

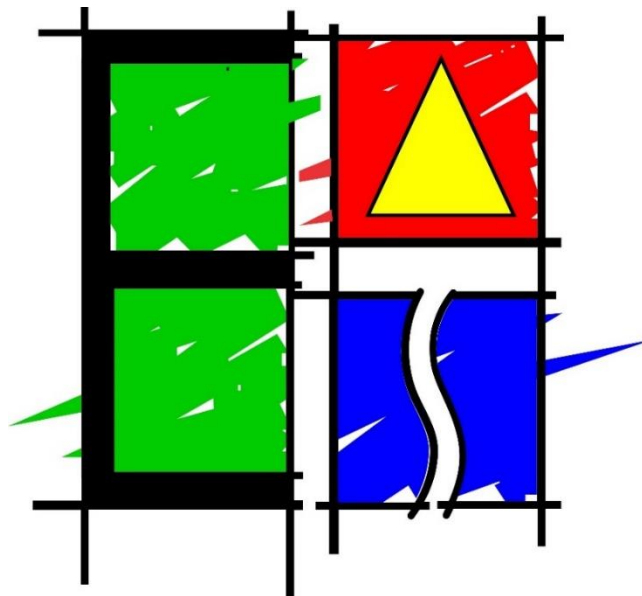
---

# DRAFT BAR COMMENTS AND RESPONSES REPORT

---

PROPOSED RESIDENTIAL DEVELOPMENT OF ERF 325, THEESCOMBE, GQEBERHA,  
EASTERN CAPE

DEDEAT Ref No: ECm1/C/LN1&3/M/35-2025



EAS Project Number: 2211

**Prepared by:**

Engineering Advice & Services (Pty) Ltd

**On behalf of:**

C.G.S Properties Trust

**Date:**

July 2025

# COMMENTS AND RESPONSES REPORT

Prepared for:

**CGS Property Trust**

P.O. Box 2179, North End, 6056, Gqeberha

Tel: 041 484 7211

Prepared by:

**Engineering Advice & Services (Pty) Ltd.**

73 Heugh Road, Walmer, Port Elizabeth, 6013

Tel: +27 (0)41 581 2421

Fax: +27 (0)86 683 9899

This Report has been prepared by Engineering Advice and Services, with all reasonable skill, care and diligence within the terms of the contract with the client, incorporating our standard terms and conditions of business and taking into account the resources devoted to it by agreement with the client. EAS disclaims any responsibility to the client and others in respect of any matters outside of the scope of the above.

This report is exclusive to the client and the described project. EAS accepts no responsibility of whatsoever nature to third parties to whom this Report, or any part thereof, is made known. Any such persons or parties rely on the report at their own risk.

**Compiled by:**

Name	Company	Email
Ms Lea Steyn	Engineering Advice & Services	<a href="mailto:lea@easpe.co.za">lea@easpe.co.za</a>
EAS Ref: F:\2200-2299\2211\Environmental\Reports\BAR Report\Draft\2211 - Appendix E - Comments and Responses Report Draft.docx		

**Assisted by:**

Name	Company	Email
Mr. Kurt Wicht	Engineering Advice & Services (GIS Technician)	<a href="mailto:kurtw@easpe.co.za">kurtw@easpe.co.za</a>
Ms Mongikazi Gxilishe	Engineering Advice & Services (Candidate EAP)	<a href="mailto:mongikazi@easpe.co.za">mongikazi@easpe.co.za</a>

## TABLE OF CONTENTS

---

<b>1</b>	<b>COMMENTS AND RESPONSES REPORT .....</b>	<b>1</b>
1.1	OBJECTIVES AND APPROACH.....	2
1.2	PUBLIC PARTICIPATION ACTIVITIES.....	2
1.3	DEDEAT COMMUNICATION & ACTIVITIES .....	3
1.4	NOTIFICATION TO THE PUBLIC REGARDING THE PROJECT.....	4
1.4.1	<i>Newspaper Adverts</i> .....	4
1.4.2	<i>A2 Site notices</i> .....	6
1.5	AVAILABILITY OF BASIC ASSESSMENT REPORT .....	7
1.6	REGISTERED INTERESTED AND AFFECTED PARTIES AND ISSUES RAISED .....	7
1.7	SUMMARY OF COMMENTS AND RESPONSES FROM ORGANS OF STATE .....	7
1.8	SUMMARY OF COMMENTS AND RESPONSES FROM INTERESTED AND AFFECTED PARTIES .....	1
<b>2</b>	<b>APPENDICES.....</b>	<b>18</b>
2.1	APPENDIX A - LIST OF INTERESTED AND AFFECTED PARTIES .....	19
2.2	APPENDIX B - NOTIFICATIONS.....	24
2.2.1	<i>Newspaper Notice</i> .....	24
2.2.2	<i>Notice Sign</i> .....	25
2.2.3	<i>Background Information Document (BID)</i> .....	26
2.2.4	<i>Notification Letter 1</i> .....	30
2.3	APPENDIX C – COMMUNITY MEETING ATTENDANCE REGISTER.....	36
2.4	APPENDIX D - I&AP REGISTRATION FORMS AND CORRESPONDENCE .....	40

# 1 Comments and Responses Report

In terms of NEMA procedures for the investigation, assessment, and communication of the potential impacts of activities on the environment must, inter alia, ensure, with respect to every application for environmental authorisation:

- coordination and cooperation between organs of state in the consideration of assessments where an activity falls under the jurisdiction of more than one organ of state;
- that the findings and recommendations flowing from an investigation, the general objectives of integrated environmental management laid down in the NEMA and the principles of environmental management set out in Section 2 of the NEMA are taken into account in any decision made by an organ of state in relation to any proposed policy, programme, process, plan or project; consequences or impacts; and
- public information and participation procedures which provide all interested and affected parties, including all organs of state in all spheres of government that may have jurisdiction over any aspect of the activity, with a reasonable opportunity to participate in those information and participation procedures.

The Public Participation Process (PPP) plays a significant role in the Environmental Authorisation process. The following requirements and recommendations on the public participation process to be followed for this project is outlined below:

Recommendations / Requirement:	EAP Response:
A public participation process ("PPP") that meets the requirements of Regulation 41 of the EIA Regulations, 2014 (as amended) must be undertaken.	Noted, to be adhered to.
A period of at least 30 days must be provided to all potential or registered interested and affected parties to submit comments on the BAR and EMPr.	Noted, to be adhered to.
In terms of Section 24O (2) and (3) of NEMA and Regulations 7(2) and 43(2) of the EIA Regulations, 2014, any State Department that administers a law relating to a matter affecting the environment relevant to the application must be requested to comment within 30 days.	All relevant and potentially affected parties have been notified, and comments have been requested.
The Environmental Assessment Practitioner ("EAP") is responsible for such consultation. Therefore, it is requested that the EAP include proof of such notification to the relevant State Departments in terms of Section 24O (2) and (3) of NEMA in the BAR, where appropriate. It is advised that the I&APs must be afforded a minimum of three (3) calendar days from the date of notification before the 30-day commenting period on the Basic Assessment Report.	Noted, please see <b>Appendix D</b> for proof of notification.
When notifying I&APs of the application, the minimum information to be provided in a notice, which include placing an advertisement or fixing a notice board, must contain, inter alia, whether a Basic Assessment or Scoping & EIR process is to be followed and information on how to register as an I&AP.	Noted, adhered to.
A register of I&APs must be opened, maintained and made available to any person requesting access to the register in writing. The register must also be submitted together with the BAR.	Noted, in progress.
In accordance with Regulation 7(2), the EAP must consult with every Organ of State that administers a law relating to a matter affecting the environment relevant to that application. The EAP must notify such Organ of State, including the Competent	Noted, to be adhered to.

Authority, in writing and provide them with a copy of the Basic Assessment Report. Note: Proof of the notification and contact details of such Organs of State must accompany the report that is submitted to the Competent Authority.	
The EAP must record and respond to all comments received. The comments and responses must be captured in a Comments and Responses Report and must also include a description of the public participation process followed and this report must also be included in the public participation information to be attached to the final Basic Assessment Report. The objectives are outlined below.	Noted.

## 1.1 Objectives and Approach

The overall aim of the Public Participation Process (PPP) is to ensure that all Interested and Affected Parties (I&AP's) have adequate opportunity to provide input on the process and proposed project activities. More specifically, the objectives of the PPP are as follows:

- Identify all potential I&AP's and notify each I&AP of the proposed project and of the Basic Assessment process;
- Provide an opportunity for I&AP's to raise issues and concerns or comment on the proposal of the project;
- Provide an opportunity for the EAP to engage with the I&AP's regarding their views or opinions towards the project;
- Provide an on-going conversation about key issues regarding the project and enable an inter-disciplinary approach towards involving the I&AP's; and
- Provide an opportunity for I&AP's to review the draft BAR prior to its finalisation.

## 1.2 Public Participation Activities

The Public Participation Process that was undertaken to solicit public opinion regarding the proposed activities has included the following activities so far:

- One Newspaper Advertisement/ Legal Notice (English) of the proposed activities published in "The Herald" newspaper on **09 July 2024 (Appendix B)**;
- Placement of two A2 on-site notice boards on **09 July 2024 (Appendix B)**;
- The Background Information Document (BID) and invitation to comment on the proposed project was sent to organs of state on **10 July 2024 (Appendix B)**,
- Distribution of the Notification letter on **09 July 2024** to all identified Interested and Affected Parties (IAP's), and stakeholders. A copy of the letter is attached in **Appendix B**, and the list of registered IAP's and authorities is given in **Appendix A**;
- A community meeting was held on **06 August 2024** to provide the EAP, Developer, and community an opportunity to discuss the proposed project (attached in **Appendix C**).
- Correspondence with interested and affected parties is attached in **Appendix D**.
- Collation of public and IAP comments on the notification email and adverts, including responses to these issues (see comments and responses summary in section 1.6 and Registration forms as well as email correspondence in **Appendix D**);
  - **Note that only those I&APs who consented to share their forms are displayed in this report**
- Inclusion of original correspondence from IAP's (**Appendix D**);

- Preparation of a Consult and draft BAR for the EA process;
- Distribution of the Draft BAR for review by IAP's, and submission to relevant authorities;
- Provision of a 30-day comment period on the Draft BAR;

The activities that will be undertaken during the application process include the following:

- Distribution of the Executive Summary to all IAP's registered for this process; and
- Distribution of the Draft BAR for public review, and submission to relevant authorities for comment.
- Submission of the Final BAR to DEDEAT for approval and a decision regarding environmental authorisation for the planned development.

### **1.3 DEDEAT Communication & Activities**

- **04 July 2025** - Application form submitted to the DEDEAT.
- **04/07/2025** - Acknowledgement of receipt of submission of Application Form was received from DEDEAT
- **04/07/2025** - DEDEAT reference was communicated as **ECm1/C/LN1&3/M/35-2025**.

All correspondence with DEDEAT is attached at the end of **Appendix D**.

## 1.4 Notification to the Public regarding the Project

### 1.4.1 Newspaper Adverts

The newspaper advert was placed in English in *The Herald* newspaper on 09 July 2024. Full clipping is attached in Appendix B.

Figure 1: PPP Advertisement

## **NOTICE OF PUBLIC PARTICIPATION PROCESS:**

### **BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY**

Notice is given in terms of Regulation 54 of the Environmental Impact Assessment (EIA) Regulations published in Government Notice No. 38282 (4 December 2014), as amended by NEMA EIA Regulations (2017): GN R327, 325 and 324 promulgated on 07 April 2017, under section 24 (5) of the National Environmental Management Act 1998 (Act No 107 of 1998), as amended, regarding the Proposed Development of Erf 325, Theescombe in Nelson Mandela Bay for a residential estate. In terms of the EIA regulations, the proposed development will require a Basic Assessment.

#### **Project Description:**

The applicant intends to utilise the site for the development of a residential estate and associated supporting infrastructure, as well as the installation of the required services.

#### **Applicant:**

**CGS Property Trust**

#### **Project name:**

PROPOSED DEVELOPMENT OF ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

#### **Opportunity to participate:**

Engineering Advice & Services has been appointed as an independent Environmental Assessment Practitioner, to coordinate, manage and compile the relevant Environmental Impact and Management reports, as well as to facilitate the relevant public participation process related to the proposed project in terms of the NEMA. The Basic Assessment will be submitted to the Department of Economic Development, Environmental Affairs and Tourism (DEDEAT).

#### **Registration of Interested & Affected Parties (I&APs)**

Interested and affected parties are invited to complete and submit the I&AP form at request via e-mail or via the website [www.easemp.co.za](http://www.easemp.co.za). The Background Information Document (BID) will provide more information regarding the Project as well as Site Notices around the development area. Please provide feedback before 12 August 2024 in order to receive the on-going communication throughout the BA process.

#### **Contact Details:**

Mr Lea Jacobs (EAP)

Engineering Advice and Services

Tel: 041 581 2421

Fax: 086 683 9899

E-Mail: [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

Website: <http://www.easemp.co.za>

**PLEASE NOTE: THIS IS A PUBLIC NOTIFICATION NOT A  
TENDER ADVERTISEMENT**

Figure 2: PPP Advertisement

### 1.4.2 A2 Site notices

Two A2 size colour notice boards were fixed in two different locations adjacent to the site.



Site Notice	Latitude:	Longitude:	Facing:	Viewing Detail:
1	34° 0'13.30"S	25°32'23.66"E	NE	Next to the intersection of Blumberg Road and Merle Road, facing northeast.
2	34° 0'20.31"S	25°32'36.47"E	E	On the corner of Chopin Road facing east.

The two official Notice Signs were erected next to the corner of Blumberg Road and Merle Road, facing northeast, and the corner of Chopin Road, facing east. Notice sign 1 was placed strategically, visible to cars and pedestrians traveling/turning along the Blumberg Road and turning into Merle Road, and notice sign 2 was placed strategically on the corner of the Chopin Road, visible to cars and pedestrians traveling/turning along the road uphill. These signs are all M-Foam PVC Foam Boards printed with industrial-grade ink. The signs were erected in areas where vehicles or pedestrians could safely stop to read the signs.



Figure 4: Notice Sign 1 in detail



Figure 5: Notice Sign 1 location



Figure 6: Notice Sign 2 in detail



Figure 7: Notice Sign 2 location

## 1.5 Availability of Basic Assessment Report

Printed copies of this report will be made available for public review on request; copies are also available at our offices. The report can also be accessed as an electronic copy on the Engineering Advice and Services' webpage via the 'Public Documents' link: [www.easemp.co.za](http://www.easemp.co.za). Should a person or organisation not have the means to download or access the report and its related documents online, other methods will be utilised.

Comments on the Consult BAR will be addressed appropriately through formal written means and incorporated into the Final BAR

## 1.6 Registered Interested and Affected Parties and Issues Raised

A list of registered IAP's, relevant authorities, and stakeholders is included in **Appendix A**.

## 1.7 Summary of Comments and Responses from Organs of State

Comments received from the authorities. Please see the table on the next page summarising the comments received as well as the responses thereto

Date	Sent from:	Sent to:	Content of communication:	Response:
10/07/2024	Lea Jacobs - EAS	DEDEAT	Sent an email informing a notice of a Basic Assessment process for the proposed project and attached a notification letter, background information document and a kml of the site. Subsequently, requested a confirmation receipt.	
10/07/2024	Andries Struwig - DEDEAT	EAS	<p>Indicated that the property being applied for had an Environmental Authorisation that lapsed.</p> <p>Enquired why this information was not included in the background document attached and why there is a new process being followed to obtain an Environmental Authorisation from the Department.</p> <p>Suggested a pre-application meeting to discuss the matter prior to submitting an application to the Department.</p>	<p>A new Basic Assessment process independent of any previous processes that were facilitated for the site, all information pertaining to the previous applications and the history of authorisations will be divulged in the Basic Assessment report which will also be subject to a 30-day public participation process.</p> <p>Accepted the invitation for a pre-application meeting.</p>
10/07/2024	Andries Struwig - DEDEAT	EAS	<p>Indicated the importance of stating clearly that there was an Authorisation issued previously that has lapsed which is the reason for the new application process.</p> <p>The previous application solicited quite a number of strong opinions / objections from I&amp;AP's and it is important to make sure that everyone is on the same page and that there is a common understanding as to the reason for the new application.</p>	Agreed and amended the letter and sent out a second email.
10/07/2024	Lea Jacobs - EAS	DEDEAT	Sent an email in reference to the previous email and attachments. An amended Background Information Document which outlines a brief summary of the previous environmental applications that were undertaken for the development of the site was attached.	No comments received to date.
10/07/2024	Cllr Dries van der Westhuizen – Ward 1 NMBM	EAS	Acknowledged receipt of the correspondence.	
10/07/2024	Cllr Dries van der Westhuizen – Ward 1 NMBM	EAS	Acknowledged receipt of the amended Background Information document and will discard the original document	

11/06/2025	Lea Jacobs - EAS	DEDEAT	Sent an email with an Application form for the proposed project and attached a cover letter. Subsequently, requested a confirmation receipt.	
19/06/2025	Charmaine Struwig - DEDEAT	EAS	Confirmed receipt of the email. Requested amendments on Appendix 4, 5, 12, 14, and 19.	
04/07/2025	Kurt Wicht - EAS	DEDEAT	Sent an email with an amended Application form for the proposed project and attached a cover letter. Subsequently, requested a confirmation receipt.	
04/07/2025	Charmaine Struwig - DEDEAT	EAS	Acknowledged receipt of the amended Application form and allocated a Provincial reference number for the application.	
07/07/2025	Kurt Wicht - EAS	DEDEAT	Confirmed receipt of the email.	

## **1.8 Summary of Comments and Responses from Interested and Affected Parties**

Comments have been received from Interested and Affected Parties. Please see table on the next page summarising the comments received as well as the responses thereto.

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
10/07/2024	Stephen Holness - Research Associate Nelson Mandela University	EAS	<p>Registered as an interested and affected party. Requested a site plan as soon as it is available.</p> <p>Wanted to confirm whether:</p> <ul style="list-style-type: none"> <li>The access from Blumberg Rd only will be for both the estate operation and construction. I would like confirmation that there will not be heavy vehicle or pedestrian access via the other roads.</li> <li>That the fencing and access control will be installed at an early stage to avoid security and disturbance issues due to formal or informal access to the site via points other than the Blumberg Rd access.</li> </ul>	<p>Thank you for registering as an IAP for this project. Your details have been added to our IAP database, and you will be notified as more information becomes available for this project, specifically when the draft BAR is available for public review.</p> <ul style="list-style-type: none"> <li>I can confirm that access for both construction and operation will only be allowed from Blumberg Road, no heavy vehicle access to the site will be allowed from any other roads.</li> <li>Once the site has been cleared and levels obtained, the property will be enclosed which will include security access to and from the site. One of the objectives of this is to ensure security and controlled access which will help to ensure the safety of all residents in the area as well.</li> </ul>	<ul style="list-style-type: none"> <li>According to the TIA published in November 2024, access to the proposed development can be obtained from Blumberg Road opposite Merle Road and Chopin Road (refer to the Recommendations section of the TIA on page 24). The reference is to the proposed access route in Section 5 of the BAR.</li> <li>Refer to Section 1.8 (Security) of the BAR.</li> </ul>
10/07/2024	Owethu Pantshwa	EAS	<p>Asked to be updated on the project's progress. Registered as an I&amp;AP.</p>	Registered as an I&AP	
11/07/2024	Frances Taylor	EAS	<p>States that their property borders and overlooks the proposed development area. Asked to be registered as an I&amp;AP</p>	Registered as an I&AP	
11/07/2024	Pierre Pistorius	EAS	<p>Asked to be registered as an I&amp;AP</p>	Registered as an I&AP	
12/07/2024	Samantha Schewitz	EAS	<p>Asked to be registered as an I&amp;AP</p>	Registered as an I&AP	
26/07/2024	Donne Gouws	EAS	<p>Registered as an interested and affected party.</p>	Confirmed that the project is not a low-cost housing development and that the proposal will	<ul style="list-style-type: none"> <li>Refer to Final Comments section of the SEIA, page 39.</li> </ul>

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
			Enquired whether the residential development proposed will be low-cost housing e.g. Walmer Links or more upmarket like Salisbury Park?	fit in well with the surrounding aesthetic of the neighbourhood. Once the draft BAR is available, the SDP and a clear project description will detail the development proposal and the types of houses the estate will hold. I hope this answers your question for now. You will be notified as soon as the draft BAR is available for public review.	
30/07/2024	Michael Scanlen	EAS	<p>Concerned about the impact of this project to the area (environmental and traffic) as currently during the impact assessment phase I often hear chainsaws as the bush is being cleaned out, so concerned that the process might not be followed correctly.</p> <p>As stated above I hear the chainsaws going in the bush clearing out the area while the assessment of the environment is supposed to be carried out, and I am very concerned about the impact it will have on traffic in this area if the entrance is in Blumberg and not in Michaelangelo</p>	Please refer to the attached pre-application notification email. Please let me know if you would like to register as an Interested and Affected Party.	<ul style="list-style-type: none"> <li>Refer to Section 8 (page 42) of the Biodiversity Report. This section covers the conclusion and recommendations made by the specialist with regard to the impact the project will have on the environment.</li> <li>Refer to page 24 of the TIA published in November 2024.</li> </ul>
08/08/2024	Murray Versfeld	EAS	Asked to be registered as an I&AP	Registered as an I&AP	
08/08/2024	Matthew Versfeld		Asked to be registered as an I&AP	Registered as an I&AP	
08/08/2024	Mark Jackson	EAS	Asked to be registered as an I&AP	Registered as an I&AP	
08/08/2024	Noelene Greeff	EAS	Registered as an I&AP.	Registered. Acknowledged receipt of email and attachments. Comments will be reviewed and	<ul style="list-style-type: none"> <li>Concerns relating to increased traffic are addressed on page 24 of the TIA published in November 2024.</li> </ul>

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
			Raised concerns with regards to the noise and increased traffic the project will bring, and the water and sewage problems.	addressed, and a response will be provided in due course.	<ul style="list-style-type: none"> <li>Concerns relating to water infrastructure are addressed in Section 1.6.2 of the draft BAR.</li> <li>Concerns regarding the impact of the proposed project on the Foul sewer system are addressed in Section 1.6.3 of the draft BAR.</li> </ul>
08/08/2024	Darren George	EAS	<p>Registered as an I&amp;AP.</p> <p>Sent a letter to the Municipal Council</p> <p>A community meeting was held on 6/09/2024. The following concerns were raised:</p> <ul style="list-style-type: none"> <li>The destruction of natural habitats, forcing the removal of wildlife.</li> <li>Increased traffic and noise pollution, which will undoubtedly compromise the safety and tranquility of our streets, preventing children from playing outside as they do now.</li> <li>The potential for environmental harm, particularly the impact on the critically endangered Bushy Park Indian Forest and the vulnerable Sardinia Bay Forest Thicket, as highlighted in the supporting Bioregional Plan.</li> <li>The lack of a detailed Site Development Plan being shared with the community, leaving us in the dark about the specifics of this project.</li> <li>Significant concerns regarding the handling of essential services, including water supply, water reticulation, sewerage, substations, stormwater management, subsoil issues, waste management, and refuse storage, which could attract rodents and other pests.</li> </ul>	<p>Registered.</p> <p>The approval for this development was obtained by the owner in 2020 and extension given for the rights by Council until 2025.</p> <p>This means the owner is fully within his rights to develop this property at any time as he has obtained the rights.</p> <p>He will submit a Site Development Plan to the council who will assess it for layout purposes and this will then be walked to the service divisions by the client for them to comment. Thereafter the client will be given the SDP approval letter and plan and then building plans can be submitted.</p> <p>These rights were in place already at the time you purchased your property.</p>	<ul style="list-style-type: none"> <li>Refer to the Biodiversity Impact Assessment, which provides a summary of the terrestrial (plant and animal) baseline information regarding the proposed development.</li> <li>Concerns relating to increased traffic are addressed on page 24 of the TIA published in November 2024.</li> <li>Refer to Appendix A of the draft BAR regarding the final Site Development Plan for the project.</li> <li>Refer to the Engineering Report regarding civil services associated with the project.</li> <li>Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.</li> </ul>

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
			The impact on municipal roads and traffic control, further exacerbating the strain on our already limited infrastructure.		
09/08/2024	Bernhard Schulz	EAS	<p>Registered as an I&amp;AP.</p> <p>Raised concerns with</p> <ul style="list-style-type: none"> <li>• The density of the proposed project</li> <li>• road infrastructure</li> <li>• water/ electricity infrastructure,</li> <li>• development won't fit in with the surrounding neighbourhood</li> </ul> <p>property value in the area,</p>	Registered. Acknowledged receipt of email and attachments. Comments will be reviewed and addressed and a response will be provided in due course.	<ul style="list-style-type: none"> <li>• Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.</li> <li>• Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> <li>• Refer to the Engineering Report regarding civil services associated with the project.</li> </ul>
09/08/2024	Fanus Gerber	EAS	<p>Registered as an I&amp;AP.</p> <p>Raised concerns with</p> <ul style="list-style-type: none"> <li>• the development not complement the surrounding properties (low-cost high density)</li> <li>• environmental impacts</li> <li>• infrastructure problems</li> </ul>	Registered. Acknowledged receipt of email. Comments were sent to the town planner.	<ul style="list-style-type: none"> <li>• Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> <li>• Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the draft BAR (Section 29).</li> <li>• Refer to the Engineering Report regarding civil services associated with the project.</li> </ul>
11/08/2024	Steve Kirkup	EAS	<p>Registered as an I&amp;AP.</p> <p>Raised concerns that the project:</p> <ul style="list-style-type: none"> <li>• Disrupt all existing residents</li> <li>• Increased traffic levels</li> <li>• noise pollution</li> <li>• Air pollution</li> <li>• Deterioration of road surfaces</li> </ul>	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	<ul style="list-style-type: none"> <li>• Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.</li> <li>• Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the draft BAR (Section 29) and in the Biodiversity Impact Assessment Report.</li> </ul>

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
			<ul style="list-style-type: none"> <li>• Damage of existing environmental eco-systems such as birds and wild animals</li> <li>• complete disruption of the existing community and their peaceful lifestyles,</li> <li>• eventual increase in road traffic, present water infrastructure is barely adequate, can't overload.</li> </ul>		<ul style="list-style-type: none"> <li>• Refer to the Engineering Report regarding the different civil services associated with the project.</li> <li>• Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> </ul>
11/08/2024	Kym Kirkup	EAS	Registered as an I&AP.	Registered.	
11/08/2024	Rosanne Smith	EAS	<p>Registered as an I&amp;AP.</p> <p>Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.</p>	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	<ul style="list-style-type: none"> <li>• Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the draft BAR (Section 29) and in the Biodiversity Impact Assessment Report.</li> <li>• Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> <li>• Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.</li> </ul>
11/08/2024	Mary-Jane Garde-van Heerden	EAS	<p>Registered as an I&amp;AP.</p> <p>Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to</p>	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	<ul style="list-style-type: none"> <li>• Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the draft BAR (Section 29) and in the Biodiversity Impact Assessment Report.</li> </ul>

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
			them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.		<ul style="list-style-type: none"> <li>Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> <li>Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.</li> </ul>
11/08/2024	Chris Garde- van Heerden	EAS	<p>Registered as an I&amp;AP.</p> <p>Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.</p>	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	<ul style="list-style-type: none"> <li>Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the draft BAR (Section 29) and in the Biodiversity Impact Assessment Report.</li> <li>Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> <li>Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.</li> </ul>
11/08/2024	Grant Smith	EAS	<p>Registered as an I&amp;AP.</p> <p>Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to</p>	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	<ul style="list-style-type: none"> <li>Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the draft BAR (Section 29) and in the Biodiversity Impact Assessment Report.</li> </ul>

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
			them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.		<ul style="list-style-type: none"> <li>Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> <li>Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.</li> </ul>
11/08/2024	Garreth Smith	EAS	<p>Registered as an I&amp;AP.</p> <p>Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.</p>	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	<ul style="list-style-type: none"> <li>Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the draft BAR (Section 29) and in the Biodiversity Impact Assessment Report.</li> <li>Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> <li>Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.</li> </ul>
11/08/2024	Browny Smith	EAS	<p>Registered as an I&amp;AP.</p> <p>Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to</p>	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	<ul style="list-style-type: none"> <li>Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the draft BAR (Section 29) and in the Biodiversity Impact Assessment Report.</li> </ul>

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
			them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.		<ul style="list-style-type: none"> <li>Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> <li>Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.</li> </ul>
11/08/2024	Iris Ferreira	EAS	<p>Registered as an I&amp;AP.</p> <p>Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.</p>	Registered. Comments will be reviewed and addressed, and a response will be provided in due course.	<ul style="list-style-type: none"> <li>Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the draft BAR (Section 29) and in the Biodiversity Impact Assessment Report.</li> <li>Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> <li>Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.</li> </ul>
11/08/2024	AJ	EAS	Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal,	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	<ul style="list-style-type: none"> <li>Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the draft BAR (Section 29) and in the Biodiversity Impact Assessment Report.</li> </ul>

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
			tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.		<ul style="list-style-type: none"> <li>Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> <li>Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.</li> </ul>
11/08/2024	Charles Holing	EAS	Registered as an I&AP.  Concerned about: <ul style="list-style-type: none"> <li>current sewage system being overtaxed already</li> <li>the current of the proposed black water purification system sewage system that already overtaxed</li> <li>increased load on current roads (traffic infrastructure)</li> <li>impact on the ambiance of areas/s environmental impact</li> </ul>	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	<ul style="list-style-type: none"> <li>Refer to the Engineering Report regarding the different civil services associated with the project.</li> <li>Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.</li> <li>Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the draft BAR (Section 29) and in the Biodiversity Impact Assessment Report.</li> </ul>
11/08/2024	Frank van der Burg	EAS	Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social	Registered. Comments will be reviewed and addressed, and a response will be provided in due course.	<ul style="list-style-type: none"> <li>Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> <li>Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the draft BAR (Section 29) and in the Biodiversity Impact Assessment Report.</li> </ul>

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
			wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.		
11/08/2024	Janine Palm	EAS	Registered as an I&AP. Pointed out that the already stressed infrastructure must be developed first before starting with the development.	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	<ul style="list-style-type: none"> <li>Refer to the Engineering Report regarding the different civil services associated with the project and Section 1.6 of the draft BAR.</li> </ul>
11/08/2024	Bitton Franscois	EAS	Registered as an I&AP. Objected to the development due to the direct impact on their property value and views.	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	<ul style="list-style-type: none"> <li>Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> </ul>
11/08/2024	Jordaan Franscois	EAS	Registered as an I&AP. Objected to the development due to the direct impact on their property value and views.	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	<ul style="list-style-type: none"> <li>Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> </ul>
11/08/2024	Amanda Esterhuysen	EAS	Registered as an I&AP. Raised concerns regarding: <ul style="list-style-type: none"> <li>The endangerment of wildlife.</li> <li>The decrease in property value as the development is a low-cost housing project and the major influx of traffic that we will experience.</li> <li>Possible increase the criminal interest in the area as they will be open and vulnerable with the property to greenery ratio being seriously impeded.</li> <li>Issues with no working streetlights</li> </ul> Possible increase in accidents with an additional ± 500 vehicles using the roads.	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	<ul style="list-style-type: none"> <li>Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the draft BAR (Section 29) and in the Biodiversity Impact Assessment Report.</li> <li>Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> <li>Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.</li> </ul>
11/08/2024	Dave McIntosh	EAS	Registered as an I&AP.	Registered	
11/08/2024	Ilona McIntosh	EAS	Registered as an I&AP.	Registered	

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
12/08/2024	L. Estelle Roodt.	EAS	<p>Registered as an I&amp;AP.</p> <p>Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.</p>	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	<ul style="list-style-type: none"> <li>Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the draft BAR (Section 29) and in the Biodiversity Impact Assessment Report.</li> <li>Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> <li>Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.</li> </ul>
12/08/2024	Mel Darlow.	EAS	<p>Registered as an I&amp;AP.</p> <p>Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.</p>	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	<ul style="list-style-type: none"> <li>Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the draft BAR (Section 29) and in the Biodiversity Impact Assessment Report.</li> <li>Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> <li>Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.</li> </ul>

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
12/08/2024	Russell Darlow.	EAS	<p>Registered as an I&amp;AP.</p> <p>Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.</p>	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	<ul style="list-style-type: none"> <li>Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the draft BAR (Section 29) and in the Biodiversity Impact Assessment Report.</li> <li>Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> <li>Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.</li> </ul>
12/08/2024	Mark William Botha	EAS	<p>Registered as an I&amp;AP.</p> <p>Raised concerns:</p> <ul style="list-style-type: none"> <li>increased traffic,</li> <li>noise,</li> <li>impact on the natural environment we all love,</li> <li>water supply issues,</li> <li>sewerage is already a problem,</li> <li>property value,</li> <li>security</li> </ul> <p>Suggested the following studies be conducted</p> <ul style="list-style-type: none"> <li>EIA Study</li> <li>Traffic Impact Assessment</li> <li>Social Impact Assessment</li> </ul>	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	<ul style="list-style-type: none"> <li>Concerns relating to road infrastructure are addressed on pages 23 and 24 of the TIA published in November 2024.</li> <li>Concerns relating to water infrastructure are addressed in Section 1.6.2 of the draft BAR.</li> <li>Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> <li>Concerns relating to noise, pollution, and fauna are addressed in the Impact Evaluation section of the draft BAR (Section 29).</li> <li>Concerns regarding the impact of the proposed project on the Foul sewer system are addressed in Section 1.6.3 of the draft BAR.</li> <li>Refer to Section 1.8 (Security) of the BAR.</li> </ul>

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
12/08/2024	Cobus Joubert	EAS	<p>Registered as an I&amp;AP.</p> <p>Raised concerns with regard to:</p> <ul style="list-style-type: none"> <li>• Potential for increased traffic and noise pollution.</li> <li>• The development of the green belt into housing will bring increased traffic and noise pollution, which could make the area less desirable for current and future residents.</li> <li>• This decrease in quality of life could lead to a decline in housing demand and subsequently, property values. Impact on local infrastructure and services.</li> <li>• The new development could strain local infrastructure and services, such as roads, schools, and public utilities, leading to a decrease in the quality of life.</li> </ul> <p>This strain could make their area less attractive to potential buyers, thereby reducing property values in the surrounding neighborhoods.</p>	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	<ul style="list-style-type: none"> <li>• Concerns relating to road infrastructure are addressed on pages 23 and 24 of the TIA published in November 2024.</li> <li>• Concerns relating to water infrastructure are addressed in Section 1.6.2 of the draft BAR.</li> <li>• Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> <li>• Concerns relating to noise, pollution, and fauna are addressed in the Impact Evaluation section of the draft BAR (Section 29).</li> <li>• Concerns regarding the impact of the proposed project on the Foul sewer system are addressed in Section 1.6.3 of the draft BAR.</li> <li>• Refer to Section 1.8 (Security) of the BAR.</li> </ul>
12/08/2024	Derek Soutter	EAS	<p>Registered as an I&amp;AP.</p> <ul style="list-style-type: none"> <li>• Pointed out that the proposed development will double the number of houses in the area.</li> </ul> <p>The existing roads and traffic systems are not capable of handling such a high influx of properties,</p>	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	<ul style="list-style-type: none"> <li>• Concerns relating to road infrastructure are addressed on pages 23 and 24 of the TIA published in November 2024.</li> <li>• Concerns relating to water infrastructure are addressed in Section 1.6.2 of the draft BAR.</li> <li>• Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> <li>• Concerns regarding the impact of the proposed project on the Foul sewer system are addressed in Section 1.6.3 of the draft BAR.</li> </ul>
12/08/2024	Linda Soutters	EAS	Registered as an I&AP.	Registered	

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
12/08/2024	Jennifer Harris	EAS	Registered as an I&AP.	Registered	
12/08/2024	Neville Bentz	EAS	<p>Registered as an I&amp;AP.</p> <p>Raised potential issues relating to:</p> <ul style="list-style-type: none"> <li>Impact of increased traffic;</li> <li>services, especially water supply and sewage;</li> <li>building density;</li> </ul> <p>location of multi-story buildings relative to existing Pari Park homes.</p>	Registered	<ul style="list-style-type: none"> <li>Concerns relating to road infrastructure are addressed on pages 23 and 24 of the TIA published in November 2024.</li> <li>Concerns relating to water infrastructure are addressed in Section 1.6.2 of the draft BAR.</li> <li>Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> <li>Concerns relating to noise, pollution, and fauna are addressed in the Impact Evaluation section of the draft BAR (Section 29).</li> <li>Concerns regarding the impact of the proposed project on the Foul sewer system are addressed in Section 1.6.3 of the draft BAR.</li> <li>Refer to Section 1.8 (Security) of the BAR.</li> </ul>
12/08/2024	Dale Bentz	EAS	Registered as an I&AP.	Registered	
12/08/2024	Dean Muller	EAS	Registered as an I&AP.	Registered	
12/08/2024	Clive Wulfon	EAS	Registered as an I&AP.	Registered	
12/08/2024	Sebastian Pillay	EAS	<p>Registered as an I&amp;AP.</p> <p>Raised concerns with:</p> <ul style="list-style-type: none"> <li>The impact of the development on animal and plant life.</li> <li>Impact of excess traffic and major security issues.</li> <li>Property values are in jeopardy and loss of sea views.</li> </ul> <p>Over Over-saturated and local real estate. Protection of existing homeowners' investment in the area.</p>	Registered	<ul style="list-style-type: none"> <li>Concerns relating to road infrastructure are addressed on pages 23 and 24 of the TIA published in November 2024.</li> <li>Concerns relating to water infrastructure are addressed in Section 1.6.2 of the draft BAR.</li> <li>Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.</li> <li>Concerns relating to noise, pollution, and fauna are addressed in the Impact Evaluation section of the draft BAR (Section 29).</li> <li>Concerns regarding the impact of the proposed project on the Foul sewer system are addressed in Section 1.6.3 of the draft BAR.</li> </ul>

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
					<ul style="list-style-type: none"> <li>Refer to Section 1.8 (Security) of the BAR.</li> </ul>
12/08/2024	Ross Zietsma	EAS	Registered as an I&AP.	Registered	
15/08/2024	Michelle Caputo	EAS	Registered as an I&AP.	Registered	
15/08/2024	Cynthia Streicher	EAS	Registered as an I&AP.	Registered	
15/08/2024	Ursula Griffin	EAS	Registered as an I&AP.	Registered	
16/08/2024	Sharon Luckman	EAS	<p>Registered as an I&amp;AP.</p> <p>Requested that Chopin Road be marked the plan. I was always under the impression that Chopin Road would extend as I have a second gate on the property for access when this does happen. I currently have a servitude across the adjoining properties.</p> <p>I thus need to know if Chopin will extend to be a municipal road with future access directly to my property or if Scribante has purchased the whole property.</p>	<p>Registered.</p> <p>Please note that the due dates for registration and comments are a formality and have to be indicated as per the NEMA requirements, however, I run my public participation processes throughout the lifetime of the projects I work on to ensure no one is left out and that we have a transparent and inclusive (and thus productive) public participation process.</p> <p>Please feel free to send me any and all IAP registration requests or comments regardless of the date. The only dates that are important to follow are the due dates for comment on the draft Basic Assessment Report (BAR). This will only happen at a later stage in the project. It is important to ensure comments are submitted prior to the due date for comment, because we only have a certain amount of time to submit the reports to the competent authority and thus have to ensure we address comments within the designated timeframes. I will emphasize the importance of those due dates once the draft</p>	<ul style="list-style-type: none"> <li>Refer to page 22 of the Traffic Impact Assessment report, which entails the access configuration for the proposed site where Chopin Road is included.</li> </ul>

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
				BAR is made available to the public for review and comment.	
16/08/2024	Andrew Luckman	EAS	Registered as an I&AP.	Registered	
13/11/2024	Cindy Swart	EAS	Registered as an I&AP. Expressed her frustration of not being aware of the upcoming development.	<p>Registered. Public participation is open throughout the project process and we are only in the pre-application phase of this project regarding the environmental application in terms of the NEMA EIA Regulations.</p> <p>Feel free to complete the comment and IAP registration form attached in Letter 1 and send it back to me.</p> <p>Kindly note that the majority of comments (i.e., comments relevant to the project EIA process) and concerns will be addressed in the draft Basic Assessment Report and that all registered IAP's will be notified once this report becomes available for public review.</p>	

## 2 Appendices

2.1. Appendix A - List of Interested and Affected Parties

2.2. Appendix B – Notifications

2.2.1. *Newspaper Notice*

2.2.2. *Notice Sign*

2.2.3. *Background Information Document (BID)*

2.2.4. *Notification Letter 1*

2.2.5. *Delivery Notification of Neighbouring Landowners*

2.3. Appendix C – Community Meeting Attendance Register

2.4. Appendix D – I&AP Registration Forms and Correspondence

## 2.1 Appendix A - List of Interested and Affected Parties

NAME	OCCUPATION/AFFILIATION	TELEPHONE NUMBER   POSTAL ADDRESS/ RESIDENTIAL ADDRESS	EMAIL ADDRESS
<b>LANDOWNERS, CLIENTS &amp; ASSOCIATES</b>			
Mr Aldo Gregorio Scribant	CGS Property Trust	<b>041 484 7211</b> P.O. Box 2179, North End, 6056, Gqeberha	<a href="mailto:aldos@scribantepe.co.za">aldos@scribantepe.co.za</a>
<b>GOVERNMENT I&amp;AP's</b>			
Andries Struwig (Assistant Director)	Eastern Cape Department: Economic Development, Environmental Affairs & Tourism (DEDEAT)	<b>041 508 5808</b> Private Bag X5001, Greenacres, Port Elizabeth, 6057	<a href="mailto:Andries.Struwig@dedea.gov.za">Andries.Struwig@dedea.gov.za</a>
Jeff Govender (Regional Director)		<b>041 508 5800</b> Private Bag X5001, Greenacres, Port Elizabeth, 6057	<a href="mailto:dayalan.govender@dedea.gov.za">dayalan.govender@dedea.gov.za</a>
Case Officer (TBC)			
Monde Manga	EC Department of Transport	Private Bag X 0023, Bhisho, 5605, Eastern Cape	<a href="mailto:Monde.Manga@ectransport.gov.za">Monde.Manga@ectransport.gov.za</a>
Mr M C Mafani	Dept of Transport (ECDOT)		<a href="mailto:mzi.mafani@ectransport.gov.za">mzi.mafani@ectransport.gov.za</a>
Ayanda MaMncwabe Mama	Eastern Cape Provincial Heritage Resources Authority (ECPHRA)		<a href="mailto:amncwabe@gmail.com">amncwabe@gmail.com</a>
Adv. Lungisa Malgas (Chief Executive Office)	South African Heritage Resources Agency (SAHRA)	<b>021 462 4502</b> P.O. Box 4637, Cape Town, 8000	<a href="mailto:lmalgas@sahra.org.za">lmalgas@sahra.org.za</a>
Bahlekile Keikelame	Department of Rural Development and Land Reform (DRDLR)	<b>082 377 8295/ 043 700 7000</b>	<a href="mailto:Bahlekile.keikelame@drdlr.gov.za">Bahlekile.keikelame@drdlr.gov.za</a>
Siphokazi Ndudane		<b>(0) 40602 5006/7</b> 10th Floor Dukumbana Building Independence Avenue BHISHO, 5606	<a href="mailto:Siphokazi.Ndudane@drdar.gov.za">Siphokazi.Ndudane@drdar.gov.za</a>
Ms Thabile Mehlomakhulu	Eastern Cape Department: Rural Development & Land Reform	<b>043 700 7030</b> P.O. Box 1958, East London, 5200	<a href="mailto:thabile.mehlomakhulu@drdlr.gov.za">thabile.mehlomakhulu@drdlr.gov.za</a>
Babalwa Layini	Department Forestry, Fisheries & Environment (DFFE)	<b>0637504427</b> Private Bag X12998, Centrahil, Port Elizabeth, 6006	<a href="mailto:babalwaL@dffe.gov.za">babalwaL@dffe.gov.za</a>
Nomantombazana Gazi		<b>041 407 4003</b> Private Bag X12998, Centrahil, Port Elizabeth, 6006	<a href="mailto:nomantombazanaG@dffe.gov.za">nomantombazanaG@dffe.gov.za</a>
Mzukisi Maneli	Department: Water & Sanitation (DWS)	<b>041 501 0740</b> Private Bag X6041, Port Elizabeth 6000	<a href="mailto:manelim@dws.gov.za">manelim@dws.gov.za</a>

NAME	OCCUPATION/AFFILIATION	TELEPHONE NUMBER   POSTAL ADDRESS/ RESIDENTIAL ADDRESS	EMAIL ADDRESS
Portia Makhanya: Chief Director	Department: Water & Sanitation (DWS)	<b>043) 604 5400</b> Private Bag X7485 KING WILLIAM'S TOWN 5600	<a href="mailto:MakhanyaP@dws.gov.za">MakhanyaP@dws.gov.za</a>
Ms. Londeka Jilimane	Eastern Cape Parks and & Tourism Agency (ECPTA)		<a href="mailto:Londeka.Jilimane@ecpta.co.za">Londeka.Jilimane@ecpta.co.za</a>
HOD Thandolwethu L. Manda	Eastern Cape Dept of Roads and Public Works (DRPW)	<b>060 9600 473/040 602 4244</b> Qhasana Building, Independence Ave 5605, Bhisho, Eastern Cape, Private Bag X0022	<a href="mailto:Thandolwethu.Manda@ecdpw.gov.za">Thandolwethu.Manda@ecdpw.gov.za</a> <a href="mailto:hod.office@ecdpw.gov.za">hod.office@ecdpw.gov.za</a>
MS. Itumeleng Felicity Ranyele	NMBM - Roads and Transport	<b>041 505 4420 / 082 303 5664</b> Room 309, 3rd Floor, Noninzi Luzipho Building, Central, Port Elizabeth, 6001	<a href="mailto:itumelengranyele@gmail.com">itumelengranyele@gmail.com</a> / <a href="mailto:jsampson@mandelametro.gov.za">jsampson@mandelametro.gov.za</a>
Mkhuseli John Jack	NMBM - Economic Development Tourism and Agriculture	<b>084 490 4179</b>	<a href="mailto:idspe@iafrica.com">idspe@iafrica.com</a>
John Mervyn Mitchell	NMBM - Infrastructure and Engineering	<b>084 742 7014</b>	<a href="mailto:stagmitchell@gmail.com">stagmitchell@gmail.com</a>
Buyiswa Deliwe	NMBM - Manager: Environmental Health (Air & Noise Pollution)		<a href="mailto:bhumani@mandelametro.gov.za">bhumani@mandelametro.gov.za</a>
Joram Mkosana	NMBM - Director Environmental Management		<a href="mailto:jmkosana@mandelametro.gov.za">jmkosana@mandelametro.gov.za</a>
Pamela Howes	NMBM - Secretary: Environmental Management	<b>041 506 5464</b> 15th Floor, Lillian Diedericks Building 196-200 Govan Mbeki Avenue, Central Port Elizabeth, 6000	<a href="mailto:phowes@mandelametro.gov.za">phowes@mandelametro.gov.za</a>
Andre de Ridder	NMBM - Senior Director: Fire & Emergency Services	<b>041 585 2311</b> 1st Floor, South End Fire Station South End, Port Elizabeth, 6001	<a href="mailto:aderidde@mandelametro.gov.za">aderidde@mandelametro.gov.za</a>
Mthulisi Msimanga	NMBM – Director: Land Use and Management	<b>041 506 1095</b> 3rd Floor, Lillian Diedericks Building (Brister House), Central Port Elizabeth, 6000	<a href="mailto:mmsimanga@mandelametro.gov.za">mmsimanga@mandelametro.gov.za</a>
Schalk Potgieter	NMBM - Strategic Planning		<a href="mailto:spotgiet@mandelametro.gov.za">spotgiet@mandelametro.gov.za</a>
Noxolo Nqwazi	NMBM - Chief Operating Officer - Acting City Manager	<b>041 506 3209</b> City Hall, 1st Floor, Market Square , 32 Govan Mbeki Avenue, Port Elizabeth, 6001	<a href="mailto:cm@mandelametro.gov.za">cm@mandelametro.gov.za</a>

NAME	OCCUPATION/AFFILIATION	TELEPHONE NUMBER   POSTAL ADDRESS/ RESIDENTIAL ADDRESS	EMAIL ADDRESS
Maryka du Plessis	NMBM - Secretary to Director: Integrated Development Plan	<b>041 505 4530</b> Ground Floor, Noninzi Luzipho Building Central, Port Elizabeth, 6001	<a href="mailto:idooffice@mandelametro.gov.za">idooffice@mandelametro.gov.za</a>
Jill Miller	NMBM – Environmental Management		<a href="mailto:jmiller@mandelametro.gov.za">jmiller@mandelametro.gov.za</a>
Joram Mkosana	NMBM – Environmental Management		<a href="mailto:jmkosana@mandelametro.gov.za">jmkosana@mandelametro.gov.za</a>
Nyasha Chamburuka	NMBM – Town Planning		<a href="mailto:nchamburuka@mandelametro.gov.za">nchamburuka@mandelametro.gov.za</a>
Allister Jordan	NMBM – Acting Director Properties and Planning	<b>041 506 3498</b>	<a href="mailto:ajordan@mandelametro.gov.za">ajordan@mandelametro.gov.za</a>
Dries van der Westhuizen	NMBM Ward 1 Councillor	Office: <b>041 5831 732/9</b> Whatsapp: <b>081 3900 329</b>	<a href="mailto:ward1@mandelametro.gov.za">ward1@mandelametro.gov.za</a>
<b>REGISTERED I&amp;APS</b>			
Dr Stephen Holness			
Samantha Schewitz			
Prof Pierre Pistorius			
Ms Frances Taylor			
Owethu Pantshwa			
Donne Gouws			
Michael Scanlen			
<b>NEIGHBOURING LANDOWNERS</b>			
Karin Henderson			
Jan Du Plessis			
Dr Janet Cherry and Ken Pinchuck			
Peter Crowther			
Rev. Roland Watson and Ruth Watson			
Dr Stephen Holness			
Bastiaan Wiegand and Mrs Jackie Syphus			
Neville Bentz			
Terence Doyle			
<b>IAPs FROM PREVIOUS APPLICATIONS</b>			
Carol-Anne Cash			
Esterhuyse Amanda			
David Ascher			
Dr Winter Deo			
Prof Raubenheimer Deon			
Gerhard and Renata van der Merwe			
Eddie Dyason			
Mrs Newman Elsabe, and Mr. David Fisher			

NAME	OCCUPATION/AFFILIATION	TELEPHONE NUMBER   POSTAL ADDRESS/ RESIDENTIAL ADDRESS	EMAIL ADDRESS
Enrico Venter			
Fanus Gerber			
Fiona Whitby			
Gary Perrin			
Jane Frauenstein			
Justin Longmore			
Karin Henderson			
Leon de Beer			
Mark Botha			
Mike Nowick			
Neil Bisseker			
Noelene Greeff			
Peter Crowther			
Grieb Roy			
Rev. Roland Watson and Ruth Watson			
Rolf Kickhofe			
Ross and Hannie Spearing			
Dr Shaleen Els			
Shelly Desmond			
Dr Stephen Holness			
Terence Doyle			
Tony White			
Trevor & Pat Compton			
Morgan Griffiths			
Bill Sanderson			
Mrs Jane McCartney and Mr Chris McCartney			
South End Kwik Spar			
Bill Sanderson			
Joubert, Bradley John J			
Brendan McGrath			
Ishbel Birch and Craig Birch			
Deon Slabbert			
Jeanette-Mari du Plessis and Evert du Plessis			
Mr Gerber Fanus			
Fiona Whitby			
George Bowen			
Warren Guy			
Bastiaan Wiegand and Mrs Jackie Syphus			
Jan Du Plessis			

NAME	OCCUPATION/AFFILIATION	TELEPHONE NUMBER   POSTAL ADDRESS/ RESIDENTIAL ADDRESS	EMAIL ADDRESS
Dr Janet Cherry and Ken Pinchuck			
Michelle and Kobus			
Malcom Wait			
Niel Bissekera			
Neill Erickson			
Neville Bentz			
Mrs Noelene Greeff			
Roger Stephen			
Roy Grieb			
Terence Doyle			
Tony White			



## **NOTICE OF PUBLIC PARTICIPATION PROCESS**

### **BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY**

Notice is hereby given in terms of Regulation 41(2) of the Environmental Impact Assessment (EIA) Regulations published in Government Notice No. 982 (4 December 2014), as amended by NEMA EIA Regulations (2017): GN R326, 327, 325 and 324 promulgated on 07 April 2017, under section 24 (5) and 44 of the National Environmental Management Act 1998 (Act No 107 of 1998), as amended, regarding the proposed residential development of Erf 325, Theescombe, Nelson Mandela Bay Metropolitan Municipality. In terms of the EIA regulations, the proposed development will require a Basic Assessment.

#### **Project Description:**

The applicant, CGS Property Trust, intends to develop and utilise the site for the development of a residential estate and associated supporting infrastructure, as well as the installation of the required services. Locality: LAT: 34°00'19.92"S | LONG: 25°32'21.68"E

#### **Opportunity to participate:**

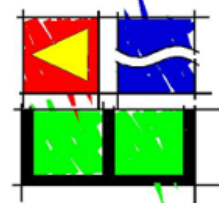
Engineering Advice and Services (Pty) Ltd have been appointed as an Independent Environmental Assessment Practitioner, to co-ordinate, manage and compile the relevant environmental impact and management reports, as well as to facilitate the relevant public participation process related to the proposed project in terms of the NEMA. The Basic Assessment will be submitted to the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism (DEDEAT).

#### **Listed Activities**

A Basic Assessment is triggered by the inclusion of, but not limited to, the following "listed activity" in terms of the 2014 EIA Regulations, as amended: LN 1 (GNR No. R327) Activity 27; LN3 (GNR No. R324) Activity 12.

#### **Registration of Interested & Affected Parties (I&APs)**

Interested and affected parties are invited to complete and submit an I&AP form at request via e-mail or via the website [www.easemp.co.za](http://www.easemp.co.za). The Background Information Document (BID) and Notification Letter will be provided containing more information regarding the project. Please provide feedback as soon as possible in order to receive the on-going communication throughout the BA process.



You are invited to register as an Interested and Affected Party. If you have any comments or queries, or if you require any further information, please contact:

Ms Lea Jacobs

Engineering Advice and Services

Tel: 041-581 2421

Fax: 086 683 9899

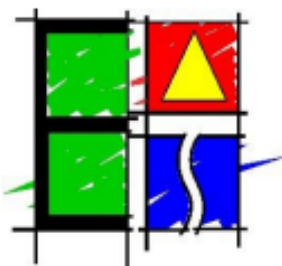
Email: [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

Website: [www.easemp.co.za](http://www.easemp.co.za)

**DATE OF NOTICE: 9 JULY 2024      END OF NOTICE: 12 AUGUST 2024**

### 2.2.3 Background Information Document (BID)

---



## BACKGROUND INFORMATION DOCUMENT AND INVITATION TO COMMENT

### Proposed Residential Development of Erf 325, Theescombe, Gqeberha, Nelson Mandela Bay Municipality

---

#### **Background**

A Basic Assessment (BA) process has commenced to assist CGS Properties Trust in determining the environmental, economic and social impacts related to the proposed project and to obtain environmental authorisation for the Development of Erf 325 Theescombe, located within the Nelson Mandela Bay Metropolitan Municipality. The site will gain access from Blumberg Road and this will be the only entrance and exit way to and from the development. The site is bordered by residential properties to the North and East and Vacant/ peri-urban small holdings to the South and West. The site borders a large pocket of Sardinia Forest Thicket which is located to the south of the site.

The site development plan (SDP) is still in its draft stages and will be available for review during the Basic Assessment Report consultation period. All registered Interested and Affected Parties (IAPs) will be notified once more detailed plans are available for the development. At this stage of the process, it is known that the residential estate will consist of different villages that will accommodate different types of housing typologies. The residential estate will be a secure gated and fenced estate with controlled access.

All specialist input to be facilitated:

- Engineering - The engineering specialist has been appointed to address all stormwater and drainage, sewage and water reticulation aspects of the development in conjunction with the development of the SDP.
- Heritage Impact Assessment – The specialist was appointed, and the site will undergo a Phase 1 HIA. This report will be submitted to the ECPHRA for review.
- Palaeontological Impact Assessment - The specialist was appointed, and the site will undergo a PIA. This report will be submitted to the ECPHRA for review.
- Traffic Impact Assessment - The specialist has been appointed to undertake a TIA and to assess the current traffic of the connecting roads and traffic that will result from the proposed development.
- Biodiversity Impact Assessment – The specialist has been appointed to assess all terrestrial biodiversity aspects of the site. The specialist identified sensitive areas which have been indicated as no-go areas to the developer. These areas are marked as “forest corridor” sections and will not be developed. The detailed layout and description of the no-go areas will be discussed in the draft BAR. The specialist has also confirmed that there are no aquatic features within or close to the site which require any further assessment.

The proposed development will entail the following activities:

- Clearing of vegetation from the proposed site for development. All no-go areas will be clearly indicated and will not be disturbed at any stage during the development or operational phase of the project.

- Levelling and landscaping the site for roads, residential units and related infrastructure and on-site parking,
- The construction of a boundary fence/wall spanning the boundary of the property,
- Construction of internal roads to provide access to the buildings and on-site parking,
- Construction of walkways,
- Construction of residential units, gatehouse and other related infrastructure,
- Installation of stormwater infrastructure,
- Installation of sewer reticulation,
- Irrigation network installation (if required),
- Connections to existing municipal services,
- Construction activity related to access to the site, and
- Landscaping of the site to provide private open space between the buildings.

### **Public Consultation**

The aim of this background Information Document is to provide stakeholders with information about this project, the process being followed and to provide them with an opportunity to be involved in the environmental assessment process. Interested and Affected Parties (IAPs) may raise issues of concern. Environmental, social and economic impacts will be examined in the Basic Assessment Process.

Results of the Basic Assessment process will be submitted to the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism for Environmental Authorisation and the draft Basic Assessment Report will be made publicly available for 30 days for public review. All registered I&APs will receive a notification once this report is available for review. Additional project Information will be available on the following website: [www.easemp.co.za](http://www.easemp.co.za) as well as a link to register as an Interested and Affected Party and provide comment.

### **Registration as an IAP**

To register, please use the website or send your contact information to the contact details below.

Engineering Advice and Services:

73 Heugh Road, Walmer, Port Elizabeth, 6013

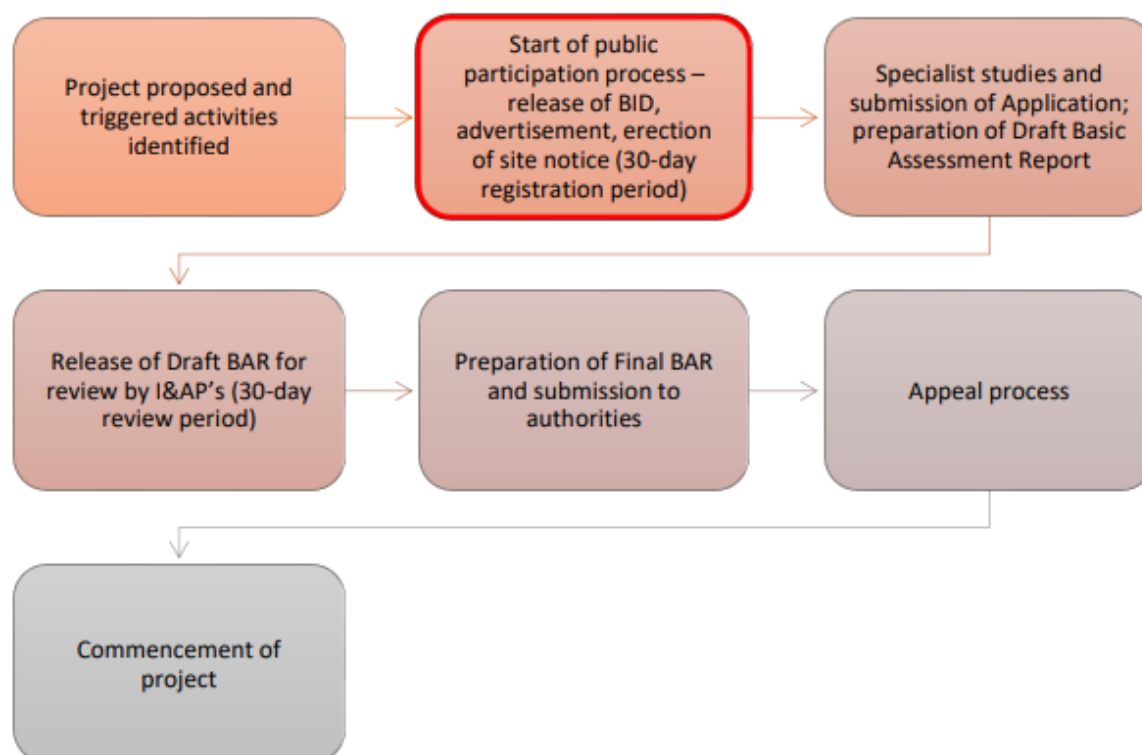
Tel: +27 (0) 41 581 2421

Ms Lea Jacobs

Email: [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

Fax: +27 (0) 86 683 9899

## Where we are in the process



## Legal Requirements

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) as amended ("NEMAA") and the NEMA EIA regulations, 2017: GN R324, 325, 326 and 327 published in Government Gazette 40772 on the 7 April 2017, the project requires a Basic Assessment because it includes, amongst others, listed activities in GN R327 & 342

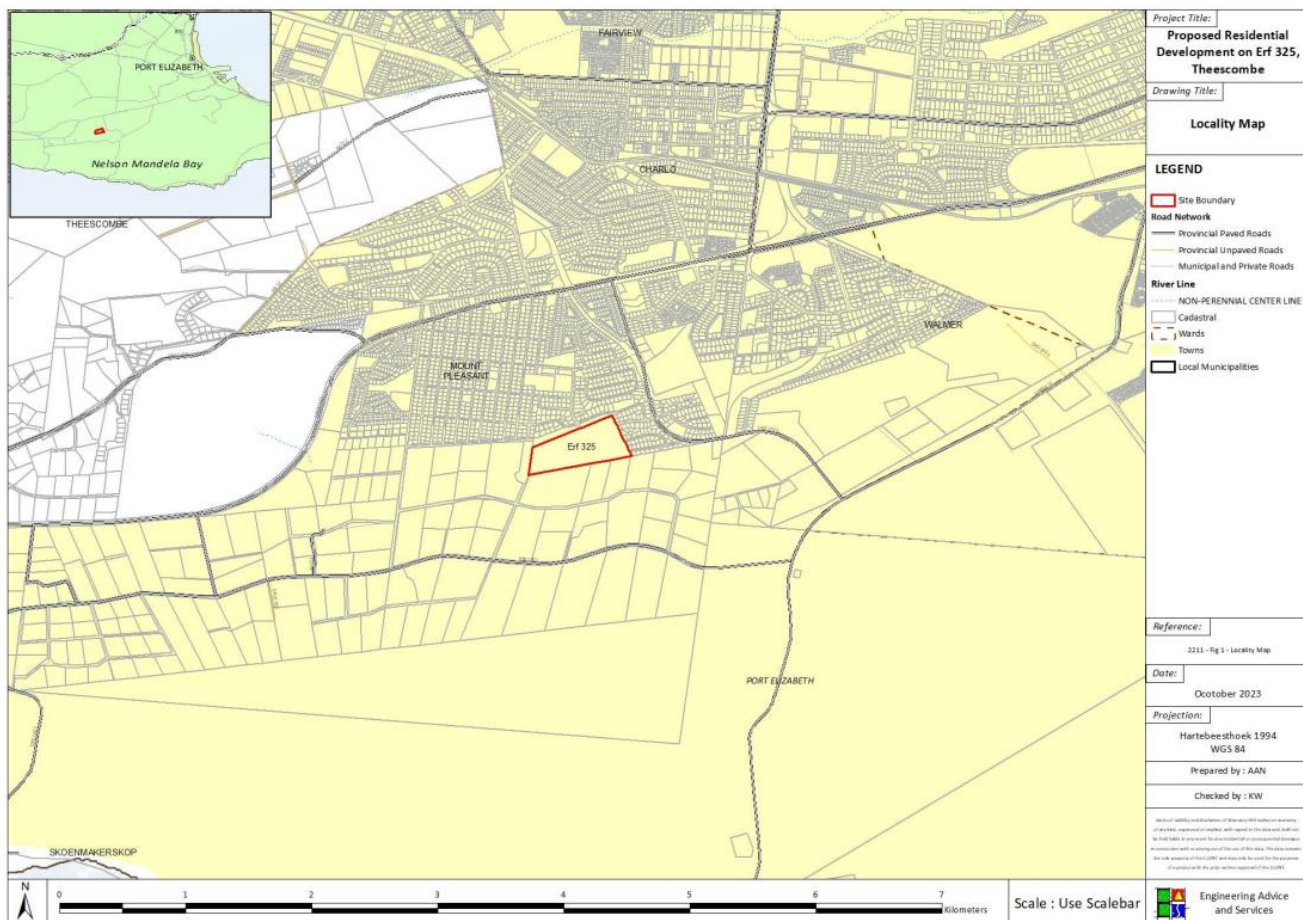
### ***Listing Notice 1 Activities: NEMA EIA Regulations, 2017, GN R 327, requiring Basic Assessment***

27	The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— i) the undertaking of a linear activity; or ii) maintenance purposes undertaken in accordance with a maintenance management plan.
----	--

### ***Listing Notice 3 Activities: NEMA EIA Regulations, 2017, GN R 324, requiring Basic Assessment***

12	The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan. (a) In Eastern Cape Province i) Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004; ii) Within critical biodiversity areas identified in bioregional plans;
----	---

**Any other listed activities triggered by the project, will be determined during the process of compiling the application for the Basic Assessment.**



## 2.2.4 Notification Letter 1



# Engineering Advice and Services (Pty) Ltd

Associated with ULWAZI

Port Elizabeth Office:  
Tel: (041) 581 2421  
Fax: (086) 683 9899  
E-mail: [eampe@eampe.co.za](mailto:eampe@eampe.co.za)  
73 Heugh Rd, Walmer  
PO Box 13867, Humewood  
PORT ELIZABETH, 6013

VAT No : 4110162205

Dear Sir/Madam

9 July 2024

### **NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY**

In terms of the NEMA EIA Regulations, 2014: as amended by NEMA EIA Regulations (2017): GN R327, 325 and 324 promulgated on 07 April 2017, under Chapter 5 of the National Environmental Management Act (as amended), you have been identified as an Interested and/or Affected Party (I&AP) for the above-mentioned project.

This serves as notification that a Basic Assessment process is being conducted on behalf of the applicant, CGS Property Trust, for the Development of Erf 325, Theescombe in Nelson Mandela Bay. The applicant intends to utilise the site for the development of a residential estate and associated supporting infrastructure, as well as the installation of the required services.

In terms of regulation 55 (1) (b) of Government Notice GN R326 interested and affected parties are to request in writing that their names be placed on the register of interested and affected parties. In order to register on the database, complete the comment and registration form attached to this correspondence or submit your contact details (via fax, email or the website – [www.easemp.co.za](http://www.easemp.co.za)) stating your full name, address and contact numbers. Also state any interest that you may have in this matter. By registering on the project database, you will be notified as and when information on the project is available. The registration date commences on 9 July 2024 and ends on 12 August 2024.

To assist you in the submission of issues and concerns we have included with this correspondence a Background Information Document, Locality Map and a Comment Form. Project information can be accessed through the website [www.easemp.co.za](http://www.easemp.co.za). Should you have any queries or require additional information please contact Ms Lea Jacobs using the contact details provided below. Once you have registered as an I&AP, you will be notified when the Basic Assessment Report is available for public review, which should provide the full scope of the project and all related activities.

**NOTE:** You are required to register as an I&AP in order to receive further correspondence regarding the Basic Assessment. In order to comply with Act No. 4 of 2013: Protection of Personal Information Act, 2013, you are hereby notified that all information divulged by you as an Interested and Affected Party will only be used for the purposes of this project. Kindly refer to consent on registration and comment form.

Steps in the Basic Assessment and Public Participation Process are as follows:

**Step 1: Notification to Authorities and I&AP's:** The first stage in the process entails notification of the intention to proceed with the BAR to the DEDEAT as well as interested and affected parties (I&APs). I&APs are required to register their interest on the project database and raise issues of concern.

**Step 2: Draft Basic Assessment (BAR) for Public Comment:** The Basic Assessment is undertaken in order to identify and assess potential positive and negative environmental impacts (social, economic and environmental), that may be associated with the proposed project. The Basic Assessment will include an overview of the affected environment on which the activity is proposed to take place and migratory measures to reduce potential negative impacts and maximise positive benefits. The Draft Basic Assessment, together with comments received from I&APs will be made available for a 30 day review period. All I&AP's on the project database will be notified in writing of the 30 day comment period for the Draft Basic Assessment, copies of the Draft Report and project information can be downloaded from [www.easemp.co.za](http://www.easemp.co.za).

**Step 3: Submit Final Basic Assessment Report and Application:** The comments received from I&APs during the 30-day review period will be included in the Final BAR before it is submitted to DEDEAT for decision making. All I&APs will be notified in writing of the submission of the Final Report and any additional comment period.

**Step 4: Notification of Outcome of Decision and Appeal Period:** All I&APs on the project database will be notified in writing regarding the outcome of the decision by the DEDEAT (granting or refusal of environmental authorization) for the project and the appeal period, as well as the manner of appeal. Commencement of the development may only proceed once approval has been granted.

#### NEMA EIA Regulations, 2017

The need for a Basic Assessment is triggered by the inclusion of, **but not limited to**, the following activities listed in GN R 327 & 324:

#### ***Listing Notice 1 Activities: NEMA EIA Regulations, 2017, GN R 327, requiring Basic Assessment***

27	The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— i) the undertaking of a linear activity; or ii) maintenance purposes undertaken in accordance with a maintenance management plan.	Vegetation clearing of on site will be required for the proposed infrastructure.
----	--	--


#### ***Listing Notice 3 Activities: NEMA EIA Regulations, 2017, GN R 324, requiring Basic Assessment***

12	The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan. (a) In Eastern Cape Province i) Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial	Portion of the site is within Algoa Sandstone Fynbos which has critically endangered conservation status and portions of the site fall within the gazetted NMB
----	--	--

	Biodiversity Assessment 2004; ii) Within critical biodiversity areas identified in bioregional plans;	Bioregional Plan as a Critical Biodiversity Area.
--	--	---

Any other listed activities triggered by the project, will be determined during the process of compiling the Application form.

Kind Regards



Ms. Lea Jacobs (BSc) Cert.Sci.Nat (129284) (Reg. EAP) (EAPASA)

**for Engineering Advice & Services (Pty) Ltd**

Tel: 041 581 2421

Email: [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

Fax: 086 683 9899

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date:	Preferred method of communication (email / SMS / fax / post):
-------	---

Can you communicate reliably via email?

Title:	First Name:	Surname:
--------	-------------	----------

Email:
--------

Telephone:	Fax:
------------	------

Organisation & Capacity (if Applicable):
--

Physical Address:
-------------------

Town:	Code:
-------	-------

Postal Address:
-----------------

Town:	Code:
-------	-------

Consent to share above information (for the purposes of this project only)*:	Yes	No
--	-----	----

1. What is your primary area of interest with regards to the proposed project?

---



---



---



---



---

2. Do you have any comments with regards to the proposed project?

---



---



---



---



---

3. Are there any additional stakeholders who you think should be contacted regarding this project?  
If "YES", please list their names and contact details (email addresses are preferred) below:

---



---



---



---



---

**PLEASE ADD MORE PAGES IF NECESSARY**

\*Note that all information conferred by you in this document is private information protected by the POPI Act, 2013. Kindly advise in the relevant section above whether this information can be distributed for the purposes of this project only. The NEMA EIA Regulations requires the EAP to keep an I&AP database containing the details as indicated above

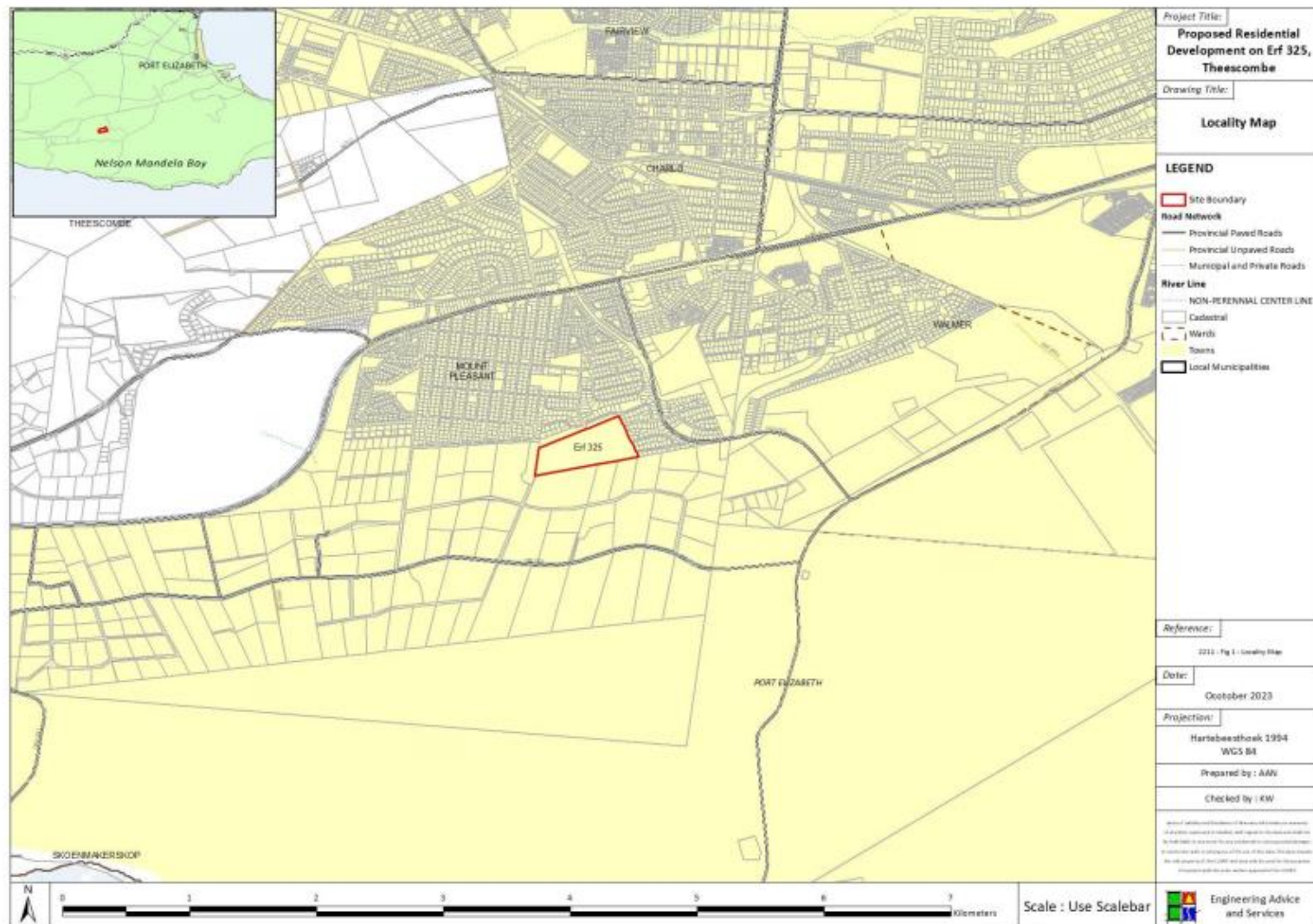




Figure 2: Aerial Map of the site

## 2.3 Appendix C – Community Meeting Attendance Register

<b>ATTENDANCE REGISTER</b>				
<b>MEETING</b>	<b>ERF 325 THEESCOMBE COMMUNITY FEEDBACK MEETING</b>			
<b>VENUE</b>	<b>MT PLEASANT PRIMARY AFTERCARE CENTRE, HIGH ST, MT PLEASANT</b>			
<b>DATE/TIME</b>	<b>6 AUGUST 2024 @ 18H00</b>			
<b>TITLE</b>	<b>NAME &amp; SURNAME</b>	<b>CONTACT #</b>	<b>EMAIL</b>	<b>SIGNATURE</b>
1	MS JANE BEARDSWORTH			
2	MNR Dirk Roberts			
3	MS. Donne Gaudes			
4	Mr Ethan Gaudes			
5	Mr N Greeff			
6	Mr C. HOLING			
7	Mrs V. Tomson			
8	MR N. Bantz			
9	MRS D. Bantz			
10				
11				
12				
13				
14				
15				

## ATTENDANCE REGISTER

MEETING	ERF 325 THEESCOMBE COMMUNITY FEEDBACK MEETING
VENUE	MT PLEASANT PRIMARY AFTERCARE CENTRE, HIGH ST, MT PLEASANT
DATE/TIME	6 AUGUST 2024 @ 18H00

	TITLE	NAME & SURNAME	CONTACT #	EMAIL	SIGNATURE
1	MR	MARK W BATH			
2	MES	Tania Shrosbree			
3	MR	Robert Munnig			
4	MS	Tanya Venter			
5	MR	JAMES POWELL			
6	MR	DVAN VUREN			
7	MR	Don Westhuizen			
8		A. Kock			
9	MR	MIH VAN EEDEN			
10	MR	MARIUS LAAS			
11	MR	Rog Dewcas			
12	MR	Matthew Versfeld			
13	MR	Beverley Schuur			
14	MR	Claus Soubart			
15	MR	Henk M. M. M.			

## ATTENDANCE REGISTER

MEETING	ERF 325 THEESCOMBE COMMUNITY FEEDBACK MEETING
VENUE	MT PLEASANT PRIMARY AFTERCARE CENTRE, HIGH ST, MT PLEASANT
DATE/TIME	6 AUGUST 2024 @ 18H00

	TITLE	NAME & SURNAME	CONTACT #	EMAIL	SIGNATURE
1		ANDREAS DINSE			
2		Neil Bisseker			
3		C Streicher			
4		DARREN GEORGE			
5		Bulelwa Madlingozi			
6		Xolani Tokota			
7		Hedi Jansen			
8		Morie Conradie			
9		Ella & Mark Scherer			
10		Mgabo & Tomson			
11		Fanus Igber			
12		Michael Sava			
13		MARY-IRNE GORDE			
14		GRANT KEND			
15					

## ATTENDANCE REGISTER

MEETING	ERF 325 THEESCOMBE COMMUNITY FEEDBACK MEETING
VENUE	MT PLEASANT PRIMARY AFTERCARE CENTRE, HIGH ST, MT PLEASANT
DATE/TIME	6 AUGUST 2024 @ 18H00

	TITLE	NAME & SURNAME	CONTACT #	EMAIL	SIGNATURE
1	MR	CHRIS TROSCHEL			
2	Mr	Reagan Robinson			
3	MRS	RAGEL RIELLY			
4	Mr	Sebastian Pillay			
5		Cheryl Botha			
6		Tony Bosch			
7		Joy MNTAMBO			
8		J MNTAMBO			
9		S Lancaster			
10		C. WATSON			
11		Marty Montgomery			
12		Mark Scherer			
13		LEA JACOBS			
14		NOXOLONCAU			
15					

## 2.4 Appendix D - I&AP Registration Forms and Correspondence

---

**From:** EAS Environmental <[enviro@easpe.co.za](mailto:enviro@easpe.co.za)>

**Sent:** Wednesday, July 10, 2024 8:54 AM

**To:** EAS Environmental <[enviro@easpe.co.za](mailto:enviro@easpe.co.za)>

**Cc:** [andre@andreprojects.co.za](mailto:andre@andreprojects.co.za); Kurt Wicht <[kurtw@easpe.co.za](mailto:kurtw@easpe.co.za)>; Mongikazi Gxilishe <[mongikazi@easpe.co.za](mailto:mongikazi@easpe.co.za)>; [leasteyn@icloud.com](mailto:leasteyn@icloud.com)

**Subject:** PRE-APPLICATION PUBLIC PARTICIPATION: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

Good Day

Please find attached a notification letter and background information document for your attention.

Engineering Advice and Services (EAS) have been appointed as the Environmental Assessment Practitioner (EAP) to undertake this application on behalf of the applicant, CGS Property Trust. The applicant proposes to develop a residential estate on Erf 325, Theescombe, Eastern Cape.

In terms of the NEMA EIA Regulations, 2014: as amended by NEMA EIA Regulations (2017): GN 326 promulgated on 07 April 2017, under Chapter 5 of the National Environmental Management Act (as amended), you have been identified as an Interested and/or Affected Party (I&AP) for the above-mentioned project. This serves as notification that a Basic Assessment process is being conducted on behalf of the Applicant.

Please refer to the attached documents for additional information regarding the project and the process. The attached letter outlines the steps in the Basic Assessment and Public Participation Process that are to be followed. Please use the attached comment form and return via email or fax or register via our consultation website [www.easemp.co.za](http://www.easemp.co.za). Please submit your request to register as an I&AP on or before 12 August 2024.

Kindly confirm receipt of this email.

Kind regards,

3

---

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)

☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)

📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Andries Struwig <[Andries.Struwig@dedea.gov.za](mailto:Andries.Struwig@dedea.gov.za)>

**Sent:** Wednesday, July 10, 2024 9:31 AM

**To:** Kurt Wicht <[kurtw@easpe.co.za](mailto:kurtw@easpe.co.za)>; Lea Jacobs <[lea@easpe.co.za](mailto:lea@easpe.co.za)>

**Cc:** Mongikazi Gxilishe <[mongikazi@easpe.co.za](mailto:mongikazi@easpe.co.za)>; EAS Environmental <[enviro@easpe.co.za](mailto:enviro@easpe.co.za)>; Nicole Jane Gerber <[Nicole.Gerber@dedea.gov.za](mailto:Nicole.Gerber@dedea.gov.za)>; Dayalan Govender <[Dayalan.Govender@dedea.gov.za](mailto:Dayalan.Govender@dedea.gov.za)>; Charmaine Struwig <[Charmaine.Mostert@dedea.gov.za](mailto:Charmaine.Mostert@dedea.gov.za)>

**Subject:** RE: PRE-APPLICATION PUBLIC PARTICIPATION: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

2

---

Good morning Mr Wicht, Ms Jacobs

If memory serves me correctly this is the Scribante property that had an Environmental Authorisation that lapsed. I do not see anything in the background document that speaks to this and why there is a new process being followed to obtain an Environmental Authorisation from the Department. Please also advise whether you want to have a pre-application meeting to discuss this prior to submitting an application to the Department.

Thank you.

**Andries Struwig**  
**Manager: EQM**  
**Cacadu Region**



Province of the  
**EASTERN CAPE**  
ECONOMIC DEVELOPMENT,  
ENVIRONMENTAL AFFAIRS AND TOURISM

Andries Struwig Pr. Sci. Nat.  
Tel: 041 508 5840 • Mobile: 079 503 1762  
Cnr of Athol Fugard Terrace & Castle Hill, Central  
Port Elizabeth, 6001  
P/Bag X5001, Greenacres, South Africa, 6057  
<http://www.dedea.gov.za/>  
<mailto:andries.struwig@dedea.gov.za>

---

**From:** Lea Jacobs <[lea@easpe.co.za](mailto:lea@easpe.co.za)>

**Sent:** Wednesday, July 10, 2024 10:00 AM

**To:** Andries Struwig <[Andries.Struwig@dedea.gov.za](mailto:Andries.Struwig@dedea.gov.za)>; Kurt Wicht <[kurtw@easpe.co.za](mailto:kurtw@easpe.co.za)>

**Cc:** Mongikazi Gxilishe <[mongikazi@easpe.co.za](mailto:mongikazi@easpe.co.za)>; EAS Environmental <[enviro@easpe.co.za](mailto:enviro@easpe.co.za)>; Nicole Jane Gerber <[Nicole.Gerber@dedea.gov.za](mailto:Nicole.Gerber@dedea.gov.za)>; Dayalan Govender <[Dayalan.Govender@dedea.gov.za](mailto:Dayalan.Govender@dedea.gov.za)>; Charmaine Struwig <[Charmaine.Mostert@dedea.gov.za](mailto:Charmaine.Mostert@dedea.gov.za)>

**Subject:** RE: PRE-APPLICATION PUBLIC PARTICIPATION: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

Hi Mr Struwig

We are undertaking a new Basic Assessment process independent of any previous processes that were facilitated for this site, all information pertaining to the previous applications and the history of authorisations will be divulged in the Basic Assessment report which will also be subject to a 30 day public participation process. I did not think it pertinent to mention the long history of the site in the pre-application phase of the project, for which the main objective is to get as many potential IAP's notified, informed and registered prior to the regulated phase commencing.

In response to your question regarding a pre-application meeting, yes please. That would be amazing, thank you for offering. Please let me know when you are available and we will make sure to avail ourselves.

Thanks so much!

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

---

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)

☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)

📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Andries Struwig <Andries.Struwig@dedea.gov.za>  
**Sent:** Wednesday, July 10, 2024 10:07 AM  
**To:** Lea Jacobs <lea@easpe.co.za>; Kurt Wicht <kurtw@easpe.co.za>  
**Cc:** Mongikazi Gxilishe <mongikazi@easpe.co.za>; EAS Environmental <enviro@easpe.co.za>; Nicole Jane Gerber <Nicole.Gerber@dedea.gov.za>; Dayalan Govender <Dayalan.Govender@dedea.gov.za>; Charmaine Struwig <Charmaine.Mostert@dedea.gov.za>  
**Subject:** RE: PRE-APPLICATION PUBLIC PARTICIPATION: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

Good morning Ms Jacobs

I was not thinking that you should elaborate on the long history but that it may have been pertinent / important to state clearly that there was an Authorisation issued previously that has lapsed which is the reason for the new application process. The previous application solicited quite a number of strong opinions / objections from I&AP's and it is important to make sure that everyone is on the same page and that there is a common understanding as to the reason for the new application.

**Andries Struwig**  
**Manager: EQM**  
**Cacadu Region**

1



Province of the  
**EASTERN CAPE**  
ECONOMIC DEVELOPMENT,  
ENVIRONMENTAL AFFAIRS AND TOURISM

Andries Struwig Pr. Sci. Nat.  
Tel: 041 508 5840 • Mobile: 079 503 1762  
Cnr of Athol Fugard Terrace & Castle Hill, Central  
Port Elizabeth, 6001  
P/Bag X5001, Greenacres, South Africa, 6057  
<http://www.dedea.gov.za/>  
<mailto:andries.struwig@dedea.gov.za>

## Lea Jacobs

**From:** Lea Jacobs  
**Sent:** Wednesday, 10 July 2024 10:10  
**To:** Andries Struwig; Kurt Wicht  
**Cc:** Mongikazi Gxilishe; EAS Environmental; Nicole Jane Gerber; Dayalan Govender; Charmaine Struwig  
**Subject:** RE: PRE-APPLICATION PUBLIC PARTICIPATION: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

I agree, I will amend the letter and send out a second email.

Thanks again.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
🌐 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

## Lea Jacobs

---

**From:** EAS Environmental  
**Sent:** Wednesday, 10 July 2024 10:28  
**To:** EAS Environmental; EAS Environmental  
**Cc:** andre@andrekprojects.co.za; Kurt Wicht; Mongikazi Gxilishe; leasteyn@icloud.com  
**Subject:** RE: PRE-APPLICATION PUBLIC PARTICIPATION: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

**Attachments:** 2211 - Background Information Document (amended).pdf

Good day

With reference to the previous email and attachments. Please find attached an amended Background Information Document which outlines a brief summary of the previous environmental applications that were undertaken for the development of the site.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Thursday, 15 August 2024 14:45  
**To:** Cheryl Botha; EAS Environmental  
**Cc:** mark.w.botha@vodamail.co.za  
**Subject:** RE: Objection and concerns regarding proposed development

Good day Cheryl

We hereby thank you and acknowledge receipt of your email and attachments.

Your comments will be reviewed and addressed and a response will be provided in due course.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Cheryl Botha <cheryl\_botha@vodamail.co.za>  
**Sent:** Thursday, August 8, 2024 10:06 AM  
**To:** EAS Environmental <enviro@easpe.co.za>  
**Cc:** mark.w.botha@vodamail.co.za  
**Subject:** Objection and concerns regarding proposed development

Good day

Herewith my completed form to register as an Interested and Affected party and to note my concerns

Kind regards  
Cheryl

PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA,  
NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED  
PARTIES REGISTRATION AND COMMENT FORM

KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF  
LEA JACOBS:

Contact Number: 041 581 2421 Fax Number: 086 683 9899 Email: [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS [CHERYL BOTHA](#)

Date: [08/08/2024](#)

Preferred method of communication ([email](#) / SMS / fax / post):

Can you communicate reliably via email? [YES](#)

Title: [MRS](#)

First Name: [CHERYL](#)

Surname: [BOTHA](#)

Email: [0798992536@vodamail.co.za](mailto:0798992536@vodamail.co.za)

Telephone: [0825688532](#)

Fax:

Organisation & Capacity (If Applicable): [LONG TIME RESIDENT AND PROPERTY OWNER](#)

Physical Address: [16 Chopin Rd](#)

Town: [PARI PARK](#)

Code: [6070](#)

Postal Address: [N/A](#)

Town:

Code:

Consent to share above information (for the purposes of this project only)\*:

Consent to share above information (for the purposes of this project only)\*:

Yes

No

**What is your primary area of interest with regards to the proposed project?**

I HAVE LIVE IN Pari Park for 20+ years. My concerns are:

- increased traffic,
- noise,
- impact on the natural environment we all love,
- water supply issues,
- sewerage is already a problem,
- property value,
- security

---

**Do you have any comments with regards to the proposed project?**

Yes – I am grateful for the opportunity to have input. I understand that development is inevitable, but due consideration for the nature of the existing property (neighbourhood) and property owners should be part of the plan.

Many residents have been here for 20 years or more and a potential decline in our property values is an unpleasant fact to deal with. We have tangible issues with water, sewerage, electricity and traffic which need to be fully addressed. Sewerage is possibly the biggest issue. Many residents have woken up to sewerage running in the streets on an ongoing basis – this without adding extra strain onto the existing system. Glendore, Blumberg and Merle Roads aren't going to cope very well with the additional traffic – access in and out of the area will be an issue. Maintenance of these roads is already lacking.

**Do you have any comments with regards to the proposed project?**

Yes – I am grateful for the opportunity to have input. I understand that development is inevitable, but due consideration for the nature of the existing property (neighbourhood) and property owners should be part of the plan.

Many residents have been here for 20 years or more and a potential decline in our property values is an unpleasant fact to deal with. We have tangible issues with water, sewerage, electricity and traffic which need to be fully addressed. Sewerage is possibly the biggest issue. Many residents have woken up to sewerage running in the streets on an ongoing basis – this without adding extra strain onto the existing system. Glendore, Blumberg and Merle Roads aren't going to cope very well with the additional traffic – access in and out of the area will be an issue. Maintenance of these roads is already lacking.

Intangible issues but no less important - the quality of life – the natural habitat around us – will disappear. Many of us chose this place for exactly this reason. PUSHING the wildlife onto the smallholdings isn't really a great solution. Have the smallholding owners been alerted that they will be inundated? Have they been consulted at all?

Peace and quiet – this disappears with added traffic volumes and people

The walkups, if they have to be there at all, should be located as far away from the established neighbourhood as possible. 3.

Are there any additional stakeholders who you think should be contacted regarding this project?

None that I can think of

If "YES", please list their names and contact details (email addresses are preferred) below:

PLEASE ADD MORE PAGES IF NECESSARY

\*Note that all information conferred by you in this document is private information protected by the POPI Act, 2013. Kindly advise in the relevant section above whether this information can be distributed for the purposes of this project only. The NEMA EIA Regulations requires the EAP to keep an I&AP database containing the details as indicated above

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:

Contact Number: 041 581 2421

Fax Number: 086 683 9899

Email: [enviro@teasco.co.za](mailto:enviro@teasco.co.za)

PERSONAL DETAILS

Date: 8/08/24 Preferred method of communication (email / SMS / fax / post): email

Can you communicate reliably via email?

yes

Title: MR First Name: Matthew Surname: Versfeld

Email: Versfeldmatthew@gmail.com

Telephone: 072 602 605 Fax:

Organisation & Capacity (If Applicable): N/A

Physical Address: 39 Rossini Place, Pari Park

Town: Port Elizabeth Code: 6070

Postal Address: 39 Rossini Place, Pari Park

Town: Port Elizabeth Code: 6070

Consent to share above information (for the purposes of this project only)\*: Yes No

1. What is your primary area of interest with regards to the proposed project?

① Road Infrastructure ② Water Infrastructure ③ Does not fit in with the surrounding neighbourhood ④ De value property value in area. ⑤ Impact on the wild life (This is NOT Johannesburg.) ⑥ security concerns ⑦ Noise and Pollution

2. Do you have any comments with regards to the proposed project?

This development does not fit in with the rest of the surrounding neighbourhood. The Road infrastructure as it stands is at near capacity and is crumbling without the municipalities fixing it. The water/electrical infrastructure is not going to be able to support all the extra people. The increase in the number of houses will decrease property value. This type of development does not conform with the free-standing homes at Pari Park / Mount Pleasant.

3. Are there any additional stakeholders who you think should be contacted regarding this project?

If "YES", please list their names and contact details (email addresses are preferred) below:

Murray Versfeld murray@uikaitosa.co.za

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Thursday, 15 August 2024 15:46  
**To:** versfeldmatthew@gmail.com  
**Subject:** 2211 - IAP Registration, Erf 325 Theescombe

Dear Matthew

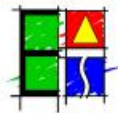
Note that your online registration has been received.

You will be included in all future public participation communication.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Thursday, 15 August 2024 15:52  
**To:** Matthew Versfeld  
**Subject:** RE: Project:2211

Good day Matthew

We hereby thank you for submitting your comments and concerns to us.

All comments and concerns will be reviewed and responded to in due course.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Matthew Versfeld <versfeldmatthew@gmail.com>  
**Sent:** Thursday, August 8, 2024 3:38 PM  
**To:** EAS Environmental <enviro@easpe.co.za>  
**Subject:** Project:2211

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Thursday, 15 August 2024 15:54  
**To:** Murray Versfeld; EAS Environmental  
**Subject:** RE: Development erf 325

Good day Murray

We hereby thank you for submitting your objections and comments.

These will be reviewed and addressed in due course.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

---

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Murray Versfeld <murray@waikatosa.co.za>  
**Sent:** Thursday, August 8, 2024 4:05 PM  
**To:** EAS Environmental <enviro@easpe.co.za>  
**Subject:** Development erf 325

Please see attach objections.

Kind regards

Murray Versfeld  
0825677234  
Get [Outlook for iOS](#)

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: <b>08/08/2024</b>		Preferred method of communication (email / SMS / fax / post): <b>Email</b>	
Can you communicate reliably via email? <b>yes</b>			
Title: <b>Mr</b>	First Name: <b>Murray</b>	Surname: <b>Versfeld</b>	
Email: <b>murray@waikatoso.co.za</b>			
Telephone: <b>082 567 7234</b>		Fax:	
Organisation & Capacity (If Applicable): <b>N/A</b>			
Physical Address: <b>39 Rossini place, Pari Park</b>			
Town: <b>Port Elizabeth</b>		Code: <b>6070</b>	
Postal Address: <b>39 Rossini place, Pari Park</b>			
Town: <b>Port Elizabeth</b>		Code: <b>6070</b>	
Consent to share above information (for the purposes of this project only)*:		<input checked="" type="radio"/> <b>Yes</b>	<input type="radio"/> <b>No</b>
1. What is your primary area of interest with regards to the proposed project? 1. Decrease property value 2. Road Infrastructure 3. Fresh water /Storm water /Sewage infrastructure 4. Security Concerns 5. Electrical Infrastructure 6. Noise and Pollution			
2. Do you have any comments with regards to the proposed project? This type of development does not conform with the free standing houses of Pari Park / Mount Pleasant and it could negatively effect the property value and the life style of these neighbourhood			
3. Are there any additional stakeholders who you think should be contacted regarding this project? If "YES", please list their names and contact details (email addresses are preferred) below:			
<b>Mark Jackson 083 650 6644</b>			
<b>Matthew Versfeld versfeldmatthew@gmail.com</b>			

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Thursday, 15 August 2024 14:49  
**To:** Noelene Greeff  
**Subject:** RE: REGISTRATION AND COMMENT FORM FOR ERF 325 THEESCAOMBE

Good day Noelene

We hereby thank you and acknowledge receipt of your email and attachments.

Your comments will be reviewed and addressed and a response will be provided in due course.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
📞 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Noelene Greeff <noelene@wheco.co.za>  
**Sent:** Thursday, August 8, 2024 10:55 AM  
**To:** EAS Environmental <enviro@easpe.co.za>  
**Subject:** REGISTRATION AND COMMENT FORM FOR ERF 325 THEESCAOMBE

Good day Attached my form.

Regards

Noelene

**Noelene Greeff**  
083 261 7110  
[www.wheco.co.za](http://www.wheco.co.za)



**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: 8/8/2024 Preferred method of communication (email / SMS / fax / post): email.

Can you communicate reliably via email?

Title: Mrs First Name: Noelene Surname: Gicoff

Email: noelene@whero.co.za

Telephone: 083 261 7110 Fax: -

Organisation & Capacity (If Applicable): -

Physical Address: 10 Michael Angeb Ave

Town: Par. Parc Code: 6070

Postal Address:

Town: Par. Elizabeth Code:

Consent to share above information (for the purposes of this project only)\*: Yes yes No

1. What is your primary area of interest with regards to the proposed project?

I am staying here for 26 years. Chose a quiet area, not too far from the city. My road is attached to the proposed project.

2. Do you have any comments with regards to the proposed project?

(1) We have a water consumption problem - sometimes a few days at a time without water - where will extra water come from with reservoir not totally used.

(2) Sewerage problem - my home always take the brunt after rain especially + drains not maintained by municipality!

3. Are there any additional stakeholders who you think should be contacted regarding this project?

If "YES", please list their names and contact details (email addresses are preferred) below:

(3) Traffic ! ! ! !

**PLEASE ADD MORE PAGES IF NECESSARY**

\*Note that all information conferred by you in this document is private information protected by the POPI Act, 2013. Kindly advise in the relevant section above whether this information can be distributed for the purposes of this project only. The NEMA EIA Regulations requires the EAP to keep an I&AP database containing the details as indicated above

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Thursday, 15 August 2024 16:12  
**To:** Bernhard Schulz; EAS Environmental  
**Subject:** RE: Proposed Development of a Residential Estate on ERF 325 Theescombe.

Dear Bernhard

Thank you for submitting the IAP Registration form and for noting your comments and concerns.

These will be reviewed and will be addressed in due course.

Your details have been added to our IAP database and you will be included in all public participation communication going forward.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

---

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Bernhard Schulz <brnhrd.schulz@gmail.com>  
**Sent:** Friday, August 9, 2024 6:19 PM  
**To:** EAS Environmental <enviro@easpe.co.za>  
**Subject:** Proposed Development of a Residential Estate on ERF 325 Theescombe.

Dear Lea

Please find the attached registration and comment form for the subject development.

Kind regards,

**Bernhard Schulz**  
Cell: +27 (0)60 911 9859  
Email: [brnhrd.schulz@gmail.com](mailto:brnhrd.schulz@gmail.com)

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

**PERSONAL DETAILS**

Date: 09 Aug 2024 Preferred method of communication (email / SMS / fax / post): email

Can you communicate reliably via email?

Title: Mr First Name: Bernhard Surname: Schulz

Email: brnhrd.schulz@gmail.com

Telephone: 0609119859 Fax:

Organisation & Capacity (If Applicable): private

Physical Address: 33 Glendore Road, Pari Park

Town: Port Elizabeth / Gqeberha Code: 6070

Postal Address: 33 Glendore Road, Pari Park

Town: Port Elizabeth / Gqeberha Code: 6070

Consent to share above information (for the purposes of this project only)\*: Yes ☒ No ☐

1. What is your primary area of interest with regards to the proposed project?

I am in the process of inheriting property in Pari Park. I live in Pari Park. The proposed development in it's current form will devalue the surrounding properties.

2. Do you have any comments with regards to the proposed project?

The proposed housing density of the project is too great. The proposed housing density does not match that of the surrounding suburbs which are far less dense. The <sup>road's</sup> water supply and sewage and electricity can't handle the proposed density.

3. Are there any additional stakeholders who you think should be contacted regarding this project?

If "YES", please list their names and contact details (email addresses are preferred) below:

**PLEASE ADD MORE PAGES IF NECESSARY**

\*Note that all information conferred by you in this document is private information protected by the POPI Act, 2013. Kindly advise in the relevant section above whether this information can be distributed for the purposes of this project only. The NEMA EIA Regulations requires the EAP to keep an I&AP database containing the details as indicated above

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Wednesday, 17 July 2024 12:00  
**To:** Owethu Pantshwa; EAS Environmental  
**Subject:** RE: PRE-APPLICATION PUBLIC PARTICIPATION: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

Dear Ms Pantshwa

We will be sure to do so, thank you.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Owethu Pantshwa <opantshwa@mandelametro.gov.za>  
**Sent:** Wednesday, July 10, 2024 4:51 PM  
**To:** EAS Environmental <enviro@easpe.co.za>  
**Subject:** RE: PRE-APPLICATION PUBLIC PARTICIPATION: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

Thanks, please update me on the project's progress.

Owethu Pantshwa, Senior Director: LPM

---

## Lea Jacobs

**From:** Ward1, NMMM <ward1@mandelametro.gov.za>  
**Sent:** Wednesday, 10 July 2024 10:36  
**To:** EAS Environmental  
**Cc:** andre@andrekprojects.co.za; Kurt Wicht; Mongikazi Gxilishe; leateyn@icloud.com  
**Subject:** RE: PRE-APPLICATION PUBLIC PARTICIPATION: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

Good day Lea

The Ward 1 office acknowledges receipt of the amended Background Information document and will discard the original document.

kind regards  
Heather Martens

**Ward 1 Office**  
**of Cllr Dries van der Westhuizen**  
Office: 0415831732/9  
Whatsapp: 0813900329  
Facebook: <https://web.facebook.com/Ward1NMB/>

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Wednesday, 17 July 2024 12:06  
**To:** Frances Taylor; EAS Environmental  
**Cc:** pierre.pistorius@mandela.ac.za  
**Subject:** RE: Register as I&AP for development of Erf 325, Theescombe

Dear Frances

Thank you so much for registering as an IAP for this project. We have received your online registration as well as the IAP form. I have added Pierre's details to the IAP database along with yours.

You will be notified as soon as the draft BAR is available for public review.

Hope you have a lovely week further.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

---

☎ 041 581 2421    ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623    🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Frances Taylor <frances.softfrog@gmail.com>  
**Sent:** Thursday, July 11, 2024 6:11 PM  
**To:** EAS Environmental <enviro@easpe.co.za>  
**Subject:** Register as I&AP for development of Erf 325, Theescombe

Dear Lea

I did register on your website but it didn't ask which development I was registering for, so attached please find the form with my details to register as an I&AP for the development of Erf 325, Theescombe, Gqeberha. Please also add my partner's details, as provided in item 3 of the form.

Please confirm that we have been registered.

Many thanks  
Frances  
0825706000  
[frances@softfrog.co.za](mailto:frances@softfrog.co.za)

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: 11/07/2024		Preferred method of communication (email / SMS / fax / post): email	
Can you communicate reliably via email? yes			
Title: Ms	First Name: Frances	Surname: Taylor	
Email: frances@softfrog.co.za			
Telephone: 082 570 6000		Fax:	
Organisation & Capacity (If Applicable): private individual			
Physical Address: 36 Blumberg Rd, Providentia			
Town: PE		Code: 6070	
Postal Address: as above			
Town:		Code:	
Consent to share above information (for the purposes of this project only)*:		Yes yes	No

1. What is your primary area of interest with regards to the proposed project?

Our property borders and overlooks the proposed development area

2. Do you have any comments with regards to the proposed project?

not as yet

3. Are there any additional stakeholders who you think should be contacted regarding this project?

If "YES", please list their names and contact details (email addresses are preferred) below:

Please add my partner:

Prof Pierre Pistorius

email: pierre.pistorius@mandela-rc.za

tel: 0790718813

address and area of interest as above.

**PLEASE ADD MORE PAGES IF NECESSARY**

\*Note that all information conferred by you in this document is private information protected by the POPI Act, 2013. Kindly advise in the relevant section above whether this information can be distributed for the purposes of this project only. The

NEMA EIA Regulations requires the EAP to keep an I&AP database containing the details as indicated above

## Lea Jacobs

---

**From:** developer.easpe@gmail.com  
**Sent:** Thursday, 11 July 2024 17:13  
**To:** EAS Environmental  
**Subject:** Contact form submission from

Submission from 'contact us' form:

**Firstname :**  
Frances

**Lastname :**  
Taylor

**Email :**  
frances@softfrog.co.za

**Cell :**  
0825706000

**Submit :**  
SUBMIT

---

**IP address of the submitter:**  
192.168.0.254

**From:** Holness, S (Dr) (Summerstrand Campus South) <[Stephen.Holness@mandela.ac.za](mailto:Stephen.Holness@mandela.ac.za)>  
**Sent:** 10 July 2024 14:29  
**To:** EAS Environmental <[enviro@easpe.co.za](mailto:enviro@easpe.co.za)>  
**Cc:** Lea Jacobs <[lea@easpe.co.za](mailto:lea@easpe.co.za)>; Kurt Wicht <[kurtw@easpe.co.za](mailto:kurtw@easpe.co.za)>; Mongikazi Gxilishe <[mongikazi@easpe.co.za](mailto:mongikazi@easpe.co.za)>  
**Subject:** Re: PRE-APPLICATION PUBLIC PARTICIPATION: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

2

---

Hi Lea,

Thanks very much. I am indeed an interested and affected party and would like to be registered as such.

I would appreciate a copy of the site plan as soon as it is available please, as well as the ecological assessment/specialist study when it is available.

Thanks  
Stephen Holness

*Dr Stephen Holness  
11 Michelangelo Avenue,  
Pari Park,  
Gqeberha (Port Elizabeth),  
South Africa,  
6070.  
Cell and WhatsApp: +27 (0) 82 887-3735  
[stephen.holness@gmail.com](mailto:stephen.holness@gmail.com)  
Research Associate Nelson Mandela University:  
Centre for African Conservation Ecology & Institute for Coastal and Marine Research*

---

**From:** Holness, S (Dr) (Summerstrand Campus South) <Stephen.Holness@mandela.ac.za>  
**Sent:** Wednesday, July 10, 2024 2:52 PM  
**To:** EAS Environmental <enviro@easpe.co.za>  
**Cc:** Lea Jacobs <lea@easpe.co.za>; Kurt Wicht <kurtw@easpe.co.za>; Mongikazi Gxilishe <mongikazi@easpe.co.za>  
**Subject:** Re: PRE-APPLICATION PUBLIC PARTICIPATION: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

Hi Lea,

I trust you are well.

I just want to confirm that:

- The access from Blumberg Rd only will be for both the estate operation and construction. I would like confirmation that there will not be heavy vehicle or pedestrian access via the other roads.
- That the fencing and access control will be installed at an early stage to avoid security and disturbance issues due to formal or informal access to the site via points other than the Blumberg Rd access.

Thanks very much  
Stephen

*Dr Stephen Holness  
11 Michelangelo Avenue,  
Pari Park,  
Gqeberha (Port Elizabeth),  
South Africa,  
6070.  
Cell and WhatsApp: +27 (0) 82 887-3735  
[stephen.holness@gmail.com](mailto:stephen.holness@gmail.com)  
Research Associate Nelson Mandela University:  
Centre for African Conservation Ecology & Institute for Coastal and Marine Research*

---

**From:** EAS Environmental <enviro@easpe.co.za>

**Sent:** 11 July 2024 10:12

**To:** Holness, S (Dr) (Summerstrand Campus South) <Stephen.Holness@mandela.ac.za>; EAS Environmental <enviro@easpe.co.za>

**Cc:** Lea Jacobs <lea@easpe.co.za>; Kurt Wicht <kurtw@easpe.co.za>; Mongikazi Gxilishe <mongikazi@easpe.co.za>

**Subject:** RE: PRE-APPLICATION PUBLIC PARTICIPATION: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

Dear Dr Holness

Thank you for registering as an IAP for this project. Your details have been added to our IAP database and you will be notified as more information becomes available for this project, specifically when the draft BAR is available for public review.

- I can confirm that access for both construction and operation will only be allowed from Blumberg Road, no heavy vehicle access to the site will be allowed from any other roads.
- Once the site has been cleared and levels obtained, the property will be enclosed which will include security access to and from the site. One of the objectives of this is to ensure security and controlled access which will help to ensure the safety of all residents in the area as well.

I trust that this covers your queries and thank you again for responding to our email.

1

---

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

## Lea Jacobs

---

**From:** Holness, S (Dr) (Summerstrand Campus South) <Stephen.Holness@mandela.ac.za>  
**Sent:** Thursday, 11 July 2024 10:27  
**To:** EAS Environmental  
**Cc:** Lea Jacobs; Kurt Wicht; Mongikazi Gxilishe  
**Subject:** Re: PRE-APPLICATION PUBLIC PARTICIPATION: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

Hi Lea,

Thank you so much. That is great. I look forward to seeing the BAR once available. I am very glad that the developers appear to have taken such a proactive approach to avoid the key issues which arose in the previous proposal.

All the best  
Stephen

*Dr Stephen Holness  
11 Michelangelo Avenue,  
Pari Park,  
Gqeberha (Port Elizabeth),  
South Africa,  
6070.  
Cell and WhatsApp: +27 (0) 82 887-3735  
[stephen.holness@gmail.com](mailto:stephen.holness@gmail.com)  
Research Associate Nelson Mandela University:  
Centre for African Conservation Ecology & Institute for Coastal and Marine Research*

## Lea Jacobs

---

**From:** EAS Environmental <[enviro@easpe.co.za](mailto:enviro@easpe.co.za)>  
**Sent:** Thursday, 15 August 2024 15:07  
**To:** [deonferreira61@gmail.com](mailto:deonferreira61@gmail.com)  
**Subject:** 2211 - IAP Registration, Erf 325 Theescombe

Good day AJ

Note that your online registration has been received.

You will be included in all future public participation communication.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421    ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
📞 072 048 2623    🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: <b>11 August 2024</b>	Preferred method of communication (email / SMS / fax / post): <b>Email</b>
-----------------------------	--

Can you communicate reliably via email? **Yes**

Title: <b>Mr</b>	First Name: <b>AJ</b>	Surname: <b>Ferreira</b>
------------------	-----------------------	--------------------------

Email: **Deonferreira61@gmail.com**

Telephone: <b>0815706733</b>	Fax:
------------------------------	------

Organisation & Capacity (If Applicable):

Physical Address: **Pari Park**

Town: <b>Port Elizabeth</b>	Code: <b>6070</b>
-----------------------------	-------------------

Postal Address:

Town:	Code:
-------	-------

Consent to share above information (for the purposes of this project only)*:	Yes <b>Yes</b>	No
--	----------------	----

1. What is your primary area of interest with regards to the proposed project?

- Massive loss of wildlife and green belt in a critical biodiversity area with no space for wildlife included in the plan
- Endangered species in Sardinia Bay Conservancy affected
- 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, trees that are home to them
- Decline in neighbourhood aesthetic appeal, tranquility and desirability
- Impact on property values - due to the loss of green space, the appeal of existing properties is diminished
- Increased traffic and noise pollution, loss of the current peaceful environment where children play
- Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.

2. Do you have any comments with regards to the proposed project?

- The proposed plan does not prioritise the protection of vulnerable species and the social impact on communities.
- The plan appears to be inflexible and unwilling to compromise on the number and nature of dwellings.
- The design of the project does not take into account the wildlife theme of the neighbourhood - the proportion of natural green space within the development is a tiny fraction, the plots are even too small to have gardens or trees.
- The plan includes too many dwellings, too cramped up, overpriced to promote luxury where there is no space.
- The area's long-term sustainability as a desirable place to live would be adversely affected by this current plan.
- Undue strain will be placed on the existing infrastructure, services, schools and public utilities.
- The project was poorly advertised, most residents of neighbouring communities are totally unaware of the proposal.

3. Are there any additional stakeholders who you think should be contacted regarding this project?

**If "YES", please list their names and contact details (email addresses are preferred) below:**

- Eastern Cape Environmental Network (ECEN): [bulimkuli@ecen.org.za](mailto:bulimkuli@ecen.org.za), [info@ecen.org.za](mailto:info@ecen.org.za)
- WESSA (Wildlife and Environment Society of South Africa): [Gary Koekemoer - GaryK22@me.com](mailto:Gary.Koekemoer@gmail.com)
- South African Heritage Resources Agency (SAHRA): [info@sahra.org.za](mailto:info@sahra.org.za)
- NMU (Nelson Mandela University): [Dr Jan Venter - Jan.Venter@mandela.ac.za](mailto:Jan.Venter@mandela.ac.za)
- Algoa Bay Conservation: [AlgoaBayConservation@gmail.com](mailto:AlgoaBayConservation@gmail.com) - Ronelle Friend and Tony Bastos
- Endangered Wildlife Trust: [Dr Ian Little - ewt@ewt.org.za](mailto:Dr.Ian.Little@ewt.org.za)
- Wildlife Ecology Lab: [Wildec@mandela.ac.za](mailto:Wildec@mandela.ac.za) - Prof. Jan Venter

- Sardinia Bay Conservancy, Urban Raptor Project: Arnold Slabbert 082 3323 660

**PLEASE ADD MORE PAGES IF NECESSARY**

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: <b>11 August 2024</b>	Preferred method of communication (email / SMS / fax / post): <b>Email</b>
-----------------------------	--

Can you communicate reliably via email? **Yes**

Title: <b>Ms</b>	First Name: <b>Bronwyn</b>	Surname: <b>Smith</b>
------------------	----------------------------	-----------------------

Email: **bronwynsmith612@gmail.com**

Telephone: <b>0614243900</b>	Fax:
------------------------------	------

Organisation & Capacity (If Applicable):

Physical Address: **4 Olga Avenue, Providentia**

Town: <b>Port Elizabeth</b>	Code: <b>6070</b>
-----------------------------	-------------------

Postal Address: **Same**

Town:	Code:
-------	-------

Consent to share above information (for the purposes of this project only)*:	Yes <b>Yes</b>	No
--	----------------	----

1. What is your primary area of interest with regards to the proposed project?

- Massive loss of wildlife and green belt in a critical biodiversity area with no space for wildlife included in the plan
- Endangered species in Sardinia Bay Conservancy affected
- 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, trees that are home to them
- Decline in neighbourhood aesthetic appeal, tranquility and desirability
- Impact on property values - due to the loss of green space, the appeal of existing properties is diminished
- Increased traffic and noise pollution, loss of the current peaceful environment where children play
- Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.

2. Do you have any comments with regards to the proposed project?

- The proposed plan does not prioritise the protection of vulnerable species and the social impact on communities.
- The plan appears to be inflexible and unwilling to compromise on the number and nature of dwellings.
- The design of the project does not take into account the wildlife theme of the neighbourhood - the proportion of natural green space within the development is a tiny fraction, the plots are even too small to have gardens or trees.
- The plan includes too many dwellings, too cramped up, overpriced to promote luxury where there is no space.
- The area's long-term sustainability as a desirable place to live would be adversely affected by this current plan.
- Undue strain will be placed on the existing infrastructure, services, schools and public utilities.
- The project was poorly advertised, most residents of neighbouring communities are totally unaware of the proposal.

3. Are there any additional stakeholders who you think should be contacted regarding this project?

**If "YES", please list their names and contact details (email addresses are preferred) below:**

- Eastern Cape Environmental Network (ECEN): [bulimkuli@ecen.org.za](mailto:bulimkuli@ecen.org.za), [info@ecen.org.za](mailto:info@ecen.org.za)
- WESSA (Wildlife and Environment Society of South Africa): [Gary Koekemoer - GaryK22@me.com](mailto:Gary.Koekemoer@gmail.com)
- South African Heritage Resources Agency (SAHRA): [info@sahra.org.za](mailto:info@sahra.org.za)
- NMU (Nelson Mandela University): [Dr Jan Venter - Jan.Venter@mandela.ac.za](mailto:Jan.Venter@mandela.ac.za)
- Algoa Bay Conservation: [AlgoaBayConservation@gmail.com](mailto:AlgoaBayConservation@gmail.com) - Ronelle Friend and Tony Bastos
- Endangered Wildlife Trust: [Dr Ian Little - ewt@ewt.org.za](mailto:Dr.Ian.Little@ewt.org.za)
- Wildlife Ecology Lab: [Wildec@mandela.ac.za](mailto:Wildec@mandela.ac.za) - Prof. Jan Venter

- Sardinia Bay Conservancy, Urban Raptor Project: Arnold Slabbert 082 3323 660

**PLEASE ADD MORE PAGES IF NECESSARY**

EAS project 2211

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: 11/08/2024		Preferred method of communication (email / SMS / fax / post): email	
Can you communicate reliably via email? Yes			
Title: Mr	First Name: Charles	Surname: Holing	
Email: hdingcharles@gmail.com			
Telephone: 069-921-1894		Fax: /	
Organisation & Capacity (if Applicable): N/A			
Physical Address: 4 Rossini RD			
Town: Pari Park		Code: 6070	
Postal Address: Same as physical			
Town:		Code:	
Consent to share above information (for the purposes of this project only)*:		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
1. What is your primary area of interest with regards to the proposed project?			
• Overtaxed water supply as currently stands			
• Overtaxed sewerage system as currently stands			
• Increased load on current roads (Traffic infrastructure)			
• Undesired impact on ambience of area/s in general			
• Environmental impact (A place where I walk daily, bird life, wild life, insects)			
2. Do you have any comments with regards to the proposed project?			
As a heating and plumbing engineer, trained in Germany, the proposed black water purification system is risky at best. When this system either fails to purify the water due to over-toxation or the increased water seeping into the water table causes sinkholes, the remedy is going to be to connect the proposed site's black water to an already compromised (overtaxed) sewerage system.			
3. Are there any additional stakeholders who you think should be contacted regarding this project?			
If "YES", please list their names and contact details (email addresses are preferred) below:			

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Thursday, 15 August 2024 15:06  
**To:** holingcharles@gmail.com  
**Subject:** 2211 - IAP Registration, Erf 325 Theescombe

Good day Charles

Note that your online registration has been received.

You will be included in all future public participation communication.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
**Engineering Advice & Services**

☎ 041 581 2421    ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623    🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: 11 August 2024	Preferred method of communication (email / SMS / fax / post): Email
----------------------	---

Can you communicate reliably via email? **Yes**

Title: Mr	First Name: Chris	Surname: Garde-van Heerden
-----------	-------------------	----------------------------

Email: [chrish81@gmail.com](mailto:chrish81@gmail.com)

Telephone: 0789801260	Fax:
-----------------------	------

Organisation & Capacity (If Applicable):

Physical Address: 2 Mendelssohn Road, Pari Park

Town: Gqeberha	Code: 6070
----------------	------------

Postal Address: email [chrish81@gmail.com](mailto:chrish81@gmail.com)

Town:	Code:
-------	-------

Consent to share above information (for the purposes of this project only)*:	Yes <b>Yes</b>	No
--	----------------	----

1. What is your primary area of interest with regards to the proposed project?

- Massive loss of wildlife and green belt in a critical biodiversity area with no space for wildlife included in the plan
- Endangered species in Sardinia Bay Conservancy affected
- 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, trees that are home to them
- Decline in neighbourhood aesthetic appeal, tranquility and desirability
- Impact on property values - due to the loss of green space, the appeal of existing properties is diminished
- Increased traffic and noise pollution, loss of the current peaceful environment where children play
- Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.

2. Do you have any comments with regards to the proposed project?

- The proposed plan does not prioritise the protection of vulnerable species and the social impact on communities.
- The plan appears to be inflexible and unwilling to compromise on the number and nature of dwellings.
- The design of the project does not take into account the wildlife theme of the neighbourhood - the proportion of natural green space within the development is a tiny fraction, the plots are even too small to have gardens or trees.
- The plan includes too many dwellings, too cramped up, overpriced to promote luxury where there is no space.
- The area's long-term sustainability as a desirable place to live would be adversely affected by this current plan.
- Undue strain will be placed on the existing infrastructure, services, schools and public utilities.
- The project was poorly advertised, most residents of neighbouring communities are totally unaware of the proposal.

3. Are there any additional stakeholders who you think should be contacted regarding this project?

**If "YES", please list their names and contact details (email addresses are preferred) below:**

- Eastern Cape Environmental Network (ECEN): [bulimkuli@ecen.org.za](mailto:bulimkuli@ecen.org.za), [info@ecen.org.za](mailto:info@ecen.org.za)
- WESSA (Wildlife and Environment Society of South Africa): Gary Koekemoer - [GaryK22@me.com](mailto:GaryK22@me.com)
- South African Heritage Resources Agency (SAHRA): [info@sahra.org.za](mailto:info@sahra.org.za)
- NMU (Nelson Mandela University): Dr Jan Venter - [Jan.Venter@mandela.ac.za](mailto:Jan.Venter@mandela.ac.za)
- Algoa Bay Conservation: [AlgoaBayConservation@gmail.com](mailto:AlgoaBayConservation@gmail.com) - Ronelle Friend and Tony Bastos
- Endangered Wildlife Trust: Dr Ian Little - [ewt@ewt.org.za](mailto:ewt@ewt.org.za)
- Wildlife Ecology Lab: [Wildec@mandela.ac.za](mailto:Wildec@mandela.ac.za) - Prof. Jan Venter

- Sardinia Bay Conservancy, Urban Raptor Project: Arnold Slabbert 082 3323 660

**PLEASE ADD MORE PAGES IF NECESSARY**

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Thursday, 15 August 2024 16:24  
**To:** Frank van der Burg  
**Subject:** RE: PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA

Dear Frank

Thank you for submitting your IAP registration form for this project. Your contact details have been added to the IAP database and you will be included in all public participation communication going forward.

Your comments and concerns have also been noted and will be reviewed and responded to in due course.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421    ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
📞 072 048 2623    🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Frank van der Burg <fmevanderburg@gmail.com>  
**Sent:** Sunday, August 11, 2024 4:19 PM  
**To:** EAS Environmental <enviro@easpe.co.za>; ward1@mandelametro.gov.za  
**Cc:** Frank van der Burg <fmevanderburg@gmail.com>  
**Subject:** PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA

Dear sir, madam,

I hope this email finds you well.

Please find attached 2 documents entailing my comments with the proposed development on erf 325.

If there are any questions please do not hesitate to ask.

I would also like to receive a email confirmation once my email has been read.

With kind regards,  
Met vriendelijke groet,

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: <b>11-08-2024</b>		Preferred method of communication (email / SMS / fax / post): <b>email</b>	
Can you communicate reliably via email? <b>yes</b>			
Title: <b>mr</b>	First Name: <b>Frank</b>	Surname: <b>van der Burg</b>	
Email: <b>fmevanderburg@gmail.com</b>			
Telephone: <b>0763671333</b>		Fax:	
Organisation & Capacity (If Applicable):			
Physical Address: <b>15 Wodehouse Street, providentia, 6070, Port Elizabeth</b>			
Town: <b>Port Elizabeth (Ggeberha)</b>		Code: <b>6070</b>	
Postal Address: <b>15 Wodehouse Street, providentia, 6070, Port Elizabeth</b>			
Town: <b>Port Elizabeth (Ggeberha)</b>		Code: <b>6070</b>	
Consent to share above information (for the purposes of this project only)*:		Yes <b>yes</b>	No

1. What is your primary area of interest with regards to the proposed project?

**please see my attachement: FvdB\_attachement\_01**

2. Do you have any comments with regards to the proposed project?

**Please see my attachement: FvdB\_Attachement\_01**

3. Are there any additional stakeholders who you think should be contacted regarding this project?

**If "YES", please list their names and contact details (email addresses are preferred) below:**

**Please see my attachement : FvdB\_Attachement\_01**

Question 1 & 2 form:

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON  
MANDELA BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**### 1. \*\*Impact on Property Values Due to Loss of Green Space: \*\***

- **\*\*Interest: \*\*** Preservation of the green belt to maintain property values in adjacent neighbourhoods.
- **\*\*Concern: \*\*** The conversion of green belt land into housing will likely diminish the appeal of nearby properties, leading to a drop in property values. Buyers often pay a premium for homes adjacent to natural spaces and losing that proximity could devalue their investments.

**### 2. \*\*Increased Housing Supply Leading to Market Saturation: \*\***

- **\*\*Interest: \*\*** Maintaining a balanced housing market to protect existing homeowners' investments.
- **\*\*Concern: \*\*** Adding a large number of new housing units could oversaturate the local real estate market. This oversupply might lead to decreased demand for existing homes, thereby driving down prices across the area.

**### 3. \*\*Decline in Neighbourhood Aesthetics and Desirability: \*\***

- **\*\*Interest: \*\*** Ensuring that neighbourhood aesthetics and the quality of life are preserved.
- **\*\*Concern: \*\*** Developing a green belt area into a residential zone may lead to a decline in the aesthetic appeal and tranquillity of nearby neighbourhoods. This change will make the area less desirable, causing current homeowners to see their property values fall as the environment becomes more urbanized and congested.

**### 4. \*\*Negative Perception of Environmental Degradation: \*\***

- **\*\*Interest: \*\*** Preserving the environmental integrity of the area to maintain community appeal.
- **\*\*Concern: \*\*** Turning a green belt into housing could generate negative perceptions among potential buyers, who may view the area as less desirable due to the environmental degradation. This shift in perception could deter future buyers, lowering the market value of surrounding properties.

**### 5. \*\*Reduction in Recreational and Leisure Value: \*\***

- **\*\*Interest: \*\*** Protecting the recreational and leisure value that the green belt provides to the community.
- **\*\*Concern: \*\*** The green belt likely serves as a recreational space for local residents, adding to the area's overall liveability and appeal. Removing this amenity could reduce the attractiveness of the neighbourhood, making it less desirable and leading to a drop in property values.

### 6. \*\*Potential for Increased Traffic and Noise Pollution: \*\*

- \*\*Interest: \*\* Maintaining a peaceful and accessible residential environment.
- \*\*Concern: \*\* The development of the green belt into housing will bring increased traffic and noise pollution, which could make the area less desirable for current and future residents. This decrease in quality of life could lead to a decline in housing demand and, subsequently, property values.

### 7. \*\*Loss of Natural Buffer Zone Against Urban Sprawl: \*\*

- \*\*Interest: \*\* Preserving the green belt as a natural buffer to protect against urban sprawl.
- \*\*Concern: \*\* The green belt currently acts as a buffer zone, separating residential areas from more urbanized spaces. Developing this area could lead to unchecked urban sprawl, reducing the distinctiveness and exclusivity of nearby residential neighbourhoods and negatively impacting property values.

### 8. \*\*Risk of Future Overdevelopment: \*\*

- \*\*Interest: \*\* Protecting the area from future overdevelopment that could harm property values.
- \*\*Concern: \*\* Allowing the green belt to be developed into housing might set a precedent for future overdevelopment, further threatening property values. Residents and investors may lose confidence in the area's long-term sustainability as a desirable place to live.

### 9. \*\*Impact on Local Infrastructure and Services: \*\*

- \*\*Interest: \*\* Ensuring that local infrastructure and services can support the existing population without degradation.
- \*\*Concern: \*\* The new development could strain local infrastructure and services, such as roads, schools, and public utilities, leading to a decrease in the quality of life. This strain could make the area less attractive to potential buyers, thereby reducing property values in the surrounding neighbourhoods.

### 10. \*\*Community Opposition Leading to Decreased Market Interest: \*\*

- \*\*Interest: \*\* Preventing community discord that could deter potential buyers.
- \*\*Concern: \*\* Strong community opposition to the development may generate negative publicity and create a perception of instability or dissatisfaction within the neighbourhood. This atmosphere could deter potential buyers, leading to lower demand and falling property values in the area.

Point 3:

1. \*\*Nelson Mandela Bay Municipality:
2. \*\*Eastern Cape Department of Environmental Affairs:
3. \*\*South African Heritage Resources Agency (SAHRA):
4. \*\*WESSA (Wildlife and Environment Society of South Africa):
5. \*\*Eastern Cape Environmental Network (ECEN):
6. \*\*Groundwork South Africa:
7. \*\*Nelson Mandela Bay Business Chamber:
8. \*\*Nelson Mandela University (NMU):
9. \*\*Algoa Bay Conservation Group:
10. \*\*Khoisan Leadership and Indigenous Groups:

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: <b>11 August 2024</b>	Preferred method of communication (email / SMS / fax / post): <b>Email</b>
-----------------------------	--

Can you communicate reliably via email? **Yes**

Title: <b>Mr</b>	First Name: <b>Garreth</b>	Surname: <b>Smith</b>
------------------	----------------------------	-----------------------

Email: **garrethsmith@gmail.com, garrethsmith@gmail.com**

Telephone: <b>0814668166</b>	Fax:
------------------------------	------

Organisation & Capacity (If Applicable):

Physical Address: **4 Olga Avenue, Providentia**

Town: <b>Port Elizabeth</b>	Code: <b>6070</b>
-----------------------------	-------------------

Postal Address: **Same**

Town:	Code:
-------	-------

Consent to share above information (for the purposes of this project only)*:	Yes <b>Yes</b>	No
--	----------------	----

1. What is your primary area of interest with regards to the proposed project?
  - Massive loss of wildlife and green belt in a critical biodiversity area with no space for wildlife included in the plan
  - Endangered species in Sardinia Bay Conservancy affected
  - 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, trees that are home to them
  - Decline in neighbourhood aesthetic appeal, tranquility and desirability
  - Impact on property values - due to the loss of green space, the appeal of existing properties is diminished
  - Increased traffic and noise pollution, loss of the current peaceful environment where children play
  - Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.

2. Do you have any comments with regards to the proposed project?
  - The proposed plan does not prioritise the protection of vulnerable species and the social impact on communities.
  - The plan appears to be inflexible and unwilling to compromise on the number and nature of dwellings.
  - The design of the project does not take into account the wildlife theme of the neighbourhood - the proportion of natural green space within the development is a tiny fraction, the plots are even too small to have gardens or trees.
  - The plan includes too many dwellings, too cramped up, overpriced to promote luxury where there is no space.
  - The area's long-term sustainability as a desirable place to live would be adversely affected by this current plan.
  - Undue strain will be placed on the existing infrastructure, services, schools and public utilities.
  - The project was poorly advertised, most residents of neighbouring communities are totally unaware of the proposal.

3. Are there any additional stakeholders who you think should be contacted regarding this project?

**If "YES", please list their names and contact details (email addresses are preferred) below:**

- Eastern Cape Environmental Network (ECEN): bulimkuli@ecen.org.za, info@ecen.org.za
- WESSA (Wildlife and Environment Society of South Africa): Gary Koekemoer - GaryK22@me.com
- South African Heritage Resources Agency (SAHRA): info@sahra.org.za
- NMU (Nelson Mandela University): Dr Jan Venter - Jan.Venter@mandela.ac.za
- Algoa Bay Conservation: AlgoaBayConservation@gmail.com - Ronelle Friend and Tony Bastos
- Endangered Wildlife Trust: Dr Ian Little - ewt@ewt.org.za
- Wildlife Ecology Lab: Wildeco@mandela.ac.za - Prof. Jan Venter

- Sardinia Bay Conservancy, Urban Raptor Project: Arnold Slabbert 082 3323 660

**PLEASE ADD MORE PAGES IF NECESSARY**

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: 11 August 2024

Preferred method of communication (email / SMS / fax / post): Email

Can you communicate reliably via email? Yes

Title: Mr

First Name: Grant

Surname: Smith

Email: smithg4@telkom.co.za

Telephone: 0814811724

Fax:

Organisation & Capacity (If Applicable):

Physical Address: 4 Olga Avenue, Providentia

Town: Port Elizabeth

Code: 6070

Postal Address: Same

Town:

Code:

Consent to share above information (for the purposes of this project only)\*:

Yes Yes

No

1. What is your primary area of interest with regards to the proposed project?

- Massive loss of wildlife and green belt in a critical biodiversity area with no space for wildlife included in the plan
- Endangered species in Sardinia Bay Conservancy affected
- 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, trees that are home to them
- Decline in neighbourhood aesthetic appeal, tranquility and desirability
- Impact on property values - due to the loss of green space, the appeal of existing properties is diminished
- Increased traffic and noise pollution, loss of the current peaceful environment where children play

- Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.

2. Do you have any comments with regards to the proposed project?

- The proposed plan does not prioritise the protection of vulnerable species and the social impact on communities.
- The plan appears to be inflexible and unwilling to compromise on the number and nature of dwellings.
- The design of the project does not take into account the wildlife theme of the neighbourhood - the proportion of natural green space within the development is a tiny fraction, the plots are even too small to have gardens or trees.
- The plan includes too many dwellings, too cramped up, overpriced to promote luxury where there is no space.
- The area's long-term sustainability as a desirable place to live would be adversely affected by this current plan.
- Undue strain will be placed on the existing infrastructure, services, schools and public utilities.
- The project was poorly advertised, most residents of neighbouring communities are totally unaware of the proposal.

3. Are there any additional stakeholders who you think should be contacted regarding this project?

If "YES", please list their names and contact details (email addresses are preferred) below:

- Eastern Cape Environmental Network (ECEN): bulimkuli@ecen.org.za, info@ecen.org.za
- WESSA (Wildlife and Environment Society of South Africa): Gary Koekemoer - GaryK22@me.com
- South African Heritage Resources Agency (SAHRA): info@sahra.org.za
- NMU (Nelson Mandela University): Dr Jan Venter - Jan.Venter@mandela.ac.za
- Algoa Bay Conservation: AlgoaBayConservation@gmail.com - Ronelle Friend and Tony Bastos
- Endangered Wildlife Trust: Dr Ian Little - ewt@ewt.org.za
- Wildlife Ecology Lab: Wildeco@mandela.ac.za - Prof. Jan Venter

- Sardinia Bay Conservancy, Urban Raptor Project: Arnold Slabbert 082 3323 660

**PLEASE ADD MORE PAGES IF NECESSARY**

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: <b>11 August 2024</b>	Preferred method of communication (email / SMS / fax / post): <b>Email</b>
-----------------------------	--

Can you communicate reliably via email? **Yes**

Title: <b>Mrs</b>	First Name: <b>Iris</b>	Surname: <b>Ferreira</b>
-------------------	-------------------------	--------------------------

Email: **Ferreira931@gmail.com**

Telephone: <b>0815706733</b>	Fax:
------------------------------	------

Organisation & Capacity (If Applicable):

Physical Address: **Pari Park**

Town: <b>Port Elizabeth</b>	Code: <b>6070</b>
-----------------------------	-------------------

Postal Address:

Town:	Code:
-------	-------

Consent to share above information (for the purposes of this project only)*:	Yes <b>Yes</b>	No
--	----------------	----

1. What is your primary area of interest with regards to the proposed project?

- Massive loss of wildlife and green belt in a critical biodiversity area with no space for wildlife included in the plan
- Endangered species in Sardinia Bay Conservancy affected
- 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, trees that are home to them
- Decline in neighbourhood aesthetic appeal, tranquility and desirability
- Impact on property values - due to the loss of green space, the appeal of existing properties is diminished
- Increased traffic and noise pollution, loss of the current peaceful environment where children play
- Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.

2. Do you have any comments with regards to the proposed project?

- The proposed plan does not prioritise the protection of vulnerable species and the social impact on communities.
- The plan appears to be inflexible and unwilling to compromise on the number and nature of dwellings.
- The design of the project does not take into account the wildlife theme of the neighbourhood - the proportion of natural green space within the development is a tiny fraction, the plots are even too small to have gardens or trees.
- The plan includes too many dwellings, too cramped up, overpriced to promote luxury where there is no space.
- The area's long-term sustainability as a desirable place to live would be adversely affected by this current plan.
- Undue strain will be placed on the existing infrastructure, services, schools and public utilities.
- The project was poorly advertised, most residents of neighbouring communities are totally unaware of the proposal.

3. Are there any additional stakeholders who you think should be contacted regarding this project?

**If "YES", please list their names and contact details (email addresses are preferred) below:**

- Eastern Cape Environmental Network (ECEN): [bulimkuli@ecen.org.za](mailto:bulimkuli@ecen.org.za), [info@ecen.org.za](mailto:info@ecen.org.za)
- WESSA (Wildlife and Environment Society of South Africa): [Gary Koekemoer - GaryK22@me.com](mailto:Gary.Koekemoer@gmail.com)
- South African Heritage Resources Agency (SAHRA): [info@sahra.org.za](mailto:info@sahra.org.za)
- NMU (Nelson Mandela University): Dr Jan Venter - [Jan.Venter@mandela.ac.za](mailto:Jan.Venter@mandela.ac.za)
- Algoa Bay Conservation: [AlgoaBayConservation@gmail.com](mailto:AlgoaBayConservation@gmail.com) - Ronelle Friend and Tony Bastos
- Endangered Wildlife Trust: Dr Ian Little - [ewt@ewt.org.za](mailto:ewt@ewt.org.za)
- Wildlife Ecology Lab: [Wildec@mandela.ac.za](mailto:Wildec@mandela.ac.za) - Prof. Jan Venter

- Sardinia Bay Conservancy, Urban Raptor Project: Arnold Slabbert 082 3323 660

**PLEASE ADD MORE PAGES IF NECESSARY**

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Thursday, 15 August 2024 15:11  
**To:** ferreira931@gmail.com  
**Subject:** 2211 - IAP Registration, Erf 325 Theescombe

Good day Iris

Note that your online registration has been received.

You will be included in all future public participation communication.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

---

☎ 041 581 2421    ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623    🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Monday, 26 August 2024 13:33  
**To:** palmeng@netsurfers.co.za; 'Ward1, NMMM'; EAS Environmental  
**Subject:** RE: BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES REGISTRATION AND COMMENT FORM

Good day Ms Palm

Thank you for submitting an IAP registration form for this project. Your contact details have been added to the IAP database and will be included in all public participation communication going forward.

Your comment has also been noted and will be reviewed and responded to in due course.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** palmeng@netsurfers.co.za <palmeng@netsurfers.co.za>  
**Sent:** Sunday, August 11, 2024 10:46 PM  
**To:** 'Ward1, NMMM' <ward1@mandelametro.gov.za>; EAS Environmental <enviro@easpe.co.za>  
**Subject:** BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES REGISTRATION AND COMMENT FORM  
**Importance:** High

Good evening

Attached please find the above-mentioned form for your attention.

Should you require any additional information, please don't hesitate to contact me.

Many thanks.

Kind regards

Janine Palm

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:

Contact Number: 041 581 2421

Fax Number: 086 683 9899

Email: [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: 11/08/2024 Preferred method of communication (email / SMS / fax / post): email palmeng@natsurfers.co.za  
Can you communicate reliably via email? Yes

Title: Mrs First Name: Janine Myra Surname: Palm  
Email: palmeng@natsurfers.co.za  
Telephone: 041 3662004 Fax: -

Organisation & Capacity (if Applicable): Personal ERF # 30011610000

Physical Address: 35 Glendore Rd, Park Park, Port Elizabeth

Town: Port Elizabeth Code: 6070

Postal Address: 35 Glendore Rd, Park Park, Port Elizabeth

Town: Port Elizabeth Code: 6070

Consent to share above information (for the purposes of this project only)\*: Yes ☒ No ☐

1. What is your primary area of interest with regards to the proposed project?  
Infrastructure

2. Do you have any comments with regards to the proposed project?  
Develop the (already stressed) infrastructure first before starting with the development

3. Are there any additional stakeholders who you think should be contacted regarding this project?  
If "YES", please list their names and contact details (email addresses are preferred) below:

PLEASE ADD MORE PAGES IF NECESSARY

\*Note that all information conferred by you in this document is private information protected by the POPI Act, 2013. Kindly advise in the relevant section above whether this information can be distributed for the purposes of this project only. The NEMA EIA Regulations requires the EAP to keep an I&AP database containing the details as indicated above

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: <b>11 August 2024</b>	Preferred method of communication (email / SMS / fax / post): <b>Email</b>
-----------------------------	--

Can you communicate reliably via email? **Yes**

Title: <b>Ms</b>	First Name: <b>Mary-Jane</b>	Surname: <b>Garde-van Heerden</b>
------------------	------------------------------	-----------------------------------

Email: **more.about.being@gmail.com**

Telephone: <b>0727143864</b>	Fax:
------------------------------	------

Organisation & Capacity (If Applicable):

Physical Address: **2 Mendelssohn Road, Pari Park**

Town: <b>Gqeberha</b>	Code: <b>6070</b>
-----------------------	-------------------

Postal Address: **email more.about.being@gmail.com**

Town:	Code:
-------	-------

Consent to share above information (for the purposes of this project only)*:	Yes <b>Yes</b>	No
--	----------------	----

1. What is your primary area of interest with regards to the proposed project?

- Massive loss of wildlife and green belt in a critical biodiversity area with no space for wildlife included in the plan
- Endangered species in Sardinia Bay Conservancy affected
- 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, trees that are home to them
- Decline in neighbourhood aesthetic appeal, tranquility and desirability
- Impact on property values - due to the loss of green space, the appeal of existing properties is diminished
- Increased traffic and noise pollution, loss of the current peaceful environment where children play

- Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing

2. Do you have any comments with regards to the proposed project?

- The proposed plan does not prioritise the protection of vulnerable species and the social impact on communities.
- The plan appears to be inflexible and unwilling to compromise on the number and nature of dwellings.
- The design of the project does not take into account the wildlife theme of the neighbourhood - the proportion of natural green space within the development is a tiny fraction, the plots are even too small to have gardens or trees.
- The plan includes too many dwellings, too cramped up, overpriced to promote luxury where there is no space.
- The area's long-term sustainability as a desirable place to live would be adversely affected by this current plan.
- Undue strain will be placed on the existing infrastructure, services, schools and public utilities.
- The project was poorly advertised, most residents of neighbouring communities are totally unaware of the proposal.

3. Are there any additional stakeholders who you think should be contacted regarding this project?

**If "YES", please list their names and contact details (email addresses are preferred) below:**

- Eastern Cape Environmental Network (ECEN): [bulimkuli@ecen.org.za](mailto:bulimkuli@ecen.org.za), [info@ecen.org.za](mailto:info@ecen.org.za)
- WESSA (Wildlife and Environment Society of South Africa): [GaryKoeckmoer - GaryK22@me.com](mailto:GaryKoeckmoer@gmail.com)
- South African Heritage Resources Agency (SAHRA): [info@sahra.org.za](mailto:info@sahra.org.za)
- NMU (Nelson Mandela University): [Dr Jan Venter - Jan.Venter@mandela.ac.za](mailto:Jan.Venter@mandela.ac.za)
- Algoa Bay Conservation: [AlgoaBayConservation@gmail.com](mailto:AlgoaBayConservation@gmail.com) - Ronelle Friend and Tony Bastos
- Endangered Wildlife Trust: [Dr Ian Little - ewt@ewt.org.za](mailto:ewt@ewt.org.za)
- Wildlife Ecology Lab: [Wildec@mandela.ac.za](mailto:Wildec@mandela.ac.za) - Prof. Jan Venter

- Sardinia Bay Conservancy, Urban Raptor Project: Arnold Slabbert 082 3323 660

**PLEASE ADD MORE PAGES IF NECESSARY**

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: <b>11 August, 2024</b>	Preferred method of communication (email / SMS / fax / post): <b>email</b>
------------------------------	---

Can you communicate reliably via email? **Yes**

Title: <b>Mr</b>	First Name: <b>Franscois</b>	Surname: <b>Britton</b>
------------------	------------------------------	-------------------------

Email: **fbritton@algoameat.co.za**

Telephone: <b>066 184 5946</b>	Fax: <b>086 541 5151</b>
--------------------------------	--------------------------

Organisation & Capacity (If Applicable): **Co-Home Owner**

Physical Address: **12 Cyril Road, Providentia**

Town: <b>Port Elizabeth</b>	Code: <b>6070</b>
-----------------------------	-------------------

Postal Address: **Same as above**

Town:	Code:
-------	-------

Consent to share above information (for the purposes of this project only)*:	Yes <b>Yes</b>	No
--	----------------	----

1. What is your primary area of interest with regards to the proposed project?

**Theescombe Development**

2. Do you have any comments with regards to the proposed project?

**We object to this development due to the direct impact on our Property value,  
And views!**

3. Are there any additional stakeholders who you think should be contacted regarding this project?

**If "YES", please list their names and contact details (email addresses are preferred) below:**

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: <b>11 August, 2024</b>	Preferred method of communication (email / SMS / fax / post): <b>email</b>
------------------------------	---

Can you communicate reliably via email? **Yes**

Title: <b>Mrs</b>	First Name: <b>Franscois</b>	Surname: <b>Jordaan</b>
-------------------	------------------------------	-------------------------

Email: **heinet@lantic.net**

Telephone: <b>066 184 5947</b>	Fax: <b>086 541 5151</b>
--------------------------------	--------------------------

Organisation & Capacity (If Applicable): **Co-Home Owner**

Physical Address: **12 Cyril Road, Providentia**

Town: <b>Port Elizabeth</b>	Code: <b>6070</b>
-----------------------------	-------------------

Postal Address: **Same as above**

Town:	Code:
-------	-------

Consent to share above information (for the purposes of this project only)*:	Yes <b>Yes</b>	No
--	----------------	----

1. What is your primary area of interest with regards to the proposed project?

**Theescombe Development**

2. Do you have any comments with regards to the proposed project?

**We object to this development due to the direct impact on our Property value,  
And views!**

3. Are there any additional stakeholders who you think should be contacted regarding this project?

**If "YES", please list their names and contact details (email addresses are preferred) below:**

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: <b>11 August 2024</b>	Preferred method of communication (email / SMS / fax / post): <b>Email</b>
-----------------------------	--

Can you communicate reliably via email? **Yes**

Title: <b>Ms</b>	First Name: <b>Rosanne</b>	Surname: <b>Smith</b>
------------------	----------------------------	-----------------------

Email: **grsmith@amoebia.co.za**

Telephone: <b>0814811724</b>	Fax:
------------------------------	------

Organisation & Capacity (If Applicable):

Physical Address: **4 Olga Avenue, Providentia**

Town: <b>Port Elizabeth</b>	Code: <b>6070</b>
-----------------------------	-------------------

Postal Address: <b>Same</b>	
-----------------------------	--

Town:	Code:
-------	-------

Consent to share above information (for the purposes of this project only)*:	Yes <b>Yes</b>	No
--	----------------	----

1. What is your primary area of interest with regards to the proposed project?

- Massive loss of wildlife and green belt in a critical biodiversity area with no space for wildlife included in the plan
- Endangered species in Sardinia Bay Conservancy affected
- 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, trees that are home to them
- Decline in neighbourhood aesthetic appeal, tranquility and desirability
- Impact on property values - due to the loss of green space, the appeal of existing properties is diminished
- Increased traffic and noise pollution, loss of the current peaceful environment where children play
- Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing

2. Do you have any comments with regards to the proposed project?

- The proposed plan does not prioritise the protection of vulnerable species and the social impact on communities.
- The plan appears to be inflexible and unwilling to compromise on the number and nature of dwellings.
- The design of the project does not take into account the wildlife theme of the neighbourhood - the proportion of natural green space within the development is a tiny fraction, the plots are even too small to have gardens or trees.
- The plan includes too many dwellings, too cramped up, overpriced to promote luxury where there is no space.
- The area's long-term sustainability as a desirable place to live would be adversely affected by this current plan.
- Undue strain will be placed on the existing infrastructure, services, schools and public utilities.
- The project was poorly advertised, most residents of neighbouring communities are totally unaware of the proposal.

3. Are there any additional stakeholders who you think should be contacted regarding this project?

**If "YES", please list their names and contact details (email addresses are preferred) below:**

- Eastern Cape Environmental Network (ECEN): [bulimkuli@ecen.org.za](mailto:bulimkuli@ecen.org.za), [info@ecen.org.za](mailto:info@ecen.org.za)
- WESSA (Wildlife and Environment Society of South Africa): [Gary Koekemoer - GaryK22@me.com](mailto:Gary.Koekemoer@gmail.com)
- South African Heritage Resources Agency (SAHRA): [info@sahra.org.za](mailto:info@sahra.org.za)
- NMU (Nelson Mandela University): Dr Jan Venter - [Jan.Venter@mandela.ac.za](mailto:Jan.Venter@mandela.ac.za)
- Algoa Bay Conservation: [AlgoaBayConservation@gmail.com](mailto:AlgoaBayConservation@gmail.com) - Ronelle Friend and Tony Bastos
- Endangered Wildlife Trust: Dr Ian Little - [ewt@ewt.org.za](mailto:ewt@ewt.org.za)
- Wildlife Ecology Lab: [Wildec@mandela.ac.za](mailto:Wildec@mandela.ac.za) - Prof. Jan Venter

- Sardinia Bay Conservancy, Urban Raptor Project: Arnold Slabbert 082 3323 660

**PLEASE ADD MORE PAGES IF NECESSARY**

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Thursday, 15 August 2024 16:19  
**To:** Steve Kirkup; ward1@mandelametro.gov.za  
**Cc:** Kym Kirkup  
**Subject:** RE: ERF THEESCOMBE

Good day Steve

Thank you for submitting the IAP registration form for this project.

Your details and the email: [kymkirkup1@gmail.com](mailto:kymkirkup1@gmail.com) have been added to our IAP database and you will be included in all public participation communication going forward.

Your comments and concerns have been noted and will be addressed in due course.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
📠 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Steve Kirkup <steve.k@one.za.com>  
**Sent:** Sunday, August 11, 2024 3:30 PM  
**To:** ward1@mandelametro.gov.za; EAS Environmental <enviro@easpe.co.za>  
**Cc:** Steve Kirkup <steve.k@one.za.com>; Kym Kirkup <kymkirkup1@gmail.com>  
**Subject:** ERF THEESCOMBE

### Steve Kirkup Portfolio Manager

I am an authorised representative and meet all the required Honesty, Integrity, Good Standing and Competency requirements.

**Direct:**  
**Cell:** 062 160 3136



ONE Insurance Underwriting Managers (Pty) Ltd  
Reg No. 1996/008987/07 | FSP8783 | VAT No. 4370160501

227 Main Road, Walmer, Port Elizabeth

[www.one.za.com](http://www.one.za.com)

**Toll Free:** 0861 266 735

#### Disclaimer:

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in respect of the contents of this information is strictly prohibited and may be unlawful.

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: <b>11/08/2024</b>	Preferred method of communication (email / SMS / fax / post): <b>email</b>
----------------------------	---

Can you communicate reliably via email?

**Yes**

Title: <b>Mr &amp; Mrs</b>	First Name: <b>Steven &amp; Kym</b>	Surname: <b>Kirkup</b>
-------------------------------	--	---------------------------

Email: **steve.k@one.za.com kymkirkup1@gmail.com**

Telephone: <b>062-160-3136</b>	Fax:
-----------------------------------	------

Organisation & Capacity (If Applicable): **Homewoners**

Physical Address: **20 Marcia Way, Providentia**

Town: <b>Port Elizabeth</b>	Code: <b>6070</b>
--------------------------------	----------------------

Postal Address:

Town:	Code:
-------	-------

Consent to share above information (for the purposes of this project only)\*:

Yes ☒ No ☐

1. What is your primary area of interest with regards to the proposed project?

**We reside in the neighbouring area of the proposed project, and are of the opinion that it would be disruptive to all existing residents.**

2. Do you have any comments with regards to the proposed project?

**1. Increased traffic levels 2. Noise pollution 3. Air pollution 4. Deterioration of road surfaces**

**5. Damage to existing enviromental eco system including wild animals/bird life etc.**

**6. Complete disruption of existing community and their peaceful lifestyles**

**7. Eventual increase in road traffic 8. Present water infrastructure is barely adequate, can't overload!**

3. Are there any additional stakeholders who you think should be contacted regarding this project?

**If "YES", please list their names and contact details (email addresses are preferred) below:**

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Wednesday, 17 July 2024 12:08  
**To:** Samantha Schewitz  
**Subject:** RE: Erf325 development

Dear Samantha

Thank you so much for submitting the IAP registration form. Your details have been added to our IAP database and comments and concerns will be addressed in the draft BAR.

You will be notified once the draft BAR is available for public review.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Samantha Schewitz <samschewitz@gmail.com>  
**Sent:** Friday, July 12, 2024 8:24 AM  
**To:** EAS Environmental <enviro@easpe.co.za>  
**Subject:** Erf325 development

Good morning. Please see attached registration form for iap for above development. Many thanks for your notification.

## Lea Jacobs

---

**From:** developer.easpe@gmail.com  
**Sent:** Friday, 12 July 2024 09:09  
**To:** EAS Environmental  
**Subject:** Contact form submission from

Submission from 'contact us' form:

**Firstname :**  
Samantha

**Lastname :**  
Schewitz

**Email :**  
samschewitz@gmail.com

**Cell :**  
0761335121

**Submit :**  
SUBMIT

---

**IP address of the submitter:**  
192.168.0.254

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

### PERSONAL DETAILS

Date: 12 August 2024

Preferred method of communication (email / SMS / fax / post): e-mail  
cobus.joubert@mandela.ac.za

Can you communicate reliably via email?

Yes

Title: Mr

First Name:

Cobus

Surname:

Joubert

Email:

cobus.joubert@mandela.ac.za

Telephone:

0843551022

Fax:

Organisation & Capacity (If Applicable):

Physical Address:

46 Marcia way, Providentia

Town:

Port Elizabeth

Code:

6070

Postal Address:

Town:

Code:

Consent to share above information (for the purposes of this project only)\*:

Yes	x
-----	---

No
----

1. What is your primary area of interest with regards to the proposed project?

### Potential for Increased Traffic and Noise Pollution

The development of the green belt into housing will bring increased traffic and noise pollution, which could make the area less desirable for current and future residents. This decrease in quality of life could lead to a decline in housing demand and, subsequently, property values.

### Impact on Local Infrastructure and Services

The new development could strain local infrastructure and services, such as roads, schools, and public utilities, leading to a decrease in the quality of life. This strain could make the area less attractive to potential buyers, thereby reducing property values in the surrounding neighborhoods.

2. Do you have any comments with regards to the proposed project?

3. Are there any additional stakeholders who you think should be contacted regarding this project?

If "YES", please list their names and contact details (email addresses are preferred) below:

PLEASE ADD MORE PAGES IF NECESSARY

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Monday, 26 August 2024 13:39  
**To:** Joubert, Cobus (Mr) (Summerstrand Campus North); Ward1, NMMM; EAS Environmental  
**Subject:** RE: Registration and comment form\_Theescombe Residential Development Erf 325

Good day Cobus

Thank you for submitting an IAP registration form for this project. Your contact details have been added to the IAP database and will be included in all public participation communication going forward.

Your comments and concerns have also been noted and will be reviewed and responded to in due course.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Joubert, Cobus (Mr) (Summerstrand Campus North) <Cobus.Joubert@mandela.ac.za>  
**Sent:** Monday, August 12, 2024 10:39 AM  
**To:** Ward1, NMMM <ward1@mandelametro.gov.za>; EAS Environmental <enviro@easpe.co.za>  
**Subject:** Registration and comment form\_Theescombe Residential Development Erf 325

**Cobus Joubert**  
**Pr Tech Eng**  
Senior Lecturer  
Programme Leader: BET Hons (Industrial)  
Department of Industrial Engineering  
Tel: +27 (0)41 504 3445  
Email: [cobus.joubert@mandela.ac.za](mailto:cobus.joubert@mandela.ac.za)

Nelson Mandela University| South Africa|Room C243, Second Floor|C Block|Summerstrand North Campus  
PO Box 77000 |Nelson Mandela University|Port Elizabeth|6031

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

### PERSONAL DETAILS

Date: 12 August 2024

Preferred method of communication (email / SMS / fax / post): e-mail  
cobus.joubert@mandela.ac.za

Can you communicate reliably via email?

Yes

Title: Mr

Mr

First Name:

Cobus

Surname:

Joubert

Email:

cobus.joubert@mandela.ac.za

Telephone:

0843551022

Fax:

Organisation & Capacity (If Applicable):

Physical Address:

46 Marcia way, Providentia

Town:

## Port Elizabeth

Code:

6070

Postal Address:

Town:

Code:

Consent to share above information (for the purposes of this project only)\*:

Yes	X
-----	---

No
----

1. What is your primary area of interest with regards to the proposed project?

### Potential for Increased Traffic and Noise Pollution

The development of the green belt into housing will bring increased traffic and noise pollution, which could make the area less desirable for current and future residents. This decrease in quality of life could lead to a decline in housing demand and, subsequently, property values.

### Impact on Local Infrastructure and Services

The new development could strain local infrastructure and services, such as roads, schools, and public utilities, leading to a decrease in the quality of life. This strain could make the area less attractive to potential buyers, thereby reducing property values in the surrounding neighborhoods.

2. Do you have any comments with regards to the proposed project?

3. Are there any additional stakeholders who you think should be contacted regarding this project?

If "YES", please list their names and contact details (email addresses are preferred) below:

PLEASE ADD MORE PAGES IF NECESSARY

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Monday, 26 August 2024 13:45  
**To:** Derek  
**Cc:** Ire.soutter@gmail.com  
**Subject:** RE: Erf 325 Theesecombe AI&AP Registration Form - Soutter

Dear Mr Soutter

Thank you for submitting an IAP registration form for this project. Your contact details and Linda Soutters' have been added to the IAP database and will be included in all public participation communication going forward.

Your comments and concerns have also been noted and will be reviewed and responded to in due course.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Derek <derek@geosciencelab.co.za>  
**Sent:** Monday, August 12, 2024 11:17 AM  
**To:** EAS Environmental <enviro@easpe.co.za>; ward1@mandelametro.gov.za  
**Subject:** Erf 325 Theesecombe AI&AP Registration Form - Soutter

Good morning,

Attached please find my registration form for the abovementioned proposed development.

**Derek Soutter**  
General Manager  
(041) 487 3130



Customer Feedback

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

**PERSONAL DETAILS**

Date: 12/08/2024 Preferred method of communication (email / SMS / fax / post): EMAIL

Can you communicate reliably via email? YES

Title: MR First Name: DEREK Surname: SOUTTER

Email: derek@geosciencelab.co.za

Telephone: 083 410 6343 Fax: N/A

Organisation & Capacity (If Applicable): PERSONAL

Physical Address: 31 ROSSINI CRESCENT, PARI PARK

Town: PORT ELIZABETH Code: 6001

Postal Address: AS ABOVE

Town: Code:

Consent to share above information (for the purposes of this project only)\*: Yes YES No

1. What is your primary area of interest with regards to the proposed project?

RESIDENT IN AREA

2. Do you have any comments with regards to the proposed project?

THE PROPOSED DEVELOPMENT WILL DOUBLE THE NUMBER OF HOUSES IN THE AREA, I DO NOT BELIEVE THAT THE EXISTING ROADS AND TRAFFIC SYSTEMS ARE CAPABLE OF HANDLING THE SUCH A HIGH INFUX OF PROPERTIES. WOULD SUPPORT ONLY IF THE NUMBER OF UNITS IS DRASTICALLY REDUCED, IN LINE WITH EXISTING

3. Are there any additional stakeholders who you think should be contacted regarding this project? TYPES AND SIZES OF HOMES IN THE AREA  
If "YES", please list their names and contact details (email addresses are preferred) below:

YES: LINDA SOUTTER (LRE.SOUTTER@GMAIL.COM).

**PLEASE ADD MORE PAGES IF NECESSARY**

\*Note that all information conferred by you in this document is private information protected by the POPI Act, 2013. Kindly advise in the relevant section above whether this information can be distributed for the purposes of this project only. The

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: 12 August 2024	Preferred method of communication (email / SMS / fax / post): Email
----------------------	---

Can you communicate reliably via email? **Yes**

Title: Mrs	First Name: Lilian Estelle	Surname: Roodt
Email: L.Estelle.Roodt@gmail.com		

Telephone: 0724503802	Fax:
-----------------------	------

Organisation & Capacity (If Applicable):

Physical Address: 13 Rossini Road, Pari Park

Town: Gqeberha	Code: 6070
----------------	------------

Postal Address: Preferably use email address.

Town:	Code:
-------	-------

Consent to share above information (for the purposes of this project only)*:	Yes <b>Yes</b>	No
--	----------------	----

1. What is your primary area of interest with regards to the proposed project?

- Massive loss of wildlife and green belt in a critical biodiversity area with no space for wildlife included in the plan
- Endangered species in Sardinia Bay Conservancy affected
- 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, trees that are home to them
- Decline in neighbourhood aesthetic appeal, tranquility and desirability
- Impact on property values - due to the loss of green space, the appeal of existing properties is diminished
- Increased traffic and noise pollution, loss of the current peaceful environment where children play
- Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.

2. Do you have any comments with regards to the proposed project?

- The proposed plan does not prioritise the protection of vulnerable species and the social impact on communities.
- The plan appears to be inflexible and unwilling to compromise on the number and nature of dwellings.
- The design of the project does not take into account the wildlife theme of the neighbourhood - the proportion of natural green space within the development is a tiny fraction, the plots are even too small to have gardens or trees.
- The plan includes too many dwellings, too cramped up, overpriced to promote luxury where there is no space.
- The area's long-term sustainability as a desirable place to live would be adversely affected by this current plan.
- Undue strain will be placed on the existing infrastructure, services, schools and public utilities.
- The project was poorly advertised, most residents of neighbouring communities are totally unaware of the proposal.

3. Are there any additional stakeholders who you think should be contacted regarding this project?

**If "YES", please list their names and contact details (email addresses are preferred) below:**

- Eastern Cape Environmental Network (ECEN): bulimkuli@ecen.org.za, info@ecen.org.za
- WESSA (Wildlife and Environment Society of South Africa): Gary Koekemoer - GaryK22@me.com
- South African Heritage Resources Agency (SAHRA): info@sahra.org.za
- NMU (Nelson Mandela University): Dr Jan Venter - Jan.Venter@mandela.ac.za
- Algoa Bay Conservation: AlgoaBayConservation@gmail.com - Ronelle Friend and Tony Bastos
- Endangered Wildlife Trust: Dr Ian Little - ewt@ewt.org.za
- Wildlife Ecology Lab: Wildec@mandela.ac.za - Prof. Jan Venter

- Sardinia Bay Conservancy, Urban Raptor Project: Arnold Slabbert 082 3323 660

**PLEASE ADD MORE PAGES IF NECESSARY**

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Monday, 26 August 2024 14:00  
**To:** Jennifer Harris; EAS Environmental  
**Subject:** RE: Proposed development on erf 325

Good day Ms Harris

Thank you for submitting an IAP registration form for this project. Your contact details have been added to the IAP database and will be included in all public participation communication going forward.

Your comments and concerns have also been noted and will be reviewed and responded to in due course.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Jennifer Harris <jenniferharris960@gmail.com>  
**Sent:** Monday, August 12, 2024 2:48 PM  
**To:** EAS Environmental <enviro@easpe.co.za>  
**Subject:** Fwd: Proposed development on erf 325

----- Forwarded message -----

From: **Harris, Jennifer (Mev) (Summerstrand Campus South)** <[Jennifer.Harris@mandela.ac.za](mailto:Jennifer.Harris@mandela.ac.za)>  
Date: Mon, 12 Aug 2024, 2:40 pm  
Subject: Proposed development on erf 325  
To: Jennifer Harris <[jenniferharris960@gmail.com](mailto:jenniferharris960@gmail.com)>

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: 12 August 2024 Preferred method of communication (email / SMS / fax / post): Email

Can you communicate reliably via email?

Yes

Title: Ms First Name: Jennifer Surname: Harris

Email: jenniferharris9608@gmail.com

Telephone: 084 677 2725 Fax:

Organisation & Capacity (if Applicable):

Physical Address: 5 Blumberg Road, Pari Park

Town: PE Code: 6070

Postal Address: Same as above

Town: Code:

Consent to share above information (for the purposes of this project only)\*: Yes ☒ No ☐

1. What is your primary area of interest with regards to the proposed project?

I have been living in the suburb for over 25 years and chose this area because of its proximity to the green belt and natural wildlife.

2. Do you have any comments with regards to the proposed project?

The proposed development will destroy the character of the area, increase traffic, and place immense pressure on the water & sewerage systems. Wildlife use the area as a corridor to the suburb at night.

3. Are there any additional stakeholders who you think should be contacted regarding this project?

If "YES", please list their names and contact details (email addresses are preferred) below:

There are more than enough open spaces for development in this city. Do not allow the last few natural areas to be destroyed in the name of progress and greed.

PLEASE ADD MORE PAGES IF NECESSARY

\*Note that all information conferred by you in this document is private information protected by the POPI Act, 2013. Kindly advise in the relevant section above whether this information can be distributed for the purposes of this project only. The NEMA EIA Regulations requires the EAP to keep an I&AP database containing the details as indicated above

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Monday, 26 August 2024 14:15  
**To:** Mark William Botha  
**Subject:** RE: PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE objection august 2024 Mark Botha

Good day Mark

Thank you for submitting an IAP registration form for this project. Your contact details have been added to the IAP database and will be included in all public participation communication going forward.

Your comments and concerns have also been noted and will be reviewed and responded to in due course.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Mark William Botha <mark.w.botha@vodamail.co.za>  
**Sent:** Monday, August 12, 2024 10:34 PM  
**To:** EAS Environmental <enviro@easpe.co.za>  
**Cc:** 'Ward1, NMMM' <ward1@mandelametro.gov.za>  
**Subject:** PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE objection august 2024 Mark Botha

To Whom it May Concern,

Attached please find my completed registration as an interested and affected party and my objections to the above development,

Sincere regards

Mark W Botha

PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA,  
NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED  
PARTIES REGISTRATION AND COMMENT FORM

KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF  
LEA JACOBS:

Contact Number: 041 581 2421 Fax Number: 086 683 9899 Email: [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS [MARK BOTHA](#)

Date: [12/08/2024](#)

Preferred method of communication ([email](#) / SMS / fax / post):

Can you communicate reliably via email? [YES](#)

Title: [MR](#)

First Name: [MARK](#)

Surname: [BOTHA](#)

Email: [mark.w.botha@vodamail.co.za](mailto:mark.w.botha@vodamail.co.za)

Telephone: [0828532331](#)

Fax:

Organisation & Capacity (If Applicable): [LONG TIME RESIDENT, PROPERTY OWNER AND WARD  
COMMITTEE MAMBER](#)

Physical Address: [16 Chopin Rd](#)

Town: [PARI PARK](#)

Code: [6070](#)

Postal Address: [N/A](#)

Town:

Code:

Consent to share above information (for the purposes of this project [only](#))\*:

[Yes](#)

No

**What is your primary area of interest with regards to the proposed project?**

[I HAVE LIVE IN Pari Park for 20+ years. My concerns are:](#)

- increased traffic,
- noise,
- impact on the natural environment we all love,
- **water supply issues,**
- **sewerage is already a problem,**
- **property value,**
- security

**Do you have any comments with regards to the proposed project?**

Consideration for the nature of the existing property (neighbourhood) and property owners should be part of the plan.

Residents like myself have been here for 20 years or more and a potential decline in property values is an unpleasant fact to deal with.

We have tangible issues with water, sewerage, electricity and traffic which need to be fully addressed. Sewerage is possibly the biggest issue. Many residents have woken up to sewerage running in the streets on an ongoing basis – this without adding extra strain onto the existing system. Glendore, Blumberg and Merle Roads aren't going to cope very well with the additional traffic – access in and out of the area will be an issue. Maintenance of these roads is already lacking.

Intangible issues but no less important - the quality of life – the natural habitat around us – will disappear. Many of us chose this place for exactly this reason. PUSHING the wildlife onto the smallholdings isn't really a great solution. Have the smallholding owners been alerted that they will be inundated? Have they been consulted at all?

Peace and quiet – this will disappear with added traffic volumes and people

350 new units is far too many for this small an area.

In overview, the developer seems to not have submitted the following Studies, as one would expect in a development of this type :-

1. Environmental Impact Assessment / Study. EIA : ( The two previous EIA studies have lapsed, both identified the area as primarily protected biomes and / or part of the protected Indian Ocean forest belt.
2. Traffic Impact Assessment. TIA : The developer has not submitted a traffic Assessment. It appears that he has little idea of the actual traffic flows and roads that the areas in both Pari Park ( Glendore, Chopin, Michelangelo system ), and the Providentia roads system, Glendore – Genadendal into Gladys, Merle ( with it's critical slope down into the proposed development) and into Blumberg, Michelangelo Rds. With subsequent and previous presentations he has changed his build / access roads plan.
3. It would appear that at no time has a Social Impact Assessment been conducted or undertaken

3. It would appear that at no time has a Social Impact Assessment been conducted or undertaken by any developer, past or present. I believe this is critical as the residents in this area have not been considered in any way, and have obvious vested interests, not least their investment in property and houses, and quality of life, and have chosen to reside in this quiet area of Gqeberha. A massive influx of residents into this area will disrupt and destroy current lives and livelihoods. The social challenges of schooling children in an already fully utilised schooling environment system, getting to work through dense, single route traffic will destroy this areas' character.
4. **Previous attempts to build here have all foundered on the unsolvable problem of removing the sewerage from +- 300 dwellings from the lowest elevation of this geographical area. Installing a French drain / pond system is not advised or practical as both these systems have significant sub surface drainage, and the plots of Lovemore Park lie below and down slope from Erf 325. Pumping or trucking the collected waste for the proposed build population will be a daily requirement, costly and odious. As the municipality would not grant Zone 1 category dwellings for this reason, the developer is intending to / has already applied for zone 2 classification. NOT ON.**

Are there any additional stakeholders who you think should be contacted regarding this project?

None that I can think of

If "YES", please list their names and contact details (email addresses are preferred) below:

PLEASE ADD MORE PAGES IF NECESSARY

\*Note that all information conferred by you in this document is private information protected by the POPI Act, 2013. Kindly advise in the relevant section above whether this information can be distributed for the purposes of this project only. The NEMA EIA Regulations requires the EAP to keep an I&AP database containing the details as indicated above

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: <b>12 August 2024</b>		Preferred method of communication (email / SMS / fax / post): <b>Email</b>	
Can you communicate reliably via email? <b>Yes</b>			
Title: <b>Mrs</b>	First Name: <b>Mel</b>	Surname: <b>Darlow</b>	
Email: <b>rdarlow5@gmail.com</b>			
Telephone: <b>0823260699</b>		Fax:	
Organisation & Capacity (If Applicable):			
Physical Address: <b>15 Harry Road, Pari Park</b>			
Town: <b>Gqeberha</b>		Code: <b>6070</b>	
Postal Address: <b>rdarlow5@gmail.com</b>			
Town:		Code:	
Consent to share above information (for the purposes of this project only)*:		Yes <b>Yes</b>	No
<p>1. What is your primary area of interest with regards to the proposed project?</p> <p>- Massive loss of wildlife and green belt in a critical biodiversity area with no space for wildlife included in the plan</p> <p>- Endangered species in Sardinia Bay Conservancy affected</p> <p>- 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, trees that are home to them</p> <p>- Decline in neighbourhood aesthetic appeal, tranquility and desirability</p> <p>- Impact on property values - due to the loss of green space, the appeal of existing properties is diminished</p> <p>- Increased traffic and noise pollution, loss of the current peaceful environment where children play</p> <p>- Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.</p>			
<p>2. Do you have any comments with regards to the proposed project?</p> <p>- The proposed plan does not prioritise the protection of vulnerable species and the social impact on communities.</p> <p>- The plan appears to be inflexible and unwilling to compromise on the number and nature of dwellings.</p> <p>- The design of the project does not take into account the wildlife theme of the neighbourhood - the proportion of natural green space within the development is a tiny fraction, the plots are even too small to have gardens or trees.</p> <p>- The plan includes too many dwellings, too cramped up, overpriced to promote luxury where there is no space.</p> <p>- The area's long-term sustainability as a desirable place to live would be adversely affected by this current plan.</p> <p>- Undue strain will be placed on the existing infrastructure, services, schools and public utilities.</p> <p>- The project was poorly advertised, most residents of neighbouring communities are totally unaware of the proposal.</p>			
<p>3. Are there any additional stakeholders who you think should be contacted regarding this project?</p> <p><b>If "YES", please list their names and contact details (email addresses are preferred) below:</b></p> <p>- Eastern Cape Environmental Network (ECEN): <a href="mailto:bulimkuli@ecen.org.za">bulimkuli@ecen.org.za</a>, <a href="mailto:info@ecen.org.za">info@ecen.org.za</a></p> <p>- WESSA (Wildlife and Environment Society of South Africa): <a href="mailto:Gary.Koekemoer@gmail.com">Gary Koekemoer - GaryK22@me.com</a></p> <p>- South African Heritage Resources Agency (SAHRA): <a href="mailto:info@sahra.org.za">info@sahra.org.za</a></p> <p>- NMU (Nelson Mandela University): <a href="mailto:Jan.Venter@mandela.ac.za">Dr Jan Venter - Jan.Venter@mandela.ac.za</a></p> <p>- Algoa Bay Conservation: <a href="mailto:AlgoaBayConservation@gmail.com">AlgoaBayConservation@gmail.com</a> - Ronelle Friend and Tony Bastos</p> <p>- Endangered Wildlife Trust: <a href="mailto:Dr.Ian.Little@ewt.org.za">Dr Ian Little - ewt@ewt.org.za</a></p> <p>- Wildlife Ecology Lab: <a href="mailto:Wildec@mandela.ac.za">Wildec@mandela.ac.za</a> - Prof. Jan Venter</p>			
- Sardinia Bay Conservancy, Urban Raptor Project: Arnold Slabbert 082 3323 660			

**PLEASE ADD MORE PAGES IF NECESSARY**

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Monday, 26 August 2024 13:51  
**To:** Neville Bentz  
**Subject:** RE: Development: Erf 325 Theescombe, PE

Good day Mr Bentz

Thank you for submitting an IAP registration form for this project. Your contact details, along with the other three contacts, have been added to the IAP database and will be included in all public participation communication going forward.

Your comments and concerns have also been noted and will be reviewed and responded to in due course.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421    ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623    🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Neville Bentz <neville.bentz@gmail.com>  
**Sent:** Monday, August 12, 2024 12:46 PM  
**To:** EAS Environmental <enviro@easpe.co.za>; Ward1 NMMM <ward1@mandelametro.gov.za>  
**Subject:** Development: Erf 325 Theescombe, PE

Attention: Lea Jacobs

Please see attached registration and comment form.

Thanks and regards  
Neville Bentz

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

**PERSONAL DETAILS**

Date: 12 AUGUST 2024 Preferred method of communication (email / SMS / fax / post): email

Can you communicate reliably via email? YES

Title: MR First Name: NEVILLE Surname: BENTZ

Email: neville.bentz@gmail.com

Telephone: 083 406 3306 Fax: N/A

Organisation & Capacity (if Applicable): N/A

Physical Address: 27 BRAHMS ROAD, PARI PARK

Town: PORT ELIZABETH Code: 6070

Postal Address: 27 BRAHMS ROAD, PARI PARK

Town: PORT ELIZABETH Code: 6070

Consent to share above information (for the purposes of this project only)\*: Yes ☒ No ☐

1. What is your primary area of interest with regards to the proposed project? PARI PARK RESIDENT, PROPERTY BORDERING IMMEDIATELY ON ERF 325, THEESCOMBE.

2. Do you have any comments with regards to the proposed project? POTENTIAL ISSUES RELATING TO:  
① IMPACT OF INCREASED TRAFFIC; ② SERVICES, ESPECIALLY WATER SUPPLY AND SEWERAGE; ③ BUILDING DENSITY;  
④ LOCATION OF MULTI-STOREY BUILDINGS RELATIVE TO EXISTING PARI PARK HOMES.

3. Are there any additional stakeholders who you think should be contacted regarding this project? YES  
If "YES", please list their names and contact details (email addresses are preferred) below:  
CLIVE WULFSON - clive@fishtalessa.co.za  
DEAN MULLER - dean.muller@nfsind.com  
DALE BENTZ - dalebentz@gmail.com

**PLEASE ADD MORE PAGES IF NECESSARY**

\*Note that all information conferred by you in this document is private information protected by the POPI Act, 2013. Kindly advise in the relevant section above whether this information can be distributed for the purposes of this project only. The NEMA EIA Regulations requires the EAP to keep an I&AP database containing the details as indicated above

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Thursday, 15 August 2024 15:57  
**To:** neville.bentz@gmail.com  
**Subject:** 2211 - IAP Registration, Erf 325 Theescombe

Good day Neville

Note that your online registration has been received.

You will be included in all future public participation communication.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

## Lea Jacobs

---

**From:** developer.easpe@gmail.com  
**Sent:** Monday, 12 August 2024 16:18  
**To:** EAS Environmental  
**Subject:** Contact form submission from

Submission from 'contact us' form:

**Firstname :**  
Ross

**Lastname :**  
Zietsman

**Email :**  
[zietsmanfamily@imagnet.co.za](mailto:zietsmanfamily@imagnet.co.za)

**Cell :**  
0834003722

**Eia :**  
Erf 325 Theescombe

**Submit :**  
SUBMIT

---

**IP address of the submitter:**  
192.168.0.254

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: <b>12 August 2024</b>		Preferred method of communication (email / SMS / fax / post): <b>Email</b>
Can you communicate reliably via email? <b>Yes</b>		
Title: <b>Mr</b>	First Name: <b>Russell</b>	Surname: <b>Darlow</b>
Email: <b>rdarlow5@gmail.com</b>		
Telephone: <b>0823260699</b>		Fax:
Organisation & Capacity (if Applicable):		
Physical Address: <b>15 Harry Road, Pari Park</b>		
Town: <b>Gqeberha</b>	Code: <b>6070</b>	
Postal Address: <b>rdarlow5@gmail.com</b>		
Town:	Code:	
Consent to share above information (for the purposes of this project only)*:	Yes <b>Yes</b>	No

1. What is your primary area of interest with regards to the proposed project?

- Massive loss of wildlife and green belt in a critical biodiversity area with no space for wildlife included in the plan
- Endangered species in Sardinia Bay Conservancy affected
- 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, trees that are home to them
- Decline in neighbourhood aesthetic appeal, tranquility and desirability
- Impact on property values - due to the loss of green space, the appeal of existing properties is diminished
- Increased traffic and noise pollution, loss of the current peaceful environment where children play

- Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.

2. Do you have any comments with regards to the proposed project?

- The proposed plan does not prioritise the protection of vulnerable species and the social impact on communities.
- The plan appears to be inflexible and unwilling to compromise on the number and nature of dwellings.
- The design of the project does not take into account the wildlife theme of the neighbourhood - the proportion of natural green space within the development is a tiny fraction, the plots are even too small to have gardens or trees.
- The plan includes too many dwellings, too cramped up, overpriced to promote luxury where there is no space.
- The area's long-term sustainability as a desirable place to live would be adversely affected by this current plan.
- Undue strain will be placed on the existing infrastructure, services, schools and public utilities.
- The project was poorly advertised, most residents of neighbouring communities are totally unaware of the proposal.

3. Are there any additional stakeholders who you think should be contacted regarding this project?

**If "YES", please list their names and contact details (email addresses are preferred) below:**

- Eastern Cape Environmental Network (ECEN): [bulimkuli@ecen.org.za](mailto:bulimkuli@ecen.org.za), [info@ecen.org.za](mailto:info@ecen.org.za)
- WESSA (Wildlife and Environment Society of South Africa): Gary Koekemoer - [GaryK22@me.com](mailto:GaryK22@me.com)
- South African Heritage Resources Agency (SAHRA): [info@sahra.org.za](mailto:info@sahra.org.za)
- NMU (Nelson Mandela University): Dr Jan Venter - [Jan.Venter@mandela.ac.za](mailto:Jan.Venter@mandela.ac.za)
- Algoa Bay Conservation: [AlgoaBayConservation@gmail.com](mailto:AlgoaBayConservation@gmail.com) - Ronelle Friend and Tony Bastos
- Endangered Wildlife Trust: Dr Ian Little - [ewt@ewt.org.za](mailto:ewt@ewt.org.za)
- Wildlife Ecology Lab: [Wildec@mandela.ac.za](mailto:Wildec@mandela.ac.za) - Prof. Jan Venter

- Sardinia Bay Conservancy, Urban Raptor Project: Arnold Slabbert 082 3323 660

**PLEASE ADD MORE PAGES IF NECESSARY**

\*Note that all information conferred by you in this document is private information protected by the POPI Act, 2013. Kindly advise in the relevant section above whether this information can be distributed for the purposes of this project only. The

NEMA EIA Regulations requires the EAP to keep an I&AP database containing the details as indicated above

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Monday, 26 August 2024 13:50  
**To:** Sebastian Pillay  
**Subject:** RE: I&AF form - ERF 325

Dear Mr Pillay

Thank you for submitting an IAP registration form for this project. Your contact details have been added to the IAP database and will be included in all public participation communication going forward.

Your comments and concerns have also been noted and will be reviewed and responded to in due course.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Sebastian Pillay <sebpillay@gmail.com>  
**Sent:** Monday, August 12, 2024 12:41 PM  
**To:** ward1@mandelametro.gov.za; EAS Environmental <enviro@easpe.co.za>  
**Subject:** I&AF form - ERF 325

Hello to whom it may concern

See attached document for issues concerning the development on erf 325.

Regards

Sebastian Pillay  
074 887 3566

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

**PERSONAL DETAILS**

Date: <b>12/08/2024</b>	Preferred method of communication (email / SMS / fax / post): <b>Email</b>
-------------------------	--

Can you communicate reliably via email? **Yes**

Title: <b>Mr</b>	First Name: <b>Sebastian</b>	Surname: <b>Pillay</b>
------------------	------------------------------	------------------------

Email: **sebpillay@gmail.com**

Telephone: <b>0748873566</b>	Fax:
------------------------------	------

Organisation & Capacity (If Applicable):

Physical Address: **27 Blumberg Road Providentia**

Town: <b>Port Elizabeth</b>	Code: <b>6070</b>
-----------------------------	-------------------

Postal Address: **27 Blumberg Road Providentia**

Town: <b>Port Elizabeth</b>	Code: <b>6070</b>
-----------------------------	-------------------

Consent to share above information (for the purposes of this project only)*:	Yes <b>X</b>	No
--	--------------	----

1. What is your primary area of interest with regards to the proposed project?

<b>Increased traffic</b>	<b>Drainage and sewerage problems</b>
<b>Loss of views</b>	<b>Security issues</b>
<b>Dust and noise</b>	<b>Animal and plant life loss</b>
<b>Insufficient water supply pressure</b>	<b>Over population</b>

2. Do you have any comments with regards to the proposed project?

**I do not believe it is a viable option to build on this erf. This affects alot of animal and plant life.**

**People living in the outlying areas of this project may be impacted by excess traffic and major security issues.**

**Property values are in jeopardy and loss of sea views. Over saturated and local real estate. Protection of existing home owners investment in the area.**

3. Are there any additional stakeholders who you think should be contacted regarding this project?

If "YES", please list their names and contact details (email addresses are preferred) below:

**PLEASE ADD MORE PAGES IF NECESSARY**

\*Note that all information conferred by you in this document is private information protected by the POPI Act, 2013. Kindly advise in the relevant section above whether this information can be distributed for the purposes of this project only. The NEMA EIA Regulations requires the EAP to keep an I&AP database containing the details as indicated above

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Monday, 26 August 2024 14:17  
**To:** Esterhuyse, Amanda (Ms) (Summerstrand South Campus)  
**Subject:** RE: PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE

Good day Mrs Esterhuyse

Thank you for submitting an IAP registration form for this project. Your contact details have been added to the IAP database and will be included in all public participation communication going forward.

Your comments and concerns have also been noted and will be reviewed and responded to in due course.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Esterhuyse, Amanda (Ms) (Summerstrand South Campus) <Amanda.Esterhuyse@mandela.ac.za>  
**Sent:** Tuesday, August 13, 2024 9:30 AM  
**To:** EAS Environmental <enviro@easpe.co.za>; ward1@mandelametro.gov.za  
**Subject:** PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE

Hi there

Attached please find my completed form.

Kind regards

**Amanda Esterhuyse**  
Department of Computing Sciences  
**NELSON MANDALA UNIVERSITY**  
South Campus, Embizweni Building, Summerstrand, Port Elizabeth  
D: +27 (0)41 504 4893  
[amanda.esterhuyse@mandela.ac.za](mailto:amanda.esterhuyse@mandela.ac.za) | [www.mandela.ac.za](http://www.mandela.ac.za)

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: 11 August 2024	Preferred method of communication (email / SMS / fax / post): Email: amanda.esterhuyse@mandela.ac.za
-------------------------	---

Can you communicate reliably via email?

**Yes**

Title: Mrs	First Name: Amanda	Surname: Esterhuyse
---------------	-----------------------	------------------------

Email:  
amanda.esterhuyse@mandela.ac.za

Telephone: 0822024809	Fax:
--------------------------	------

Organisation & Capacity (if Applicable):

Physical Address:

1 Blumberg Road, Pari Park

Town: Port Elizabeth	Code: 6070
-------------------------	---------------

Postal Address:

Same as above

Town:	Code:
-------	-------

Consent to share above information (for the purposes of this project only)\*:

Yes **Yes**

No

1. What is your primary area of interest with regards to the proposed project?

**Pari Park**

2. Do you have any comments with regards to the proposed project?

I would like to raise my concerns regarding the endangerment of the wildlife, the decrease in property value—if it is low cost housing & major influx of traffic that we will experience. This could also increase the criminal interest in our area as we will be open and vulnerable with the property to greenery ratio being seriously impeded. With almost no working streetlights either, this could lead to many accidents with an additional +- 500 vehicles using the roads.

3. Are there any additional stakeholders who you think should be contacted regarding this project?

**If "YES", please list their names and contact details (email addresses are preferred) below:**

**PLEASE ADD MORE PAGES IF NECESSARY**

\*Note that all information conferred by you in this document is private information protected by the POPI Act, 2013. Kindly advise in the relevant section above whether this information can be distributed for the purposes of this project only. The NEMA EIA Regulations requires the EAP to keep an I&AP database containing the details as indicated above

**From:** Darren George <[dgeorge247@outlook.com](mailto:dgeorge247@outlook.com)>

**Sent:** Thursday, August 8, 2024 7:23 PM

**To:** Ward1, NMMM <[ward1@mandelametro.gov.za](mailto:ward1@mandelametro.gov.za)>; [mwwylder@mweb.co.za](mailto:mwwylder@mweb.co.za); Lindelwa Vuke <[lvuke@mandelametro.gov.za](mailto:lvuke@mandelametro.gov.za)>

1

---

**Cc:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

**Subject:** ERF 325 in Pari Park - Proposed Development Objection

**Darren George**

12 Michael Angelo Avenue

Pari Park

Gqeberha

08/08/2024

**To the Municipal Council**

Dear Council Members,

I hope this letter finds you well. I am writing to express my deep concern regarding the proposed development on ERF 325 in Pari Park. My family and I moved to this beautiful suburb just over two years ago, drawn by its peaceful nature, the safety it offers our children, and the strong sense of community. However, it has come to my attention that a developer is planning a complex that threatens to destroy these very qualities.

I was not made aware of this situation when purchasing our property, and it has been alarming to learn that such a development is being considered. The rest of the community shares these concerns, as evidenced by the recent community meeting held on Tuesday, August 6th, 2024.

During this meeting, numerous concerns were raised, including but not limited to:

- The destruction of natural habitats, forcing the removal of wildlife.
- Increased traffic and noise pollution, which will undoubtedly compromise the safety and tranquility of our streets, preventing children from playing outside as they do now.
- The potential for environmental harm, particularly the impact on the critically endangered Bushy Park Indian Forest and the vulnerable Sardinia Bay Forest Thicket, as highlighted in the supporting Bioregional Plan.
- The lack of a detailed Site Development Plan being shared with the community, leaving us in the dark about the specifics of this project.
- Significant concerns regarding the handling of essential services, including water supply, water reticulation, sewerage, substations, stormwater management, subsoil issues, waste management, and refuse storage, which could attract rodents and other pests.
- The impact on municipal roads and traffic control, further exacerbating the strain on our already limited infrastructure.

Moreover, it was mentioned by the developer that three-story flats are planned, which would not only alter the character of our suburb but also negatively impact the established views and the overall amenity of nearby properties. This is a significant concern for all residents who chose to invest in this area for its serene environment and aesthetic appeal.

The developer, during the aforementioned meeting, made a concerning statement that "this development will happen in the next 12-15 months no matter what". It is unclear whether the developer possesses the authority to make such declarations, particularly without a thorough and transparent review process by the municipality. This raises serious questions about the due process and the protection of our community's rights.

Given these points, I urge the council to strongly consider the ramifications of allowing such a development to proceed. ERF 325 should be protected land, preserving the natural environment and

2

the quality of life for the residents of Pari Park. The strong-arm tactics implied by the developer's statements are troubling, and I trust that the municipality will uphold the regulations and standards that are in place to prevent such behavior.

I respectfully request that the council take these concerns seriously and act to preserve the integrity and tranquility of our suburb. We believe that our voices should be heard and that this development should be avoided.

Thank you for your attention to this matter.

Kind Regards,

Darren George  
Pari Park Resident

---

**From:** Andrea Williams <AWilliams@mandelametro.gov.za>  
**Sent:** Thursday, August 15, 2024 12:24 PM  
**To:** Darren George <dgeorge247@outlook.com>  
**Cc:** mwwwylder@mweb.co.za; enviro@easpe.co.za; Ward1, NMMM <ward1@mandelametro.gov.za>; Vanessa, Van der Mescht <Vvdmesch@mandelametro.gov.za>  
**Subject:** RE: ERF 325 in Pari Park - Proposed Development Objection

Good Day Mr George

I acknowledge receipt of your email dated 8 August.

However, I am not aware of any proposed development in this area.

Kindly provide me with a copy of the advert, copy of letter to abutting owners and who the applicant is.

Regards

Andrea

**Lea Jacobs**

---

**From:** Vanessa, Van der Mescht <Vvdmesch@mandelametro.gov.za>  
**Sent:** Thursday, 15 August 2024 12:51  
**To:** Andrea Williams; Darren George  
**Cc:** mwwwylder@mweb.co.za; EAS Environmental; Ward1, NMMM  
**Subject:** RE: ERF 325 in Pari Park - Proposed Development Objection  
**Attachments:** Approval of zoning.pdf; Extension of validity.pdf

Good day

As can be seen the approval for this development was obtained by the owner in 2020 and extension given for the rights by Council until 2025.

This means the owner is fully within his rights to develop this property at any time as he has obtained the rights.

He will submit a Site Development Plan to council who will assess it for layout purposes and this will then be walked to the service divisions by the client for them to comment.

Thereafter the client will be given the SDP approval letter and plan and then building plans can be submitted.

Unfortunately these rights were in place already at the time you purchased your property.

Kind regards

V

----- Forwarded message -----

From: **Ward1, NMMM** <[ward1@mandelametro.gov.za](mailto:ward1@mandelametro.gov.za)>

Date: Tue, 12 Nov 2024, 2:13 pm

Subject: Erf 325 Theescombe - property development

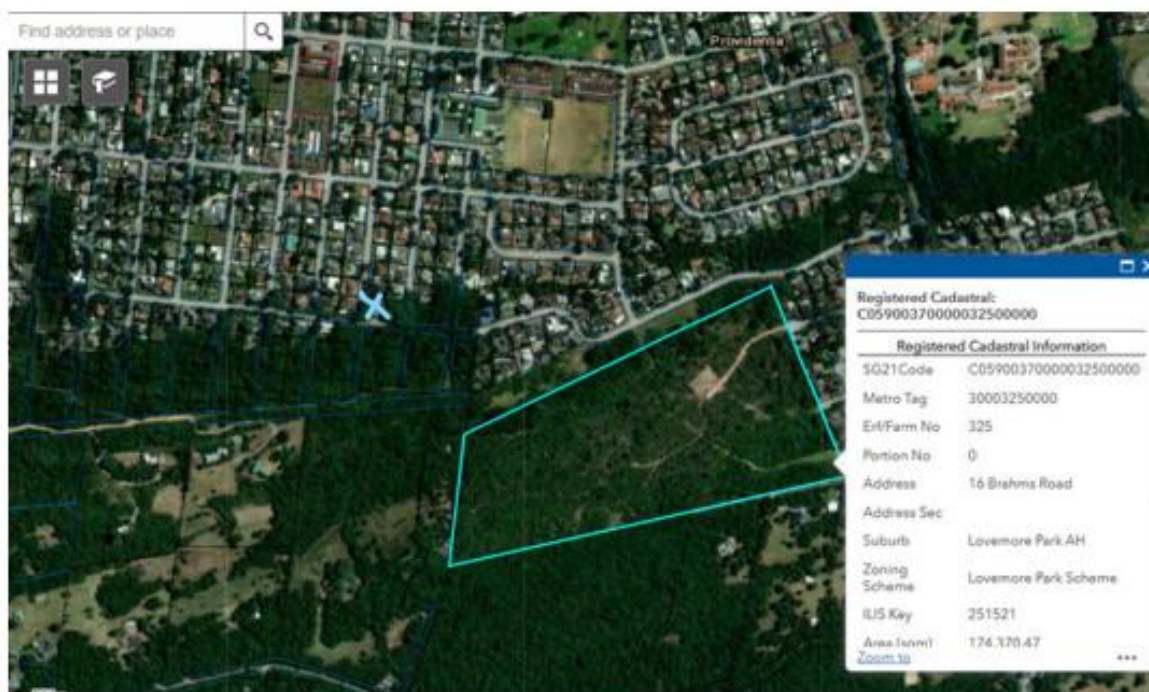
To: Cindy Swart <[cindyswart86@gmail.com](mailto:cindyswart86@gmail.com)>

Dear Cindy

Please see attached information i.r.o. Erf 325 Theescombe as requested. The comment form is also attached for your convenience, it should be returned to Lea Jacobson at Engineering Advice Services.

You are welcome to cc the ward office for record purposes.

Your property marked with the blue X.



kind regards

**From:** Cindy Swart <cindyswart86@gmail.com>  
**Sent:** Wednesday, 13 November 2024 10:59  
**To:** EAS Environmental <enviro@easpe.co.za>  
**Subject:** Fwd: Erf 325 Theescombe - property development

Good day Ms Lea Jacobs

I trust you are well.

Yesterday, I was told for the very first time by a local contractor at my house that there is an upcoming development project. Why was I not notified of this? Or per registered mail? See below, our property is in very close proximity to the development.

Please contact me on 0659592411 for I require additional information as soon as possible.

1

---

Thank you.

Kind regards,  
Cindy Swart  
59 High Street, Mount Pleasant, PE

## Kurt Wicht

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Wednesday, 13 November 2024 14:09  
**To:** Cindy Swart  
**Cc:** Mongikazi Gxilishe; Kurt Wicht  
**Subject:** RE: Erf 325 Theescombe - property development  
**Attachments:** 2211 - General IAP letter 1.pdf; 2211 - Background Information Document (amended).pdf

Dear Ms Swart

Please see attached a notification letter and BID for your information.

Please note that public participation is open throughout the project process and we are only in the pre-application phase of this project regarding the environmental application in terms of the NEMA EIA Regulations.

Feel free to complete the comment and IAP registration form attached in Letter 1 and send it back to me.

Kindly note that the majority of comments (i.e., comments relevant to the project EIA process) and concerns will be addressed in the draft Basic Assessment Report and that all registered IAP's will be notified once this report becomes available for public review.

Thank you,

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421    ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623    🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

## Lea Jacobs

---

**From:** Lea Jacobs  
**Sent:** Monday, 26 August 2024 13:11  
**To:** Ward1, NMMM; luckmansharon@gmail.com  
**Cc:** andrewluckman@energyassets.co.uk; EAS Environmental  
**Subject:** RE: Erf 325, Blumberg Rd Development of residential estate

Tracking:	Recipient	Delivery
	Ward1, NMMM	
	luckmansharon@gmail.com	
	andrewluckman@energyassets.co.uk	
	EAS Environmental	Delivered: 2024/08/26 13:12

Good day

Thank you for your email.

Please note that the due dates for registration and comments are a formality and have to be indicated as per the NEMA requirements, however, I run my public participation processes throughout the lifetime of the projects I work on to ensure no one is left out and that we have a transparent and inclusive (and thus productive) public participation process.

Please feel free to send me any and all IAP registration requests or comments regardless of the date. The only dates that are important to follow are the due dates for comment on the draft Basic Assessment Report (BAR). This will only happen at a later stage in the project. It is important to ensure comments are submitted prior to the due date for comment, because we only have a certain amount of time to submit the reports to the competent authority and thus have to ensure we address comments within the designated timeframes. I will emphasize the importance of those due dates once the draft BAR is made available to the public for review and comment.

Kindly also note that Mr Andrew Luckman and Ms Sharon Luckman's details have been added to our IAP database.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
**Engineering Advice & Services**

☎ 041 581 2421    ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623    🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

**From:** Ward1, NMMM <ward1@mandelametro.gov.za>  
**Sent:** Tuesday, August 20, 2024 10:07 AM  
**To:** luckmansharon@gmail.com  
**Cc:** andrewluckman@energyassets.co.uk; Lea Jacobs <lea@easpe.co.za>  
**Subject:** FW: Erf 325, Blumberg Rd Development of residential estate

Dear Lea

1

Please note Mrs Luckman's request and it is herewith requested that leniency be applied in adding the Luckman's as I&AP's subsequent to the closing date of 12 August as they are overseas.

**Good day Mrs Luckman**

Kindly direct correspondence to the Environmental Impact Assessment company, copied hereto – [lea@easpe.co.za](mailto:lea@easpe.co.za). You are welcome to copy the Ward office.

Please see the I&AP form and background info document attached, as well as the Site Development Plan. Chopin Road is located off the second entrance – circled in yellow in the image below.



Kindly note

kind regards  
Heather Martens

**Ward 1 Office**  
**of Cllr Dries van der Westhuizen**  
Office: 0415831732/9  
Whatsapp: 0813900329  
Facebook: <https://web.facebook.com/Ward1NMB/>

**From:** Sharon Luckman <[luckmansharon@gmail.com](mailto:luckmansharon@gmail.com)>

**Sent:** Friday, 16 August 2024 15:21

**To:** Ward1, NMMM <[ward1@mandelametro.gov.za](mailto:ward1@mandelametro.gov.za)>; Andrew Luckman <[andrewluckman@energyassets.co.uk](mailto:andrewluckman@energyassets.co.uk)>

**Subject:** Re: Erf 325, Blumberg Rd Development of residential estate

To whom it may concern:

Please add me as an interested party for the development off Chopin Road.

I am the owner of Plot 1935 which is a smallholding off Chopin Road

2

---

I am currently in Scotland so could not attend the meetings.

Would appreciate it if you would mark where Chopin Road is located on this plan. I was always under the impression that Chopin Road would extend as I have a second gate on the property for access when this does happen. I currently have a servitude across the adjoining properties.

I thus need to know if Chopin will extend to be a municipal road with future access directly to my property or if Scribante has purchased the whole property.

Kind Regards

Sharon Luckman ( Andrade)

## Lea Jacobs

---

**From:** EAS Environmental <enviro@easpe.co.za>  
**Sent:** Tuesday, 23 July 2024 11:02  
**To:** Michael Scanlen  
**Subject:** RE: Notice ERF 325 Theescombe  
**Attachments:** FW: PRE-APPLICATION PUBLIC PARTICIPATION: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

Dear Michael

Please refer to the attached pre-application notification email.

Please let me know if you would like to register as an Interested and Affected Party.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
📠 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Michael Scanlen <mscanlen@gmail.com>  
**Sent:** Monday, July 22, 2024 12:27 PM  
**To:** enviro@easemp.co.za; EAS Environmental <enviro@easpe.co.za>  
**Subject:** Notice ERF 325 Theescombe

Hi there

I noticed a board put up at the corner of Blumberg and Merle in Providentia, regarding a development on ERF 325 Theescombe.

Kindly forward me more information

--  
Michael Scanlen  
[+27 82 305 5544](tel:+27823055544)  
[mscanlen@gmail.com](mailto:mscanlen@gmail.com)  
<https://www.linkedin.com/in/mscanlen/>

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEERHA, NELSON MANDELA  
BAY METROPOLITAN MUNICIPALITY  
BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES  
REGISTRATION AND COMMENT FORM**

**KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:**

**Contact Number:** 041 581 2421

**Fax Number:** 086 683 9899

**Email:** [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

PERSONAL DETAILS

Date: **30/07/2024** Preferred method of communication (email / SMS / fax / post): **Email / Whatsapp**

Can you communicate reliably via email? **Yes**

Title: **Mr** First Name: **Michael** Surname: **Scanlen**

Email: **mscanlen@gmail.com**

Telephone: **0823055544** Fax:

Organisation & Capacity (if Applicable): **Private**

Physical Address: **37 Blumberg Rd, Providentia**

Town: **Port Elizabeth** Code: **6070**

Postal Address: **As Above**

Town: Code:

Consent to share above information (for the purposes of this project only)\*: Yes No **No**

1. What is your primary area of interest with regards to the proposed project?

**Concerned about the impact of this project to the area (enviromental and traffic) as currently during the impact assessment phase I often hear chainsaws as the bush is being cleaned out, so concerned that the process might not be followed correctly.**

2. Do you have any comments with regards to the proposed project?

**As stated above I hear the chainsaws going in the bush clearing out the area while the assessment to the enviroment is supposed to be carried out, and I am very concerned about the impact it will have to traffic in this area if the entrance is in Blumberg and not in Michaelangelo**

3. Are there any additional stakeholders who you think should be contacted regarding this project?

**If "YES", please list their names and contact details (email addresses are preferred) below:**

**No**

**PLEASE ADD MORE PAGES IF NECESSARY**

\*Note that all information conferred by you in this document is private information protected by the POPI Act, 2013. Kindly advise in the relevant section above whether this information can be distributed for the purposes of this project only. The NEMA EIA Regulations requires the EAP to keep an I&AP database containing the details as indicated above

----- Forwarded message -----

From: **Ward1, NMMM** <[ward1@mandelametro.gov.za](mailto:ward1@mandelametro.gov.za)>

Date: Fri, 16 Aug 2024, 13:01

Subject: Erf 325, Blumberg Rd Development of residential estate

To: Ward1, NMMM <[ward1@mandelametro.gov.za](mailto:ward1@mandelametro.gov.za)>

Cc: [pjbeardsworth@gmail.com](mailto:pjbeardsworth@gmail.com) <[pjbeardsworth@gmail.com](mailto:pjbeardsworth@gmail.com)>, [mail@gardenboyz.net](mailto:mail@gardenboyz.net) <[mail@gardenboyz.net](mailto:mail@gardenboyz.net)>, [donneg@bcr.co.za](mailto:donneg@bcr.co.za) <[donneg@bcr.co.za](mailto:donneg@bcr.co.za)>, Sec 2 Noelene Greeff <[noelene@wheco.co.za](mailto:noelene@wheco.co.za)>, [holingcharles@gmail.com](mailto:holingcharles@gmail.com) <[holingcharles@gmail.com](mailto:holingcharles@gmail.com)>, [vuyo.tomson@gmail.com](mailto:vuyo.tomson@gmail.com) <[vuyo.tomson@gmail.com](mailto:vuyo.tomson@gmail.com)>, SEC 2 Neville Bentz <[neville.bentz@gmail.com](mailto:neville.bentz@gmail.com)>, [dalebentz@gmail.com](mailto:dalebentz@gmail.com) <[dalebentz@gmail.com](mailto:dalebentz@gmail.com)>, [mark.w.botha@vodamail.co.za](mailto:mark.w.botha@vodamail.co.za) <[mark.w.botha@vodamail.co.za](mailto:mark.w.botha@vodamail.co.za)>, [mh.vaneeden13@gmail.com](mailto:mh.vaneeden13@gmail.com) <[mh.vaneeden13@gmail.com](mailto:mh.vaneeden13@gmail.com)>, Elene Laas <[fin@lnpark.co.za](mailto:fin@lnpark.co.za)>, [robgduncan@hotmail.com](mailto:robgduncan@hotmail.com) <[robgduncan@hotmail.com](mailto:robgduncan@hotmail.com)>, [murray@waikatosa.co.za](mailto:murray@waikatosa.co.za) <[murray@waikatosa.co.za](mailto:murray@waikatosa.co.za)>, [beverley.schuin@kwsa.co.za](mailto:beverley.schuin@kwsa.co.za) <[beverley.schuin@kwsa.co.za](mailto:beverley.schuin@kwsa.co.za)>, [cobus.joubert@mandela.ac.za](mailto:cobus.joubert@mandela.ac.za) <[cobus.joubert@mandela.ac.za](mailto:cobus.joubert@mandela.ac.za)>, [micpharma2010@gmail.com](mailto:micpharma2010@gmail.com) <[micpharma2010@gmail.com](mailto:micpharma2010@gmail.com)>, [andreasd557@gmail.com](mailto:andreasd557@gmail.com) <[andreasd557@gmail.com](mailto:andreasd557@gmail.com)>, [neil@northfieldeng.com](mailto:neil@northfieldeng.com) <[neil@northfieldeng.com](mailto:neil@northfieldeng.com)>, [xtokota@gmail.com](mailto:xtokota@gmail.com) <[xtokota@gmail.com](mailto:xtokota@gmail.com)>, [heidi@remaxind.co.za](mailto:heidi@remaxind.co.za) <[heidi@remaxind.co.za](mailto:heidi@remaxind.co.za)>, [mornec@atlas24.co.za](mailto:mornec@atlas24.co.za) <[mornec@atlas24.co.za](mailto:mornec@atlas24.co.za)>, [ella@poponline.co.za](mailto:ella@poponline.co.za) <[ella@poponline.co.za](mailto:ella@poponline.co.za)>, [ntomson@ambathaent.co.za](mailto:ntomson@ambathaent.co.za) <[ntomson@ambathaent.co.za](mailto:ntomson@ambathaent.co.za)>, [mscanlen@gmail.com](mailto:mscanlen@gmail.com) <[mscanlen@gmail.com](mailto:mscanlen@gmail.com)>, [more.about.being@gmail.com](mailto:more.about.being@gmail.com) <[more.about.being@gmail.com](mailto:more.about.being@gmail.com)>, [graeme@popsauto.co.za](mailto:graeme@popsauto.co.za) <[graeme@popsauto.co.za](mailto:graeme@popsauto.co.za)>, [chris@vleissentraal.co.za](mailto:chris@vleissentraal.co.za) <[chris@vleissentraal.co.za](mailto:chris@vleissentraal.co.za)>, [robinsonreagan@gmail.com](mailto:robinsonreagan@gmail.com) <[robinsonreagan@gmail.com](mailto:robinsonreagan@gmail.com)>, [rageljeff@gmail.com](mailto:rageljeff@gmail.com) <[rageljeff@gmail.com](mailto:rageljeff@gmail.com)>, [sebpillay@gmail.com](mailto:sebpillay@gmail.com) <[sebpillay@gmail.com](mailto:sebpillay@gmail.com)>, Cheryl Botha <[cheryl\\_botha@vodamail.co.za](mailto:cheryl_botha@vodamail.co.za)>, SEC 2 Tony Bosch (<[tony@microdoctor.co.za](mailto:tony@microdoctor.co.za)>) <[tony@microdoctor.co.za](mailto:tony@microdoctor.co.za)>, [mntambo.joy@gmail.com](mailto:mntambo.joy@gmail.com) <[mntambo.joy@gmail.com](mailto:mntambo.joy@gmail.com)>, Steven Lancaster (<[1000steven@gmail.com](mailto:1000steven@gmail.com)>) <[1000steven@gmail.com](mailto:1000steven@gmail.com)>, [fingeanker@gmail.com](mailto:fingeanker@gmail.com) <[fingeanker@gmail.com](mailto:fingeanker@gmail.com)>, BSSF Monty - Atlas Security <[monty@atlas24.co.za](mailto:monty@atlas24.co.za)>, [mark@poponline.co.za](mailto:mark@poponline.co.za) <[mark@poponline.co.za](mailto:mark@poponline.co.za)>, [noxolodilima@gmail.com](mailto:noxolodilima@gmail.com) <[noxolodilima@gmail.com](mailto:noxolodilima@gmail.com)>, [lea@easpe.co.za](mailto:lea@easpe.co.za) <[lea@easpe.co.za](mailto:lea@easpe.co.za)>, [andre@andrekprojects.co.za](mailto:andre@andrekprojects.co.za) <[andre@andrekprojects.co.za](mailto:andre@andrekprojects.co.za)>, Donne Gouws <[DonneG@bcr.co.za](mailto:DonneG@bcr.co.za)>

Good day Pari Park & Providentia Residents

If you are receiving this email it is because you signed the attendance register at the community meeting on Tuesday 6 August at 18h00 at the Mt Pleasant Primary School aftercare facility or made an enquiry via email i.r.o. the Development of Erf 325 Theescombe.

Should you know of anyone who is not receiving these mails and should be, kindly request that they contact the ward office on 0813900329 or by email – some email addresses were illegible on the attendance register.

3

Please see attached the updated SDP which now includes a second entrance on Chopin Road.

kind regards

Heather Martens

Ward 1 Office

**From:** Donne Gouws <[DonneG@bcr.co.za](mailto:DonneG@bcr.co.za)>  
**Sent:** Friday, July 26, 2024 8:10 AM  
**To:** EAS Environmental <[enviro@easpe.co.za](mailto:enviro@easpe.co.za)>  
**Subject:** ERF 325 Theescombe

Hi Lea

I hope you're well.

Please can you register me as an "interested and affected party" for the above mentioned proposed development.

Are you able to disclose if it's going to residential development for low cost housing e.g. Walmer Links or if it's more upmarket like Salisbury Park?

Kind regards

**Donne Gouws**  
Depot Manager

**TEL** +27 41 581 4242  
**MOBILE** +27 72 261 8937  
**EMAIL** [DonneG@bcr.co.za](mailto:DonneG@bcr.co.za)  
**WEB** [www.bluucarrental.com](http://www.bluucarrental.com)  
**ADDRESS** De Havilland Street, Walmer, 2000

Hi Donne

Thank you for registering as an IAP for this project.

1

---

I can confirm that this project is not a low cost housing development and that the proposal will fit in well with the surrounding aesthetic of the neighbourhood.

Once the draft BAR is available, the SDP and a clear project description will detail the development proposal and the types of houses the estate will hold.

I hope this answers your question for now.

You will be notified as soon as the draft BAR is available for public review.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

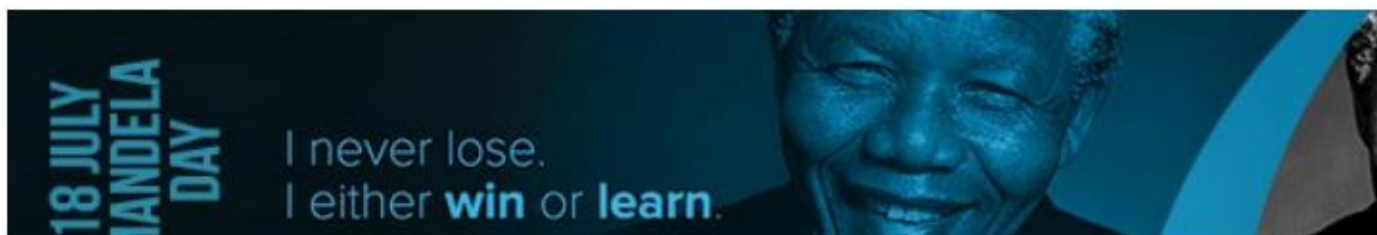
☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



**Lea Jacobs**

---

**From:** Donne Gouws <DonneG@bcr.co.za>  
**Sent:** Friday, 26 July 2024 09:48  
**To:** EAS Environmental  
**Subject:** RE: ERF 325 Theescombe



Hi Lea

I really appreciate the feedback, I was very concerned but I'm feeling a little better now.

Have a wonderful day further.

Kind regards



**Donne Gouws**

Depot Manager

**TEL** +27 41 581 4242  
**MOBILE** +27 72 261 8937  
**EMAIL** DonneG@bcr.co.za  
**WEB** www.bluucarrental.com  
**ADDRESS** De Havilland Street, Walmer, 2000



**From:** EAS Environmental [mailto:enviro@easpe.co.za]

**Sent:** Friday, July 26, 2024 9:43 AM

**To:** Donne Gouws <DonneG@bcr.co.za>; EAS Environmental <enviro@easpe.co.za>

**Subject:** RE: ERF 325 Theescombe

---

**From:** Lea Jacobs <[lea@easpe.co.za](mailto:lea@easpe.co.za)>  
**Sent:** Wednesday, 11 June 2025 16:00  
**To:** Charmaine Struwig <[charmaine.mostert@dedea.gov.za](mailto:charmaine.mostert@dedea.gov.za)>; Andries Struwig <[andries.struwig@dedea.gov.za](mailto:andries.struwig@dedea.gov.za)>; Dayalan Govender <[dayalan.govender@dedea.gov.za](mailto:dayalan.govender@dedea.gov.za)>  
**Cc:** Kurt Wicht <[kurtw@easpe.co.za](mailto:kurtw@easpe.co.za)>; Mongikazi Gxilishe <[mongikazi@easpe.co.za](mailto:mongikazi@easpe.co.za)>  
**Subject:** APPLICATION FORM SUBMISSION: PROPOSED RESIDENTIAL DEVELOPMENT OF ERF 325, THEESCOMBE, GQEBERHA, EASTERN CAPE

Dear Ms Struwig

Please refer to the below link and the attached cover letter with reference to the submission of the Application Form for the Proposed Development of Erf 325, Theescombe.

<https://www.dropbox.com/scl/fo/zkzvrtk75ufrkk071045x/AIQJNk1gPDvT4d4RML5xw4?rlkey=q8iiw2dhf9huwrk0uiw8act8m&st=wpfi412n&dl=0>

Kindly confirm receipt of this email.

Kind regards,

**Lea Jacobs** Reg EAP BSc (Geology)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [lea@easpe.co.za](mailto:lea@easpe.co.za)  
☎ 072 048 2623 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

---

**From:** Kurt Wicht <[kurtw@easpe.co.za](mailto:kurtw@easpe.co.za)>  
**Sent:** Wednesday, 18 June 2025 09:50  
**To:** Charmaine Struwig <[Charmaine.Mostert@dedea.gov.za](mailto:Charmaine.Mostert@dedea.gov.za)>; Andries Struwig <[Andries.Struwig@dedea.gov.za](mailto:Andries.Struwig@dedea.gov.za)>; Dayalan Govender <[Dayalan.Govender@dedea.gov.za](mailto:Dayalan.Govender@dedea.gov.za)>  
**Cc:** Mongikazi Gxilishe <[mongikazi@easpe.co.za](mailto:mongikazi@easpe.co.za)>; Lea Jacobs <[lea@easpe.co.za](mailto:lea@easpe.co.za)>  
**Subject:** RE: APPLICATION FORM SUBMISSION: PROPOSED RESIDENTIAL DEVELOPMENT OF ERF 325, THEESCOMBE, GQEBERHA, EASTERN CAPE

Dear Ms Struwig

Trust you are well.

I am just following up on the below email.

We will submit a hardcopy of the application once you have confirmed our electronic submission is successfully completed.

Kind Regards

**Kurt Wicht** BSc (Botany & Geography)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [kurtw@easpe.co.za](mailto:kurtw@easpe.co.za)  
☎ 060 631 6302 🌐 [www.easgroup.co.za](http://www.easgroup.co.za)  
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

From: Charmaine Struwig <Charmaine.Mostert@dedea.gov.za>  
Sent: Thursday, 19 June 2025 15:21

3

To: Kurt Wicht <kurtw@easpe.co.za>  
Cc: Lea Jacobs <lea@easpe.co.za>; Mongikazi Gxilishe <mongikazi@easpe.co.za>; Andries Struwig <Andries.Struwig@dedea.gov.za>; Dayalan Govender <Dayalan.Govender@dedea.gov.za>  
Subject: FW: APPLICATION FORM SUBMISSION: PROPOSED RESIDENTIAL DEVELOPMENT OF ERF 325, THEESCOMBE, QOBERHA, EASTERN CAPE

Good day Mr Wicht

Your e-mail below following on application submission, for the above, refers.  
It will be noted when sending your e-mail, that an automated "out of office" reply, would have indicated that I am on leave from 12-18 June 2025, only back in office on 19 June 2025, therefore the reason for only being able to respond today.

Thank you I have received the e-mail and downloaded the document (of which I have attached such, for easy reference).

I have checked through the submission for complete- and correctness and noted the following:

- (1) **Appendix 4 – List of coordinates and/or SGIDS. Incomplete.** I have noted on the Appendix page, it is being referred to as Erf 2006, Parsons Vlei Boundary Coordinates and not Erf 325 Theescombe, which is the proposed property to be developed on. I assume this is a typo? Please indicate whether my understanding is correct. If a typo, > *please amend this Appendix 4 page to reflect the correct details.*
- (2) **Appendix 5 - SG Diagram(s) and Title Deed(s). Incomplete.** Although you have indicated for both to be attached, within the List of Appendices, you have only attached the SG Diagram and not Title Deed or Windeed Document, confirming that the landowner of property is indeed Kouga Local Municipality. As it is required to provide such, > *you need to obtain the necessary and amend the application submission to include such under Appendix 5.*
- (3) **Appendix 12. Other authorisations required. Incomplete.** You have indicated "YES" that an authorisation is required for National Forest Act, but indicated "NO" that an application has not been submitted. As it is required to provide proof of submissions under Appendix 12, in the event of application not yet submitted (like in this case), and therefore not able to provide proof of submission under Appendix 12, *you need to indicate such and give a reason as to why not yet submitted and also indicate in which stage of process you will be able to do so. > Please provide the necessary under Appendix 12 (as explained).*
- (4) **Appendix 14. Declaration by Applicant.** Although Board Resolution has been provided, to Mr Scribante to act on other members behalf, I just need to confirm whether you will be able to provide the original signed document, once application complete and registered and required to submit the hard copy of the original signed application to our offices? If yes, please confirm. If not, we would require for the Board Resolution to be an original signed certified copy and then you need to amend the electronic application submission, to include the certified copy under Appendix 14. > *Please confirm and amend application submission to include what is applicable under Appendix 14.*
- (5) **Appendix 19 – Proof of Payment.** I have noted that payment has been done last year on 09 July 2024 and application only submitted now. Is there any reason for this? Reason for asking, is because normally the payment will be done by EAP/Applicant, closer to date of application being ready to be lodged/submitted to the Department (maybe a few months differs), but not being paid nearly a year back, like in this case. In the case where an application fee has been done in a previous Financial Year and application only submitted in the new Financial Year, our Auditors are not in favour of such and have started to query such, as payment should be done within the same Financial Year of application submission. Please in future ensure that payment gets done close to the date of application ready for submission. **At this point in time, it will be required to provide us with an Affidavit explaining the reason for payment being done so far back, for department to consider whether this will suffice and be accepted, in the event of an audit query. If not able to provide an affidavit, a new payment will be required for the new submission, being within this Financial Year. > Please amend application to include whatever applicable under Appendix 19, i.e. the Affidavit with the reason/explanation or the POP of new payment done.**

Please note:

Due to the above, the application is deemed to be incomplete and may not be registered.  
Please attend to the above and amend application, for resubmission of the entire application submission.

4

As per the "Receipt Book System" in place, for an application submitted to- and received by department (whether complete or not), to be captured in- and for receipt to be issued, I confirm that I have issued the receipt for this submission, Receipt no. EIA/2271, for your records, but couldn't attached such, as we are having a problem with our scanning system. Once scanning facility sorted, will forward you such in due course.

On receipt of this e-mail, please confirm receipt.

Trust you will find this in order and of assistance and that we will receive an amended application at your earliest convenience.

Thank you and regards.

Charmaine Struwig  
Senior Administrative Clerk: Environmental Affairs  
Sarah Baartman / Nelson Mandela Bay Region



Province of the  
**EASTERN CAPE**  
ECONOMIC DEVELOPMENT  
ENVIRONMENTAL AFFAIRS AND TOURISM

Tel: 041 508 5800/19  
Mobile: 083 399 7612  
Cnr Athol Fugard Terrace & Castle Hill  
Central, Port Elizabeth 6001  
Private Bag 35001, Greenacres, Port Elizabeth 6017  
<http://www.dedea.gov.za>  
E-mail: Charmaine.Struwig@dedea.gov.za

**From:** Kurt Wicht <kurtw@easpe.co.za>  
**Sent:** Friday, 04 July 2025 13:26  
**To:** Charmaine Struwig <Charmaine.Mostert@dedea.gov.za>  
**Cc:** Lea Jacobs <lea@easpe.co.za>; Mongikazi Gxilishe <mongikazi@easpe.co.za>; Andries Struwig <Andries.Struwig@dedea.gov.za>; Dayalan Govender <Dayalan.Govender@dedea.gov.za>  
**Subject:** RE: APPLICATION FORM SUBMISSION: PROPOSED RESIDENTIAL DEVELOPMENT OF ERF 325, THEESCOMBE, GQEBERHA, EASTERN CAPE

Dear Ms Struwig

Please refer to the below link and the attached cover letter with reference to the re-submission of the Application Form for the Proposed Development of Erf 325, Theescombe.

<https://www.dropbox.com/scl/fo/zkzvtk75ufrrk071045x/AIQJNk1ePDoYt4d4RMI5xw4?rlkey=q8llwZdnf9huwrk0ujw8act8m&st=el1sffc1&dl=0>

We can confirm we have attended to the 5 comments made in your previous email and confirm we have the original signed and certified board resolution copy for hard copy submission, should the electronic submission be deemed fully complete.

Kindly confirm receipt of this email.

Kind regards

**Kurt Wicht** BSc (Botany & Geography)  
Engineering Advice & Services

☎ 041 581 2421 ✉ [kurtw@easpe.co.za](mailto:kurtw@easpe.co.za)  
☎ 060 631 6302 @ [www.easpe.co.za](http://www.easpe.co.za)  
📍 73 Heugh Rd, Welmer, Gqeberha, 6070



The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate this information. Engineering Advice and Services does not accept liability for any personal claims against this message.

From: Charmaine Struwig <[Charmaine.Mostert@dedea.gov.za](mailto:Charmaine.Mostert@dedea.gov.za)>  
Sent: Friday, 04 July 2025 15:57  
To: Kurt Wicht <[kurtw@easpe.co.za](mailto:kurtw@easpe.co.za)>  
Cc: Lea Jacobs <[lea@easpe.co.za](mailto:lea@easpe.co.za)>; Mongikazi Gxilishe <[mongikazi@easpe.co.za](mailto:mongikazi@easpe.co.za)>; Andries Struwig <[Andries.Struwig@dedea.gov.za](mailto:Andries.Struwig@dedea.gov.za)>; Dayalan Govender <[Dayalan.Govender@dedea.gov.za](mailto:Dayalan.Govender@dedea.gov.za)>  
Subject: ECm1/C/LN1&3/M/35-2025 RE: APPLICATION FORM SUBMISSION: PROPOSED RESIDENTIAL DEVELOPMENT OF ERF 325, THEESCOMBE, GQEBERHA, EASTERN CAPE

Good day Mr Wicht

Your e-mail below, with the amended application submission for the above (and attached), refers.

I have reviewed the amended application submission and confirm that the application submission is complete and has been registered on our system with date: **04 July 2025**

The Provincial reference number allocated to this application is **ECm1/C/LN1&3/M/35-2025**

**Please note:**

- The application still needs to be assigned to a Case Officer, whom will be dealing with this application. Once assigned, you will be notified via e-mail by the EQM Section Manager, whom Case Officer will be for this project. You will receive an official acknowledgement of receipt from the Case Officer in due course.
- **To further note:** As this e-mail serves as confirmation of receipt and registration of application and considering the fact that the timeframe starts the day following the date of registration of such, there is no need to first wait, for receipt of an official acknowledgement of receipt letter from the Case Officer, prior to starting of the next step in process, you may proceed. As waiting for such AOR letter and only then starting with process, may cause a delay and effect the timeframes involved, not being met.
- As per the requirement, to also submit a hard copy of the original signed application document (if submitted electronically at first), you need to deliver the hard copy of the original signed application submission to our offices at your earliest convenience. Original documents to be all the declarations, the Consent Letter/Resolution, the original signed letter Iro POP and the National Screening Tool Report.
- To note: In respect of all documents to follow hereafter, i.e. reports, submissions, etc. It is required for an e-submission to be followed with the hard copy submission and visa-versa. To further note: Depending on which ever gets submitted first, i.e. e-copy or hard copy, such will be the date accepted as the date of submission and received by this office.
  - When making any e-submissions in future to Case Officer, i.e. reports to follow, etc. (as referred to within point above), please ensure that you always copy myself as the administrative support person and the EQM Manager, Mr Struwig in, at all times. This is required for easy reference and to ensure proper record keeping.
- As per the "Receipt Book System" in place, for an application submitted to- and received by department (whether complete or not), to be captured in- and for receipt to be issued, I have attached the receipt issued for this submission, **Receipt no. EIA/2271**, for your records.
- On receipt of this e-mail and notification of registration, please confirm receipt of such.

Whilst awaiting for file to be assigned, to please note, in the event of any submissions in this regard i.e. electronically and hard copy delivery, please do not wait for the application to first be assigned, you may continue to submit such (whether e- copy via e-mail or hard copy delivered) to be addressed to the EQM Manager, Mr Struwig at [Andries.Struwig@dedea.gov.za](mailto:Andries.Struwig@dedea.gov.za) and always copy myself as the administrative support person.

2

If any queries or clarity in this regard, please do not hesitate to contact this office.

Trust you will find this in order.

Thank you and regards.

Charmaine Struwig  
Senior Administrative Clerk: Environmental Affairs  
Sarah Baartman / Nelson Mandela Bay Region



Province of the  
**EASTERN CAPE**  
ECONOMIC DEVELOPMENT  
ENVIRONMENTAL AFFAIRS AND TOURISM

Tel: 041 508 5800/919  
Mobile: 083 399 7612  
Cnr Athol Fugard Terrace & Castle Hill  
Central, Port Elizabeth 6001  
Private Bag 35001, Greenacres, Port Elizabeth 6057  
<http://www.dedea.gov.za>  
E-mail: [Charmaine.Struwig@dedea.gov.za](mailto:Charmaine.Struwig@dedea.gov.za)

## Kurt Wicht

**From:** Charmaine Struwig <Charmaine.Mostert@dedea.gov.za>  
**Sent:** Monday, 07 July 2025 10:34  
**To:** Kurt Wicht  
**Cc:** Lea Jacobs; Mongikazi Gxilishe; Andries Struwig; Dayalan Govender  
**Subject:** RE: ECm1/C/LN1&3/M/35-2025 RE: APPLICATION FORM SUBMISSION: PROPOSED RESIDENTIAL DEVELOPMENT OF ERF 325, THEESCOMBE, GQEBERHA, EASTERN CAPE

Good day Mr Wicht

E-mail trail below, refers.

I hereby confirm the receipt of the hard copy of the original signed application submission, delivered to our offices, earlier today, 07 July 2025.

Thank you, such will be placed on the file.

Regards.

Charmaine Struwig  
Senior Administrative Clerk: Environmental Affairs  
Sarah Baartman / Nelson Mandela Bay Region



Province of the  
**EASTERN CAPE**  
ECONOMIC DEVELOPMENT  
ENVIRONMENTAL AFFAIRS AND TOURISM

Tel: 041 508 5600/10  
Mobile: 083 399 7012  
Cnr Athol Fugard Terrace & Castle Hill  
Central, Port Elizabeth 6001  
Private Bag X5001, Greenacres, Port Elizabeth 6057  
<http://www.dedea.gov.za>  
E-mail: Charmaine.Struwig@dedea.gov.za

---

**From:** Kurt Wicht <kurtw@easpe.co.za>  
**Sent:** Monday, 07 July 2025 08:23  
**To:** Charmaine Struwig <Charmaine.Mostert@dedea.gov.za>  
**Cc:** Lea Jacobs <lea@easpe.co.za>; Mongikazi Gxilishe <mongikazi@easpe.co.za>; Andries Struwig <Andries.Struwig@dedea.gov.za>; Dayalan Govender <Dayalan.Govender@dedea.gov.za>  
**Subject:** RE: ECm1/C/LN1&3/M/35-2025 RE: APPLICATION FORM SUBMISSION: PROPOSED RESIDENTIAL DEVELOPMENT OF ERF 325, THEESCOMBE, GQEBERHA, EASTERN CAPE

Good Morning Ms Struwig

Thank you.

We will submit the original hardcopy of the Application to your office by tomorrow.

Kind regards

**Kurt Wicht** BSc (Botany & Geography)  
Engineering Advice & Services

1

☎ 041 581 2421    ✉ [kurtw@easpe.co.za](mailto:kurtw@easpe.co.za)  
☎ 060 631 6302    🌐 [www.easpe.co.za](http://www.easpe.co.za)  
📍 73 Heugh Rd, Welmer, Gqeberha, 6070



This information is confidential and/or privileged and may be exempt from disclosure under the Access to Information Act. It is not to be distributed outside the organization. / This information is confidential and/or privileged and may be exempt from disclosure under the Access to Information Act. It is not to be distributed outside the organization.