

## Marais, Wanda

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**From:** Andrea Shirley <Andrea.Shirley@coega.co.za>  
**Sent:** 04 July 2017 03:10 PM  
**To:** Marais, Wanda  
**Cc:** Graham Taylor; Gustav Meyer  
**Subject:** RE: NOTICE OF COMMENT PERIOD: DBAR FOR THE PROPOSED REZONING OF ERF 4603, DESPATCH, NELSON MANDELA BAY MUNICIPALITY  
**Attachments:** 501841\_Rezoning 4603\_DBAR\_(Executive Summary)\_20170601 - CDC comments.pdf

Dear Wanda

Below (listed) and attached (using the sticky note function) comments on the Draft BAR and Executive Summary, submitted by the Coega Development Corporation:

1. **Access Roads:** The report provides for two options which will utilise the access road into the NMBLP. The access road was designed specifically for access into Precincts A and B of the NMBLP and does not make provision for an access point as provided by the two options within the Draft BAR. Furthermore, the two proposed road options will potentially encroach upon land set aside by the NMBM for the provision of bulk electrical services and long term PRASA rail services as contained within the Jachtlakke Precinct Plans. The proposed access will thus potentially inhibit the longer term development of Precinct A and B of the NMBLP.
2. **Other Services:** The Master Planning Layouts for Precincts A and B of the NMBLP do not make provision for servicing of an industrial site on erf 4603 Despatch. Any services to erf 4603 cannot be accommodated within the NMBLP given the current design and as built specifications for services.
3. **Jachtlakke Precinct Plan:** The proposed development does not appear to have thoroughly considered the availability of services as planned for the Jachtlakke Precinct Plan. As the proposal stands, there are a number of conflicts with the LSDF for the area in respect to the provision of services.
4. **Construction Phase Airborne Emissions:** Dust control must be effectively implemented during the construction phase. Existing investors in Precinct A of the NMBLP, particularly those involved in the automotive business, with showrooms, are sensitive receptors to airborne emissions.

Should any further clarity be required in regard to the CDC's comments, kindly propose a suitable date for a one-on-one session with SRK where these issues can be further discussed to each a solution.

Sincerely,

<p><b>Andrea Shirley</b>, MSc, PrSciNat, Prince 2 Project Manager - Operations Mobile: 082-6574648 Office: 041-4030400 Fax: 041-4030401 Email: <a href="mailto:Andrea.Shirley@coega.co.za">Andrea.Shirley@coega.co.za</a> Website: <a href="http://www.coega.co.za">www.coega.co.za</a></p>	 <p>ISO 9001   ISO 14001   ISO 20001   OHSAS 18001 - BBBEE Level 1 Contributor   EPWP Awards Recipient</p> <p>Vision: To be a leading catalyst for championing of socio-economic development.</p> 	 
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## Marais, Wanda

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**From:** Tobile Feni <ts.feni723@gmail.com>  
**Sent:** 05 July 2017 04:52 PM  
**To:** Marais, Wanda  
**Subject:** Re: REMINDER OF COMMENT PERIOD: DBAR FOR THE PROPOSED REZONING OF ERF 4603, DESPATCH, NELSON MANDELA BAY MUNICIPALITY

Good day Marais

In responding to your request, I have noted the following:

1. The ward is not Ward 4 but its Wsr46. The ward councillor should be involved at all stages.
2. The report covers all stakeholders that needed in this regard.
3. I want to emphasise that this must be reflective of SMME's involvement in all process leading start of work on the site.

However, the report makes me see no problems in it.

Best regards

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TS Feni

On 03 Jul 2017 3:55 PM, "Marais, Wanda" <[WMarais@srk.co.za](mailto:WMarais@srk.co.za)> wrote:

Dear Authorities, Stakeholders and Interested & Affected Parties,

**REMINDER OF COMMENT PERIOD: DBAR FOR THE PROPOSED REZONING OF ERF 4603, DESPATCH, NELSON MANDELA BAY MUNICIPALITY**

This serves as a general reminder that the deadline for comment as per the Draft Basic Assessment Report for the proposed rezoning of Erf 4603, Despatch, will expire at **17h00** on **5 July 2017**.

You are kindly requested to forward your comments to us timeously to ensure that they will be included in, and addressed in the Final Basic Assessment Report to be released in due course.

Kind Regards,

**Wanda Marais** B Proc

Public Participation Practitioner