co.za

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<http://www.pkf.co.za/emaildisclaimer.htm>

The PKF logo, consisting of the letters 'PKF' in a large, bold, stylized font.

chartered accountants
& business advisers

317

Reece, Claire

From: Lawrence Joubert <lawrence.joubert@pkf.co.za>
Sent: 13 April 2015 03:08 PM
To: Port Elizabeth
Subject: RE: Protect and preserve Walmer Heights PPWH Update and response to SRK.

I was made aware of mistake in the date deadline. It is **14 May** 2015 for all comment to be in?

From: Port Elizabeth [mailto:P@srk.co.za]
Sent: 13 April 2015 03:04 PM
To: lawrence.joubert@pkf.co.za
Cc: Gardiner, Rob; Marais, Wanda
Subject: RE: Protect and preserve Walmer Heights PPWH Update and response to SRK.

Dear Mr Lawrence,

We acknowledge receipt of your correspondence.

Kind Regards

Claire Reece
Receptionist

 **srk consulting**

SRK Consulting (South Africa) (Pty) Ltd.

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From: Lawrence Joubert [mailto:lawrence.joubert@pkf.co.za]
Sent: 13 April 2015 10:32 AM
To: lawrence.joubert@pkf.co.za; journalist3@ricochetpublishing.co.za; bun@dieburger.com; mamachiza@gmail.com; ajb@intekom.co.za; christopher.coocks@telkomsa.net; matt@jendamark.co.za; justin.nel40@gmail.com; sue.smith@investec.co.za; hshhome@pemail.co.za; albertpret@mweb.co.za; andrew.southby@nov.com; nywla.dupreez@gmail.com; kevin1952williams@gmail.com; ljwbrowne@iafrica.com; chippym@telkomsa.net; neljg@mweb.co.za; aaverster@gmail.com; acm@iafrica.com; adrian@netaddress.co.za; Andile.Ntlokwana@quantis.com; antonswart@webafrica.org.za; Barbara@sanlam4u.co.za; barry.nell@hotmail.com; blayne@sbtbuilding.co.za; brett@entecom.co.za; brianpam@mweb.co.za; bscholtz@sbtconstruction.co.za; chris.k@yelkomsa.net; christo.zeelie@vodamail.co.za; chthiart@mweb.co.za; d.simpson@telkomsa.net; dashw@mweb.co.za; daveandsen@telkomsa.net; dDuPreez@aspenpharma.com; debbiegherbavaz@gmail.com; dfm@telkomsa.net; docjan@africareal.co.za; donsavir@gmail.com; drjafta@yahoo.com; elmare@remaxind.co.za; elsfra@telkomsa.net;

Reece, Claire

317

From: Lawrence Joubert <lawrence.joubert@pkf.co.za>
Sent: 10 April 2015 04:13 PM
To: Reece, Claire; 'Eduan Vermaak (E)'
Subject: RE: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

Thank you,

I will read next week and respond.

From: Reece, Claire [mailto:CReece@srk.co.za]
Sent: 10 April 2015 02:56 PM
To: lawrence.joubert@pkf.co.za; 'Eduan Vermaak (E)'
Subject: RE: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

Gooday Gentlemen,

Please see extracted table as requested.

You can download the full report from our website.

<http://www.srk.co.za/en/za-walmer-housing-development-erf-11305-port-elizabeth>.

Kind Regards

Claire Reece
Receptionist

 **srk consulting**

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 Please consider the environment before printing this email

From: Lawrence Joubert [mailto:lawrence.joubert@pkf.co.za]
Sent: 10 April 2015 02:15 PM
To: Reece, Claire; 'Eduan Vermaak (E)'
Subject: RE: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

Reece, Claire

From: Lawrence Joubert <lawrence.joubert@pkf.co.za>
Sent: 13 April 2015 10:32 AM
To: lawrence.joubert@pkf.co.za; journalist3@ricochetpublishing.co.za; bun@dieburger.com; mamachiza@gmail.com; ajb@intekom.co.za; christopher.coocks@telkomsa.net; matt@jendamark.co.za; justin.nel40@gmail.com; sue.smith@investec.co.za; hshhome@pemail.co.za; albertpret@mweb.co.za; andrew.southby@nov.com; nywla.dupreez@gmail.com; kevin1952williams@gmail.com; ljwbrowne@iafrica.com; chippym@telkomsa.net; neljg@mweb.co.za; aaverster@gmail.com; acm@iafrica.com; adrian@netaddress.co.za; Andile.Ntlokwana@quan-ts.com; antonswart@webafrica.org.za; Barbara@sanlam4u.co.za; barry.nell@hotmail.com; blayne@sbtbuilding.co.za; brett@entecom.co.za; brianpam@mweb.co.za; bscholtz@sbtconstruction.co.za; chris.k@yelkomsa.net; christo.zeelie@vodamail.co.za; chthiart@mweb.co.za; d.simpson@telkomsa.net; dashw@mweb.co.za; daveandsen@telkomsa.net; dDuPreez@aspennpharma.com; debbiegherbavaz@gmail.com; dfm@telkomsa.net; docjan@africareal.co.za; donsavir@gmail.com; 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; Hilda.Truter@medicross.co.za; 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.escape.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; 'Let-Marie Smith'; Lizeka.Tandwa@media24.com; lonejean@me.com; lorrainerosslee@gmail.com; lucianop@phumelela.com; lulama.sikutshwa@gmail.com; 'Lynette van der Walt'; lynette.vanderwalt@pkf.co.za; maraislk@absamail.co.za; margie.gaddin@gmail.com; marinogherbavaz@gmail.com; mark@bvdm.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; nadiavanzy1234@gmail.com; nic.kruger@live.co.za; nkruger@natglass.co.za; nuxxy@nuxxy.com; Nzuzo.Pukuza@coega.co.za; orreytonyliz@gmail.com; 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@mandelametro.gov.za; ward3@mandelametro.gov.za; wendyridge@telkomsa.net; wilnanoack@hotmail.com; wimdewaard@isat.co.za; wvaneck@reclam.co.za; yvonne@fspa.co.za
Cc: Port Elizabeth; Marais, Wanda; Gardiner, Rob; express@media24.com; heraldletters@timesmedia.co.za; theherald@timesmedia.co.za

Subject:
Attachments:

RE: Protect and preserve Walmer Heights PPWH Update and response to SRK:
475764_Walmer Housing erf 11305 DSR_C&R tbl 4.2_20150330a.pdf

Good day all.

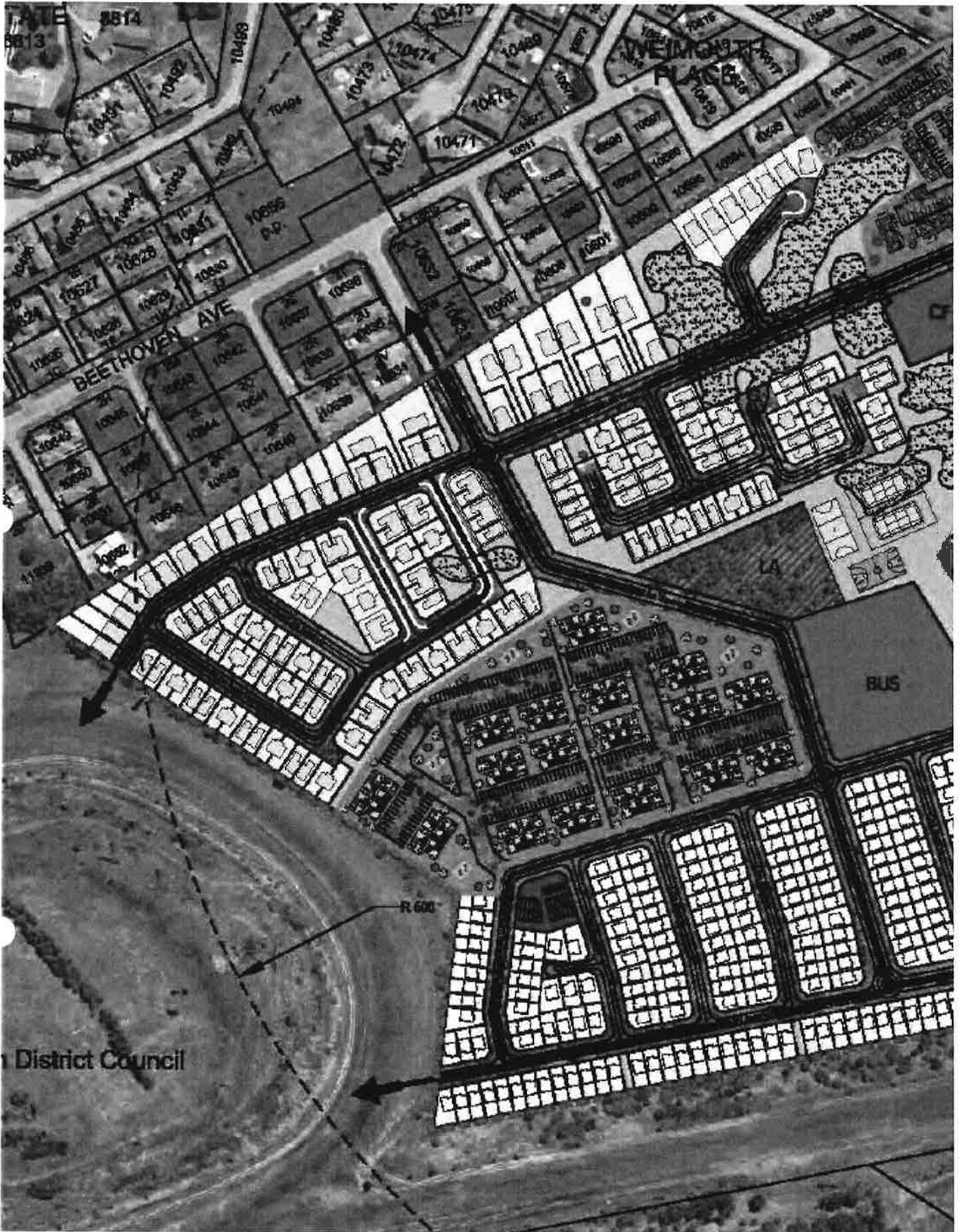
Just to clarify why we cannot stop a development. There was a similar case in Hout Bay where the residents complained about a similar development in a similar manner we are. They took the case to the constitutional court where it was found "unconstitutional to object to decision made by an municipal authority"

I do not know if RDP homes was involved in that case. I do not think so... anyone with contacts can you please find out? I believe we do have a case for stopping the RDP homes.

We can now have our say regarding this development now and I would urge you all to do so. Example regarding THE MAP and the answers given in that document which do not answer much and avoids difficult answers with "we will try" that is no answer

- 1, The location of the Taxi Rank or bus stop. Noise pollution from the site and traffic being directed into WH. We would want that on Victoria road to direct traffic onto that road not WH.
- 2, The soccer field completely removing a designated forest area.
- 3, The RDP zone? Is that really 600 RDP homes on this map? Looks way more than that to me.
- 4, We would want a police station or some type security building close to the entrance on Beethoven avenue road.
- 5, We would require some perimeter wall boundary around the entire development. Ideally 2 meters
- 6, No tar connection onto Victoria drive on map. Why ? this will force all traffic into WH.
- 7, Please scrutinize map and attached for issues and let creece@srk.co.za portelizabeth@srk.co.za know. Once you start reading you will find lots of comments you would want to respond on.

PPWH will look over the doc and respond to "we will try" answers these cannot be accepted by PPWH. Compiling this response will take time and comments from the public needs to be in by the 15 April.



<http://www.rnews.co.za/article/3579/one-third-of-rdp-houses-in-nelson-mandela-bay-illegally-occupied-da>

ONE THIRD OF RDP HOUSES IN NELSON MANDELA BAY ILLEGALLY OCCUPIED: DA

APRIL 10, 2015



The Democratic Alliance (DA) in the Eastern Cape says it is shocked to learn that almost one third of RDP houses in the Nelson Mandela Bay Metro are illegally occupied.

"This was revealed in an agenda to the Human Settlements committee today which relates to the illegal occupancy of RDP homes in a sampling of only two wards and points directly toward a lack of effective controls," DA Cllr Andrew Gibbon said in a statement.

"If this same equation were applied to the total of 44 000 RDP houses built by the Metro since 1995, then it would appear that some 13 200 RDP houses are not occupied by the legal beneficiaries.

"The current cost of an RDP house is R102 000. A beneficiary can receive a subsidy for a house once only. The subsidy is linked directly to the beneficiary and to the erf number on which the house is built. Consequently the subsidy records should indicate to whom the house should legally belong."

He said the DA is requesting that immediate action be taken by Nelson Mandela Bay Metro officials to ensure that illegal occupancy of RDP houses does not take place.

"This particularly given the rumours that are rife among communities that a 'facilitation fee' of R6 000 will procure a R102 000 RDP house. Further allegations indicate that many of the illegal occupants have been placed in the RDP houses by Municipal officials.

"Councillors are then left to face justifiably disgruntled housing beneficiaries who, when wishing to occupy their new home are devastated to find that the house has already been occupied by an illegal occupant," Gibbon said.

"One such example affects a resident (name withheld), who has been fighting a losing battle since 2002 to gain legal occupancy of her RDP dwelling, for which she holds the legal property title deeds."

He said an investigation by the Human Settlements Directorate confirmed that this property had been illegally allocated by a previous Municipal official. This case is only one of many where beneficiaries are unable to take rightful occupancy of their homes, because their homes have already been illegally occupied.

"The DA strongly urges that external, independent consultants be appointed to conduct a full forensic audit into the allocation and occupancy of RDP houses in the Metro.

"Where illegal occupants are found, the legal process has be followed to have the illegal occupants removed, the house rectified (if required) and the rightful beneficiary be allowed to move into their home.

"Further, officials responsible for the illegal allocation of RDP houses should face the full legal consequences of their dishonest actions," Gibbon said.

"In the interim, the Executive Director of Human Settlements should present a monthly report to Council containing the names of the beneficiaries and erf numbers of houses allocated during the preceding month.

"This practice has become endemic within our institution and the Democratic Alliance will never condone the misuse and abuse of state funds in the manner in which RDP houses are currently allocated in the Nelson Mandela Bay Metro. This malpractice is immoral, it deprives honest folk who have waited patiently for years to have their own home and it must immediately be halted."

From: Reece, Claire [<mailto:CReece@srk.co.za>]

Sent: 10 April 2015 02:56 PM

To: lawrence.joubert@pkf.co.za; 'Eduan Vermaak (E)'

Subject: RE: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

Gooday Gentlemen,

Please see extracted table as requested.

You can download the full report from our website.

<http://www.srk.co.za/en/za-walmer-housing-development-erf-11305-port-elizabeth>.

Kind Regards

Claire Reece

ceptionist

 **srk** consulting

SRK Consulting (South Africa) (Pty) Ltd.

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Email: creece@srk.co.za

From: Lawrence Joubert [<mailto:lawrence.joubert@pkf.co.za>]

Sent: 02 April 2015 11:18 AM

To: journalist3@ricochetpublishing.co.za; bun@dieburger.com; mamachiza@gmail.com; ajb@intekom.co.za; christopher.ocks@telkomsa.net; matt@jendamark.co.za; justin.nel40@gmail.com; sue.smith@investec.co.za; hshhome@pemail.co.za; albertpret@mweb.co.za; andrew.southby@nov.com; nywla.dupreez@gmail.com; kevin1952williams@gmail.com; ljbrowne@iafrica.com; chippym@telkomsa.net; neljg@mweb.co.za; lawrence.joubert@pkf.co.za; aaverster@gmail.com; acm@iafrica.com; adrian@netaddress.co.za; Andile.Ntlokwana@quan-ts.com; antonswart@webafrica.org.za; Barbara@sanlam4u.co.za; barry.nell@hotmail.com;

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Cc: portelizabeth@srk.co.za; WMarais@srk.co.za; rgardiner@srk.co.za; express@media24.com; heraldletters@timesmedia.co.za; theherald@timesmedia.co.za

Subject: Protect and preserve Walmer Heights PPWH Update and response to SRK.

Dear concerned recipient.

Protect and preserve Walmer Heights

I would like object vehemently against the current summery from SRK and the proposed 600 RDP homes as leader of Protect and Preserve Walmer Heights, on behalf of the majority of the residents. These homes will house people desperately looking for money next to established affluent Walmer Heights that has never seen the danger of an RDP establishment located within short 3 minute walking distance before.

I would also like object vehemently against the summery released by SRK as it does not include a list of the majority of problems that was raised in the original document handed in by WH residents and only includes a few problem topics.

I would like to resubmit the original document again and ask for it to be read this time and included in future documents?

List of foreseeable problems in summery done for SRK by PPWH.

- 1) Pedestrian traffic
- 2) Pedestrian crossings
- 3) Pedestrian sidewalks. None currently in Walmer Heights
- 4) Security and crime issues, security upgrades to homes "let's not fool ourselves I lived 1 street away from Walmer Informal settlement for 1 year and there was hardly 1 night that home alarms did not go of around us the crime is a fact"
"Spare a thought for all the elderly." As said by one resident.
- 5) Security upgrades to homes

- 6) Population regulation in the RDP zone and other zones.
- 7) Building maintenance
- 8) Taxi violence or turf wars
- 9) Taxi sound systems and loud noise pollution from site and on route to site.
- 10) Traffic day and night on route to site. And noise pollution associated with it.
- 11) protecting vulnerable homes bordering onto Arlington race way as criminals can rob those homes without entering into Beethoven avenue. This is currently a known problem aswell.
- 12) The ability to locate criminals once they enter the development also poses a serious problem.
- 13) Refuse collection is claimed to included in the document. What does WH residents do when garbage is dumped into Walmer Heights? What recourse does the resident have if this is not done in time any more as is the case with most RDP developments, and who pays for that clean up? This will be a constant problem trash in the streets from pedestrians.
- 14) Opportunistic crime will be very high as this development is very different to Walmer Heights 90% of WH is empty during the day and this development will have 1000 families home at any one time. This is already known by criminals constantly targeting Walmer Heights homes.
- 15) Gang violence currently does not exist in Walmer Heights this development will bring gang violence to WH. Let's not fool ourselves here.
- 16) Drug dealers and related activity will also move into WH
- 17) Evacuation of WH will not be able to take place in efficient way due to overcrowding of the roads in the event of an emergency evacuation
- 18) setting this summery the say most new residents does not have cars. This document does not consider what happens in 10/ 20/30 years time 1700 families consisting of according to them of 4 people. To a minimum of 2 cars per family 3400 cars being added to the road excluding Bus traffic resulting roads being severely congested and dangerous. Changing the way people live in WH for ever. No walks with dogs or riding of bikes by children or adult do to crime and road danger.
- 19) Insurance increases for the entire WH.
- 20) Disturbance of peace. Loitering, beggars, job hunters, criminals scouting, noise pollution
- 21) Violent Strikes and burning of tires in WH
- 22) Traffic jams not seen before in WH
- 23) Exciting times during peak traffic times increase beyond acceptable.
- 24) Sand dune erosion and land erosion of proposed building site
- 25) Storm water drains blocking due to erosion and lack gardening maintenance by residents.
- 26) Long term sustainability study as to not devaluate established rate paying WH
- 27) Shack dwellings being build in RDP fashion in the back yard of homes.
- 28) Total decline in the aesthetics of the suburb.
- 29) Inability of informal residents to adequately maintain their dwellings.
- 30) Threat of road closures due to protest/unrest actions.
- 31) Failing/Inadequate existing infrastructure.
- 32) The majority of current residents do not want to live in close proximity to a RDP development due to known problems associated with these type developments. This is why they chose to live there in the first place to start off with. How will you address this?
- 33) Substantial devaluation of existing property values. This is already the case for WH.
- 34) Cost to existing homeowners and residents to install adequate security systems.
- 35) Devaluation of area and resultant undesirability for resale.
- 36) You are not providing for the people who live in WH.. you providing challenges and problems we cannot pay to solve our selves.
- 37) No connection to Victoria drive on map. all traffic is going into WH according to map this will create massive amounts of pedestrian traffic and vehicle traffic for WH.
- 38) The main power source as said in document is Electricity? There is not enough currently available and we have more load shedding as a result.. and you want to build more homes? please explain? This will

result in air pollution as people make use of wood fires for energy. And more load shedding to rate paying citizens. And they will be getting it for free. How does that work? It does not work! How fair is that?

39) Water has always been a problem in Eastern Cape and we don't go without water shortage in a 2 to 3 year period. You want to build houses? Where is the water coming from? Please build more dams first so rate paying people can get what they are paying for? It's only fair? Let us know please...

40) Water pressure will drop significantly if this development is connected to old bulk infrastructure in WH installed to service WH only. Water pressure needs to be addressed as a serious matter.

41) Placing a RDP development next to a very affluent suburb will tempt those who do not have any luxuries, high-end technology and money, vast amounts to steal from homes with these luxuries without enough protection the majority empty during the day within 3 minute walking and 1 minute running distance. How do you plan to protect venerable people who have lived in a secure safe environment who must fit the bill to adapt security?

42) Ask Zuma why he moved a whole village away from Nkandla? Let us know what he says please. It's clearly full of issues living that close.

43) This is not a race issue, black and white people in WH are moving away. Or trying to as their houses are worth less 40% currently and no one really wants to live or buy in WH anymore due to this proposal.

44) Live stock roaming the streets, Donkeys, Cows, Pigs, whatever one can find on a farm. This is Walmer informal settlement and the surrounds current problems.

45) Protection enforcement of designated forest areas in the proposed site against being chopped down by RDP residents.

I would like to say thank you for your support PPWH Group if we said nothing this development would have consisted of only RDP homes and the negative impact would have been more devastating on Walmer Heights.

The development is now consist of blending in area towards the RDP homes. This is an acknowledgement by government that RDP homes are not good for a established neighbourhood that is affluent.

Residents of Walmer Heights!

The RDP part or even this map has not yet been approved in its current form, We should acknowledge that a development is coming in some form or another. We are still protesting the RDP zone on the strongest procedure possible.

Should we lose a court case against the RDP zone.

We have 2 choices

Both will require careful thought. This might be our time window to save money for the choices we have to make.

- 1) Stay in WH- You need to think of extensive security upgrades and contend with a changed new dangerous WH. We do not know if government will pay for upgrades but we will try.
- 2) Leave WH- You need to think about 40% or more loss on your home if sold. We do not know if government will pay for value lost but we will try.
- 3) I can only speak for myself that's why you are receiving this letter. I will fight this development in its current form.

Herewith article to be sent out, although I must say I had a meeting with Johan Meiring and have spoken to Town Planning at the NMMM, it seems there are two possible plans up for consideration, this despite the fact that the EIA has not being completed. I have sent the draft article to the committee ..

Will you arrange for the press release

Happy Easter weekend to all.

Easter Holidays 2015



For
Protect and preserve Walmer Heights

From: Reece, Claire [<mailto:CRreece@srk.co.za>]

Sent: 30 March 2015 04:15 PM

To: Undisclosed recipients:

Subject: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

Dear Interested and Affected Parties / Stakeholders

Attached please find the Executive Summary of the Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape.

SRK provides a description of the development proposed by the proponent, as well as relevant environmental issues that will require further investigation and assessment in the Impact Assessment phase of the project, and includes a Draft Plan of Study (POSE) for EIA. All comments received from IAPs on the proposed development thus far have been included in the DSR, and a summary of IAP comments and responses is included in the Report.

Printed copies of this report are available for public review and a 40 day comment period at the Walmer Public Library, and electronically for download via <http://www.srk.co.za/en/za-walmer-housing-development-erf-11305-port-elizabeth>. SRK believes that the Draft Scoping Report provides an accurate reflection of the public participation process and the issues identified. Comments on the Draft Scoping Report should be submitted before 12pm on **14 May 2015** to SRK at the following contact details:

PO Box 21842, Port Elizabeth, 6000

Email: portelizabeth@srk.co.za

Fax: (041) 509 4850

Comments on the DSR will be included in a Final Scoping Report, which will be submitted to the Department of Economic Development, Environmental Affairs and Tourism (DEDEAT) for consideration. DEDEAT will evaluate the FSR, including comments from IAPs, and either approve the POSE, or specify changes that need to be addressed in the Environmental Impact Report.

Kind Regards,



SRK Consulting (South Africa) (Pty) Ltd.

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From: Chris Roberts [<mailto:Chris.Roberts@arecongroup.com>]

Sent: 28 May 2015 08:50 AM

To: Reece, Claire

Cc: andrew@hpoconsulting.co.za; Chris Roberts; Dave Koen; Dave Worthington (david.worthington@katcon.com); Derrick Thornton; Larry martin (larry.martin@gmail.com); 'Mike Viviers '; 'Roy Kelbrick'

Subject: RE: Draft Scoping Report (DSR) for the Proposed Walmer Housing Development on erf 11305 in Port Elizabeth, Eastern Cape

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Hi Claire, many thanks for this. I will check again with the Manager. The email address is correct so I don't know what went wrong. I apologise if I was a bit aggressive in my email yesterday but it came as a bit of a shock. We know the land next to us was sold to NMBM, but I had no idea it had got so far already.

I had a look at the documents last night and I don't think we will have any problems except for security. This is our main concern and we will definitely need a very good security wall between the club and development. I see that this was included in the previous ROD which is now out of date. We do have a section of walling but it is not very secure as we ran out of money to finish it off years ago. We already have a major problem with people wandering on to the golf course. Our club serves Qebegha as well as the rest of Walmer and there is a strong contingent of golfers from the township who are also at risk from the criminal element. Perhaps we can meet sometime to discuss this. I don't know how much detail you would put into your final reports on a matter like this.

Regards

Chris

PS I attach an email just in from our Manager which I attach.

C

Chris Roberts PrEng

Technical Director | Professional Engineer (Civil), Aurecon

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DISCLAIMER

From: Reece, Claire [<mailto:CRreece@srk.co.za>]

Sent: Wednesday, May 27, 2015 4:53 PM

To: Chris Roberts

Cc: Port Elizabeth; Gardiner, Rob; andrew@hpoconsulting.co.za; Dave Koen; Dave Worthington (david.worthington@katcon.com); Derrick Thornton; Larry martin (larry.martin@gmail.com); 'Mike Viviers '; 'Roy Kelbrick'; Rump, Nicola