
From: EAS Environmental <enviro@easpe.co.za>
Sent: Wednesday, July 10, 2024 8:54 AM
To: EAS Environmental <enviro@easpe.co.za>
Cc: andre@andrekprojects.co.za; Kurt Wicht <kurtw@easpe.co.za>; Mongikazi Gxilishe <mongikazi@easpe.co.za>; 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.

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Kindly confirm receipt of this email.

Kind regards,

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

☎ 041 581 2421 ✉ lea@easpe.co.za
☎ 072 048 2623 🌐 www.easgroup.co.za
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



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

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All the best
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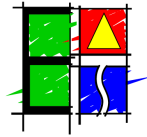
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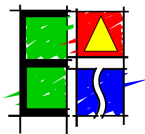
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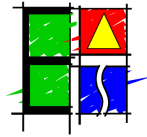
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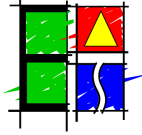
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Lea Jacobs

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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

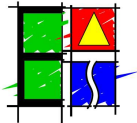
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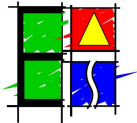
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Sent: Wednesday, July 10, 2024 10:28 AM
To: EAS Environmental <enviro@easpe.co.za>; EAS Environmental <enviro@easpe.co.za>
Cc: andre@andrekprojects.co.za; Kurt Wicht <kurtw@easpe.co.za>; Mongikazi Gxilishe <mongikazi@easpe.co.za>; leasteyn@icloud.com
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

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

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.

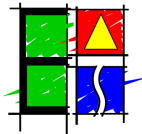
You will be notified as soon as the draft BAR is available for public review.

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
☎ 072 048 2623 🌐 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

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.

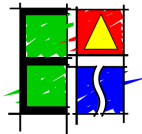
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Engineering Advice & Services

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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

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Please confirm that we have been registered.

Many thanks
Frances
0825706000
frances@softfrog.co.za

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

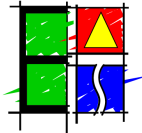
Thank you so much for submitting the IAP registration form. Your details have been added to our IAP database and comments and concerns will be addressed in the draft BAR.

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

Kind regards,

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

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

Dear Samantha

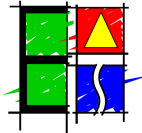
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You will be notified once the draft BAR is available for public review.

Kind regards,

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

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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: 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

CAUTION - EXTERNAL SENDER - Please be careful when opening LINKS and ATTACHMENTS! BCR IT Helpdesk.

Hi Donne

Thank you for registering as an IAP for this project.

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

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From: Donne Gouws <DonneG@bcr.co.za>
Sent: Friday, July 26, 2024 8:10 AM
To: EAS Environmental <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
WEB www.bluucarrental.com
ADDRESS De Havilland Street, Walmer, 2000

This email, sent from DonneG@bcr.co.za to enviro@easpe.co.za on Fri Jul 26 08:10:36 SAST 2024 , is confidential and may contain privileged or copyright information. If you are not enviro@easpe.co.za please notify DonneG@bcr.co.za and delete this email. [View our Privacy Policy](#)

This email, sent from DonneG@bcr.co.za to enviro@easpe.co.za on Fri Jul 26 09:49:18 SAST 2024 , is confidential and may contain privileged or copyright information. If you are not enviro@easpe.co.za please notify DonneG@bcr.co.za and delete this email. [View our Privacy Policy](#)

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Have a wonderful day further.

Kind regards



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Depot Manager

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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?

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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

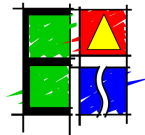
Please refer to the attached pre-application notification email.

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
☎ 072 048 2623 🌐 www.easgroup.co.za
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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
<https://www.linkedin.com/in/mscanlen/>

Lea Jacobs

From: EAS Environmental <enviro@easpe.co.za>
Sent: Tuesday, 23 July 2024 11:02
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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

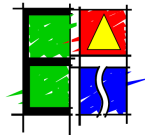
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Kind regards,

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Engineering Advice & Services

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Kindly forward me more information

--

Michael Scanlen
[+27 82 305 5544](tel:+27823055544)
mscanlen@gmail.com
<https://www.linkedin.com/in/mscanlen/>

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

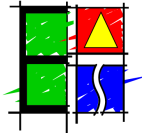
We hereby thank you for submitting your objections and comments.

These will be reviewed and addressed in due course.

Kind regards,

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

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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](#)

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

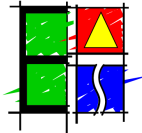
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From: Murray Versfeld <murray@waikatosa.co.za>
Sent: Thursday, August 8, 2024 4:05 PM
To: EAS Environmental <enviro@easpe.co.za>
Subject: Development erf 325

Please see attach objections.

Kind regards

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

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

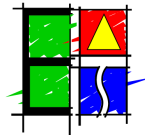
We hereby thank you for submitting your comments and concerns to us.

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
📠 072 048 2623 🌐 www.easgroup.co.za
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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 15:52
To: Matthew Versfeld
Subject: RE: Project:2211

Good day Matthew

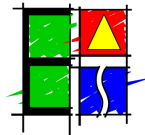
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Engineering Advice & Services

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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 15:46
To: versfeldmatthew@gmail.com
Subject: 2211 - IAP Registration, Erf 325 Theescombe

Dear Matthew

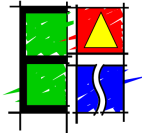
Note that your online registration has been received.

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
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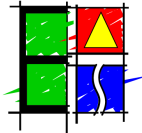
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Lea Jacobs

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

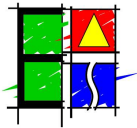
We hereby thank you and acknowledge receipt of your email and attachments.

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

Kind regards,

Lea Jacobs Reg EAP BSc (Geology)
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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

Lea Jacobs

From: EAS Environmental <enviro@easpe.co.za>
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Cc: mark.w.botha@vodamail.co.za
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Good day Cheryl

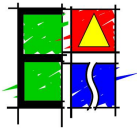
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📍 73 Heugh Rd, Walmer, Gqeberha, 6070



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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

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

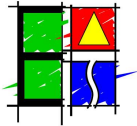
We hereby thank you and acknowledge receipt of your email and attachments.

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
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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



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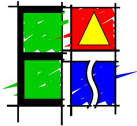
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Lea Jacobs

From: Vanessa, Van der Mescht <Vvdmesch@mandelametro.gov.za>
Sent: Thursday, 15 August 2024 12:51
To: Andrea Williams; Darren George
Cc: mwwylder@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

From: Andrea Williams <AWilliams@mandelametro.gov.za>
Sent: Thursday, August 15, 2024 12:24 PM
To: Darren George <dgeorge247@outlook.com>
Cc: mwwylder@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

From: Darren George <dgeorge247@outlook.com>
Sent: Thursday, August 8, 2024 7:23 PM
To: Ward1, NMMM <ward1@mandelametro.gov.za>; mwwylder@mweb.co.za; Lindelwa Vuke <lvuke@mandelametro.gov.za>

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

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

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Pari Park Resident

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.

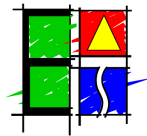
These will be reviewed and will be addressed in due course.

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

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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

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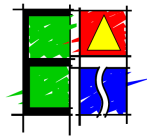
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Cell: +27 (0)60 911 9859
Email: brnhrd.schulz@gmail.com

Lea Jacobs

From: EAS Environmental <enviro@easpe.co.za>
Sent: Thursday, 15 August 2024 16:07
To: Gerber, Fanus (Mnr) (Summerstrand Campus South)
Subject: RE: PROPOSED rezoning and development of ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

Good day Fanus

Thank you for your email.

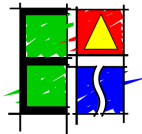
I have sent it on to the townplanner and will let you know as soon as she responds.

We have also taken note of the rest of your email and will ensure that we respond comprehensively to the comments, concerns and objections noted in due course.

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Dear Lea

Thank you for taking my call on Wednesday and providing the documentation regarding above. When initially going through the documentation and learning that the proposal was for a walled and gated security complex it was very positively received in so far as the perception was that it will be a low density high value complex similar to the Sardinia Bay Golf course development that would complement the existing neighbouring properties and environment, resulting in a value add for all concerned. It was therefore a shock to see that the developer envisage the exact opposite, that of a low cost high density (350 units) development for which there will be several serious environmental impacting infrastructural problems to overcome as discussed at the meeting on 6 August.

A further concern was the contradictory approach taken by the developer. While he indicated that concerns must please be raised and forwarded on the one hand, he clearly stated that “this development will go ahead in the proposed high density format” and that resident must just accept it and make peace with it. This seems to indicate a lack of respect for due process that needs to be followed and problems to be addressed to be able to ensure a long term viable and successful development. This, at face value, is very concerning.

In view of above I would like to raise the current proposal for a single security controlled entrance via Merle road, considered to be a high risk, dangerous option. Merle road leading to the intersection with Blumberg road, will not only result in a long travel through Providentia, it also goes past a primary school ground (Mount Pleasant Primary) and has an extremely steep incline of up to sixteen percent (source Garmin/Strava) leading down to the Blumberg intersection. It would be reasonable to assume that the currently proposed high density development would lead to this road requiring to accommodate at least between 500 and 700 vehicles that need to enter the proposed complex via a stop-go. Traffic congestion particularly during mornings and afternoons will be very disruptive and also importantly, extremely dangerous for residents living on the very steep incline of Merle road that want to enter/exit their properties during ALL times of day.

To address this problem it can be suggested that entry and exit be shifted to via Chopin road with a traffic circle in Glendore road to control traffic flow and the exit be separated from the entry and placed in Michael Angelo road with a similar traffic circle in Glendore road for exiting traffic. An added big advantage of this proposed solution will also be traffic calming in Glendore that has been a major problem for many years. This could then be a win-win potential solution to the currently proposed very dangerous Merle entry/exit.

Further to above I would also like to request that I be put on the list (via email) of affected parties with respect to the review process for the rezoning application as discussed. If the contact details of the person that will be in charge of/oversee this process can be provided it will be highly appreciated.

Finally, in an attempt to contribute in a positive spirit, it is proposed that instead of the current development proposal, a mixed high value low density development on the northern side of the property be combined with a higher density retirement village development for the south and eastern side of the property. While admittedly biased, it is the view of several current residents in the area that such a development due to its physical location near to amenities will be in very high demand and would probably offer much higher return on invested capital than a high density low cost option and its associated infrastructural problems. This, combined with the ecological sensitive environment of the area and with existing residential development including houses of in excess of 500 square meters should further enhance appeal of such a high value approach to the development. For example the privilege to listen to the call of the fiery-necked nightjar while falling asleep (as is currently the case) or seeing a knysna loerie flying past is a privilege that will be highly leverageable for a high value development/clients.

I look forward to your response and hope that this communicate will be received in the positive sense that it has been sent.

Regards
Fanus Gerber

Resident 37 Blumberg Road

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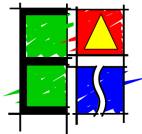
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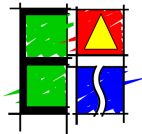
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📍 73 Heugh Rd, Walmer, Gqeberha, 6070



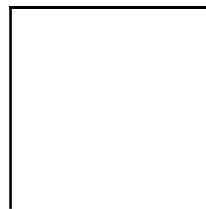
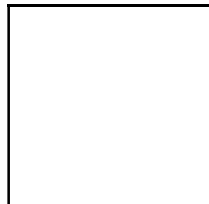
The information transmitted hereby is confidential and may be legally privileged. If not the intended recipient, you may not read, use or disseminate that information. Engineering Advice and Services does not accept liability for any personal views expressed in this message.

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



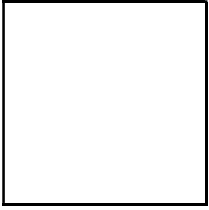
ONE Insurance Underwriting Managers (Pty) Ltd
Reg No. 1996/008987/07 | FSP8783 | VAT No. 4370160501
227 Main Road, Walmer, Port Elizabeth

www.one.za.com

Toll Free: 0861 266 735

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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.

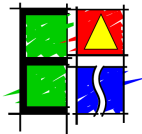
Your details and the email: kymkirkup1@gmail.com have been added to our IAP database and you will be included in all public participation communication going forward.

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
📞 072 048 2623 🌐 www.easgroup.co.za
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



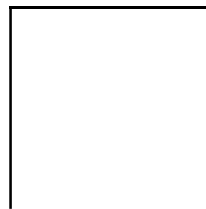
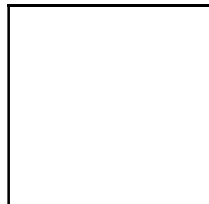
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Subject: ERF THEESCOMBE

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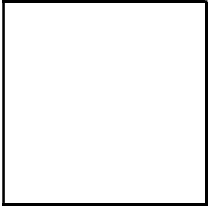
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Lea Jacobs

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

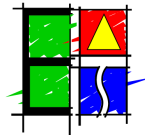
Note that your online registration has been received.

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
📠 072 048 2623 🌐 www.easgroup.co.za
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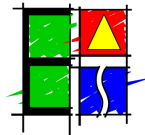
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Lea Jacobs

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

Good day AJ

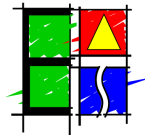
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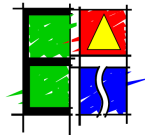
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Lea Jacobs

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

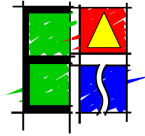
Note that your online registration has been received.

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Kind regards,

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📞 041 581 2421 ✉ lea@easpe.co.za
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Sent: Thursday, 15 August 2024 15:06
To: holingcharles@gmail.com
Subject: 2211 - IAP Registration, Erf 325 Theescombe

Good day Charles

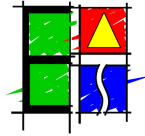
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Lea Jacobs

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

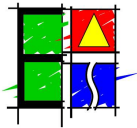
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From: Frank van der Burg <fmevanderburg@gmail.com>
Sent: Sunday, August 11, 2024 4:19 PM
To: EAS Environmental <enviro@easpe.co.za>; ward1@mandelametro.gov.za
Cc: Frank van der Burg <fmevanderburg@gmail.com>
Subject: PROPOSED DEVELOPMENT OF A RESIDENTIAL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

Frank M.E. van der Burg B.Eng

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

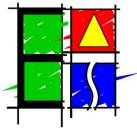
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Kind regards,

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With kind regards,
Met vriendelijke groet,

Frank M.E. van der Burg B.Eng

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

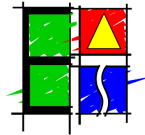
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Your comment has also been noted and will be reviewed and responded to in due course.

Kind regards,

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Engineering Advice & Services

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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

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

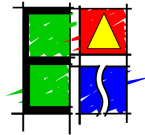
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Kind regards

Janine Palm

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

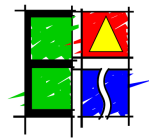
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From: Esterhuyse, Amanda (Ms) (Summerstrand South Campus) <Amanda.Esterhuyse@mandela.ac.za>
Sent: Tuesday, August 13, 2024 9:30 AM
To: EAS Environmental <enviro@easpe.co.za>; ward1@mandelametro.gov.za
Subject: PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE

Hi there

Attached please find my completed form.

Kind regards

Amanda Esterhuyse
Department of Computing Sciences
NELSON MANDELA UNIVERSITY
South Campus, Embizweni Building, Summerstrand, Port Elizabeth
D: +27 (0)41 504 4893
amanda.esterhuyse@mandela.ac.za | www.mandela.ac.za



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Lea Jacobs

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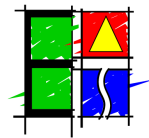
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Hi there

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Kind regards

Amanda Esterhuyse
Department of Computing Sciences
NELSON MANDELA UNIVERSITY
South Campus, Embizweni Building, Summerstrand, Port Elizabeth
D: +27 (0)41 504 4893
amanda.esterhuyse@mandela.ac.za | www.mandela.ac.za



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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

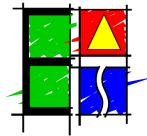
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From: Mark William Botha <mark.w.botha@vodamail.co.za>
Sent: Monday, August 12, 2024 10:34 PM
To: EAS Environmental <enviro@easpe.co.za>
Cc: 'Ward1, NMMM' <ward1@mandelametro.gov.za>
Subject: PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325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

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

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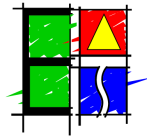
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Mark W Botha

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

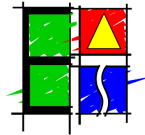
Thank you for submitting an IAP registration form for this project. Your contact details have been added to the IAP database and will be included in all public participation communication going forward.

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
📞 072 048 2623 🌐 www.easgroup.co.za
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



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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

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

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Good day Cobus

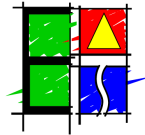
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Subject: Registration and comment form_Theescombe Residential Development Erf 325

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

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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

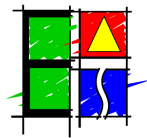
Thank you for submitting an IAP registration form for this project. Your contact details and Linda Soutters' have been added to the IAP database and will be included in all public participation communication going forward.

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

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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

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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

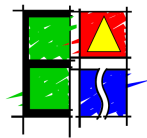
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General Manager
(041) 487 3130



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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

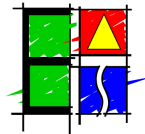
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Kind regards,

Lea Jacobs Reg EAP BSc (Geology)
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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>
Date: Mon, 12 Aug 2024, 2:40 pm
Subject: Proposed development on erf 325
To: Jennifer Harris <jenniferharris960@gmail.com>

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<http://www.mandela.ac.za/disclaimer/email.htm>

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

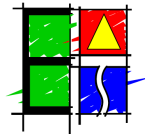
Thank you for submitting an IAP registration form for this project. Your contact details have been added to the IAP database and will be included in all public participation communication going forward.

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Kind regards,

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

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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>
Date: Mon, 12 Aug 2024, 2:40 pm
Subject: Proposed development on erf 325
To: Jennifer Harris <jenniferharris960@gmail.com>

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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

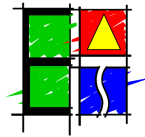
Thank you for submitting an IAP registration form for this project. Your contact details, along with the other three contacts, have been added to the IAP database and will be included in all public participation communication going forward.

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
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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

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

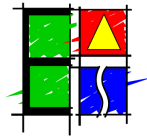
Thank you for submitting an IAP registration form for this project. Your contact details, along with the other three contacts, have been added to the IAP database and will be included in all public participation communication going forward.

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

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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

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

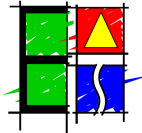
Note that your online registration has been received.

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
☎ 072 048 2623 🌐 www.easgroup.co.za
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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

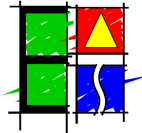
Note that your online registration has been received.

You will be included in all future public participation communication.

Kind regards,

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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

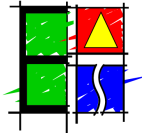
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From: Sebastian Pillay <sebpillay@gmail.com>
Sent: Monday, August 12, 2024 12:41 PM
To: ward1@mandelametro.gov.za; EAS Environmental <enviro@easpe.co.za>
Subject: I&AF form - ERF 325

Hello to whom it may concern

See attached document for issues concerning the development on erf 325.

Regards

Sebastian Pillay
074 887 3566

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

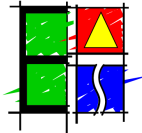
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From: Sebastian Pillay <sebpillay@gmail.com>
Sent: Monday, August 12, 2024 12:41 PM
To: ward1@mandelametro.gov.za; EAS Environmental <enviro@easpe.co.za>
Subject: I&AF form - ERF 325

Hello to whom it may concern

See attached document for issues concerning the development on erf 325.

Regards

Sebastian Pillay
074 887 3566

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.

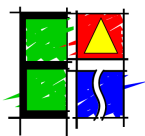
Please feel free to send me any and all IAP registration requests or comments regardless of the date. The only dates that are important to follow are the due dates for comment on the draft Basic Assessment Report (BAR). This will only happen at a later stage in the project. It is important to ensure 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
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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

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)

On Fri, 16 Aug 2024 at 12:04, Beverley Schuin <beverley.schuin@kwsa.co.za> wrote:

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

From: **Ward1, NMMM** <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>

Cc: pjbeardsworth@gmail.com <pjbeardsworth@gmail.com>, mail@gardenboyz.net <mail@gardenboyz.net>, donneg@bcr.co.za <donneg@bcr.co.za>, Sec 2 Noelene Greeff <noelene@wheco.co.za>, holingcharles@gmail.com <holingcharles@gmail.com>, vuyo.tomson@gmail.com <vuyo.tomson@gmail.com>, SEC 2 Neville Bentz <neville.bentz@gmail.com>, dalebentz@gmail.com <dalebentz@gmail.com>, mark.w.botha@vodamail.co.za <mark.w.botha@vodamail.co.za>, mh.vaneeden13@gmail.com <mh.vaneeden13@gmail.com>, Elene Laas <fin@lnpark.co.za>, robgduncan@hotmail.com <robgduncan@hotmail.com>, murray@waikatosa.co.za <murray@waikatosa.co.za>, beverley.schuin@kwsa.co.za <beverley.schuin@kwsa.co.za>, cobus.joubert@mandela.ac.za <cobus.joubert@mandela.ac.za>, micpharma2010@gmail.com <micpharma2010@gmail.com>, andreasd557@gmail.com <andreasd557@gmail.com>, neil@northfieldeng.com <neil@northfieldeng.com>, xtokota@gmail.com <xtokota@gmail.com>, heidi@remaxind.co.za <heidi@remaxind.co.za>, mornec@atlas24.co.za <mornec@atlas24.co.za>, ella@poponline.co.za <ella@poponline.co.za>, ntomson@ambathaent.co.za <ntomson@ambathaent.co.za>, mscanlen@gmail.com <mscanlen@gmail.com>, more.about.being@gmail.com <more.about.being@gmail.com>, graeme@popsauto.co.za <graeme@popsauto.co.za>, chris@vleissentraal.co.za <chris@vleissentraal.co.za>, robinsonreagan@gmail.com <robinsonreagan@gmail.com>, rageljeff@gmail.com <rageljeff@gmail.com>, sebpillay@gmail.com <sebpillay@gmail.com>, Cheryl Botha <cheryl_botha@vodamail.co.za>, SEC 2 Tony Bosch <tony@microdoctor.co.za> <tony@microdoctor.co.za>, mntambo.joy@gmail.com <mntambo.joy@gmail.com>, Steven Lancaster <1000steven@gmail.com> <1000steven@gmail.com>, fingeanker@gmail.com <fingeanker@gmail.com>, BSSF Monty - Atlas Security <monty@atlas24.co.za>, mark@poponline.co.za <mark@poponline.co.za>, noxolodilima@gmail.com <noxolodilima@gmail.com>, lea@easpe.co.za <lea@easpe.co.za>, andre@andrekprojects.co.za <andre@andrekprojects.co.za>, Donne Gouws <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.

Please see attached the updated SDP which now includes a second entrance on Chopin Road.

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: 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.

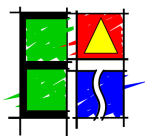
Please feel free to send me any and all IAP registration requests or comments regardless of the date. The only dates that are important to follow are the due dates for comment on the draft Basic Assessment Report (BAR). This will only happen at a later stage in the project. It is important to ensure 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
☎ 072 048 2623 🌐 www.easgroup.co.za
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



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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

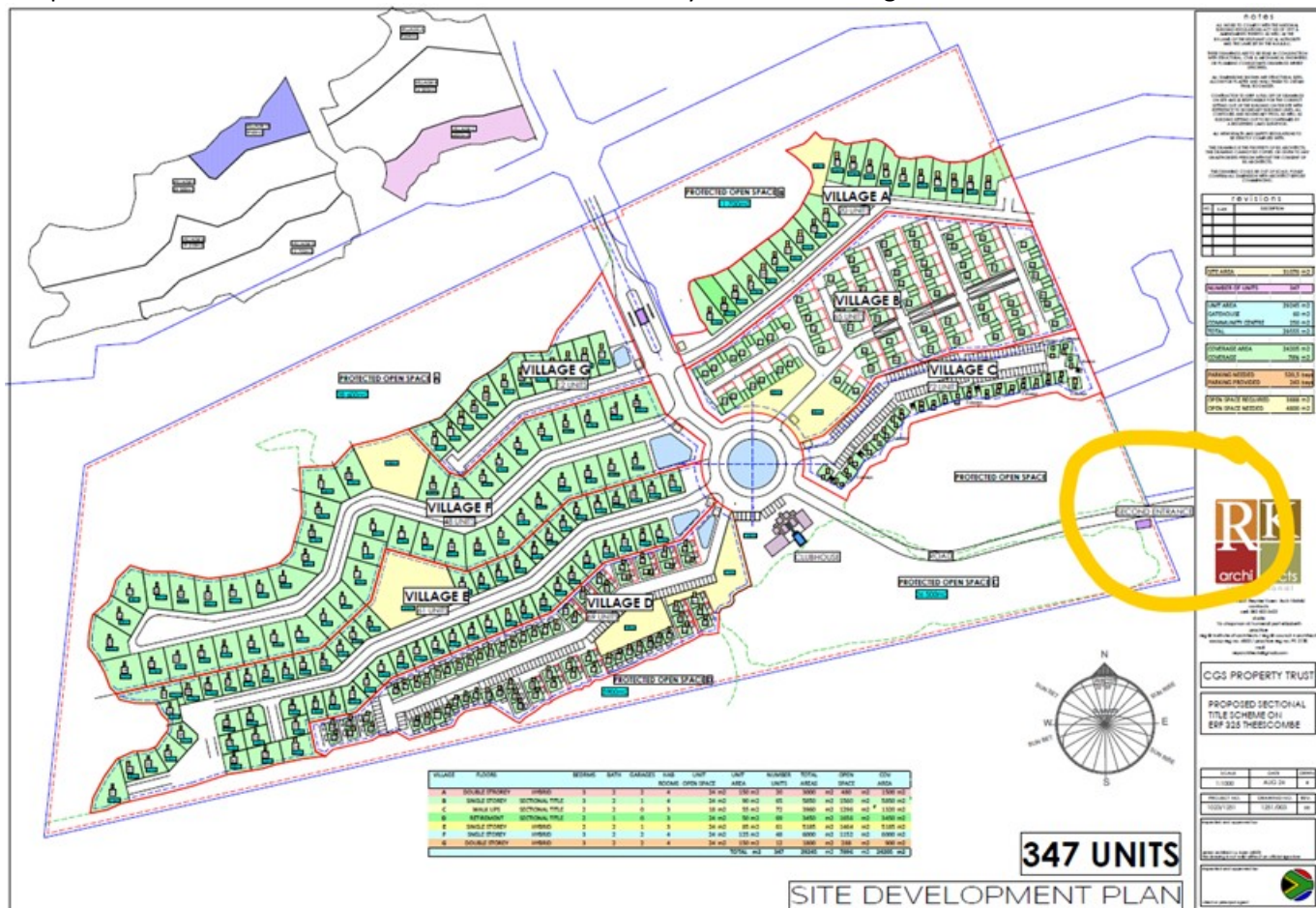
Dear Lea

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. 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>

Sent: Friday, 16 August 2024 15:21

To: Ward1, NMMM <ward1@mandelametro.gov.za>; Andrew Luckman <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

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)

On Fri, 16 Aug 2024 at 12:04, Beverley Schuin <beverley.schuin@kwsa.co.za> wrote:

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

From: **Ward1, NMMM** <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>

Cc: pjbeardsworth@gmail.com <pjbeardsworth@gmail.com>, mail@gardenboyz.net <mail@gardenboyz.net>, donneg@bcr.co.za <donneg@bcr.co.za>, Sec 2 Noelene Greeff <noelene@wheco.co.za>, holingcharles@gmail.com <holingcharles@gmail.com>, vuyo.tomson@gmail.com <vuyo.tomson@gmail.com>, SEC 2 Neville Bentz <neville.bentz@gmail.com>, dalebentz@gmail.com <dalebentz@gmail.com>, mark.w.botha@vodamail.co.za <mark.w.botha@vodamail.co.za>, mh.vaneeden13@gmail.com <mh.vaneeden13@gmail.com>, Elene Laas <fin@lnpark.co.za>, robgduncan@hotmail.com <robgduncan@hotmail.com>, murray@waikatosa.co.za <murray@waikatosa.co.za>, beverley.schuin@kwsa.co.za <beverley.schuin@kwsa.co.za>, cobus.joubert@mandela.ac.za <cobus.joubert@mandela.ac.za>, micpharma2010@gmail.com <micpharma2010@gmail.com>, andreasd557@gmail.com <andreasd557@gmail.com>, neil@northfieldeng.com <neil@northfieldeng.com>, xtokota@gmail.com <xtokota@gmail.com>, heidi@remaxind.co.za <heidi@remaxind.co.za>, mornec@atlas24.co.za <mornec@atlas24.co.za>, ella@poponline.co.za <ella@poponline.co.za>, ntomson@ambathaent.co.za <ntomson@ambathaent.co.za>, mscanlen@gmail.com <mscanlen@gmail.com>, more.about.being@gmail.com <more.about.being@gmail.com>, graeme@popsauto.co.za <graeme@popsauto.co.za>, chris@vleissentraal.co.za <chris@vleissentraal.co.za>, robinsonreagan@gmail.com <robinsonreagan@gmail.com>, rageljeff@gmail.com <rageljeff@gmail.com>, sebpillay@gmail.com <sebpillay@gmail.com>, Cheryl Botha <cheryl_botha@vodamail.co.za>, SEC 2 Tony Bosch (tony@microdoctor.co.za) <tony@microdoctor.co.za>, mntambo.joy@gmail.com <mntambo.joy@gmail.com>, Steven Lancaster (1000steven@gmail.com) <1000steven@gmail.com>, fingeanker@gmail.com <fingeanker@gmail.com>, BSSF Monty - Atlas Security <monty@atlas24.co.za>, mark@poponline.co.za <mark@poponline.co.za>, noxolodilima@gmail.com <noxolodilima@gmail.com>, lea@easpe.co.za <lea@easpe.co.za>, andre@andrekprojects.co.za <andre@andrekprojects.co.za>, Donne Gouws <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.

Please see attached the updated SDP which now includes a second entrance on Chopin Road.

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: Monday, 26 August 2024 14:08
To: Andrew Luckman; EAS Environmental
Cc: Sharon Luckman
Subject: RE: MEETING RE ERF 325 Theescombe, Blumberg Road, Providentia

Good day Andrew

Thank you for your email.

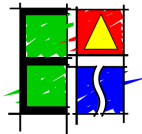
I've responded to another email received from the ward councillor regarding your IAP registration as well. However, just to confirm, your details have been added to our IAP database and you will be kept informed throughout the process of this project.

Thanks again.

Kind regards,

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

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📞 072 048 2623 🌐 www.easgroup.co.za
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From: Andrew Luckman <andrewluckman@energyassets.co.uk>
Sent: Monday, August 12, 2024 3:30 PM
To: EAS Environmental <enviro@easpe.co.za>
Cc: Sharon Luckman <luckmansharon@gmail.com>
Subject: MEETING RE ERF 325 Theescombe, Blumberg Road, Providentia

Hi Lea

Please note Sharon and I own plot 1935 and would like to be kept informed about developments to erf 325. Please register us as an IAP.

Kind regards

Andrew Luckman
Back Office Manager
Energy Assets Metering & Data

Tel: 01506 405466
Mobile: 07860 407664
Web: energyassets.co.uk





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Energy Assets Group Holdings Limited is incorporated and registered in England and Wales with company number 07931804.

Registered Office: Ship Canal House, 98 King Street, Manchester, M2 4WU

Please consider the environment before printing this email

From: Sharon Luckman <luckmansharon@gmail.com>

Sent: Monday, August 12, 2024 9:46 AM

To: Andrew Luckman <andrewluckman@energyassets.co.uk>

Subject: [EXTERNAL] Fwd: FW: MEETING RE ERF 325 Theescombe, Blumberg Road, Providentia

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we need to note our interest closing today

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

From: Cheryl Botha <cheryl_botha@vodamail.co.za>

Date: Mon, 12 Aug 2024 at 09:40

Subject: FW: MEETING RE ERF 325 Theescombe, Blumberg Road, Providentia

To: <luckmansharon@gmail.com>

Cc: <mark.w.botha@vodamail.co.za>

As requested

Kind regards

Cheryl

From: Ward1, NMMM <ward1@mandelametro.gov.za>

Sent: 30 July 2024 11:30 AM

To: Cheryl Botha <cheryl_botha@vodamail.co.za>

Cc: mark.w.botha@vodamail.co.za

Subject: RE: MEETING RE ERF 325 Theescombe, Blumberg Road, Providentia

Dear Cheryl

Your request to have a couple of copies of the I&AP application form available at the community meeting refers.

The ward office will print a few copies and have them available at the meeting on Tuesday 6th August.

Also, please see attached which can be shared in the meantime should folk want to get ahead of the meeting and register in the meantime - I see the closing date for registration is 12 August.

Let me know if I should whatsapp them as well.

kind regards

Heather Martens

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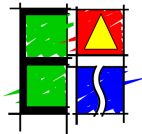
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Thanks again.

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Engineering Advice & Services

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Ward 1 Office

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Office: 0415831732/9

Whatsapp: 0813900329

Facebook: <https://web.facebook.com/Ward1NMB/>

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.

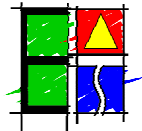
Kindly note that the majority of comments (i.e., comments relevant to the project EIA process) and concerns will be addressed in the draft Basic Assessment Report and that all registered IAP's will be notified once this report becomes available for public review.

Thank you,

Kind regards,

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Engineering Advice & Services

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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.

Thank you.

Kind regards,
Cindy Swart
59 High Street, Mount Pleasant, PE

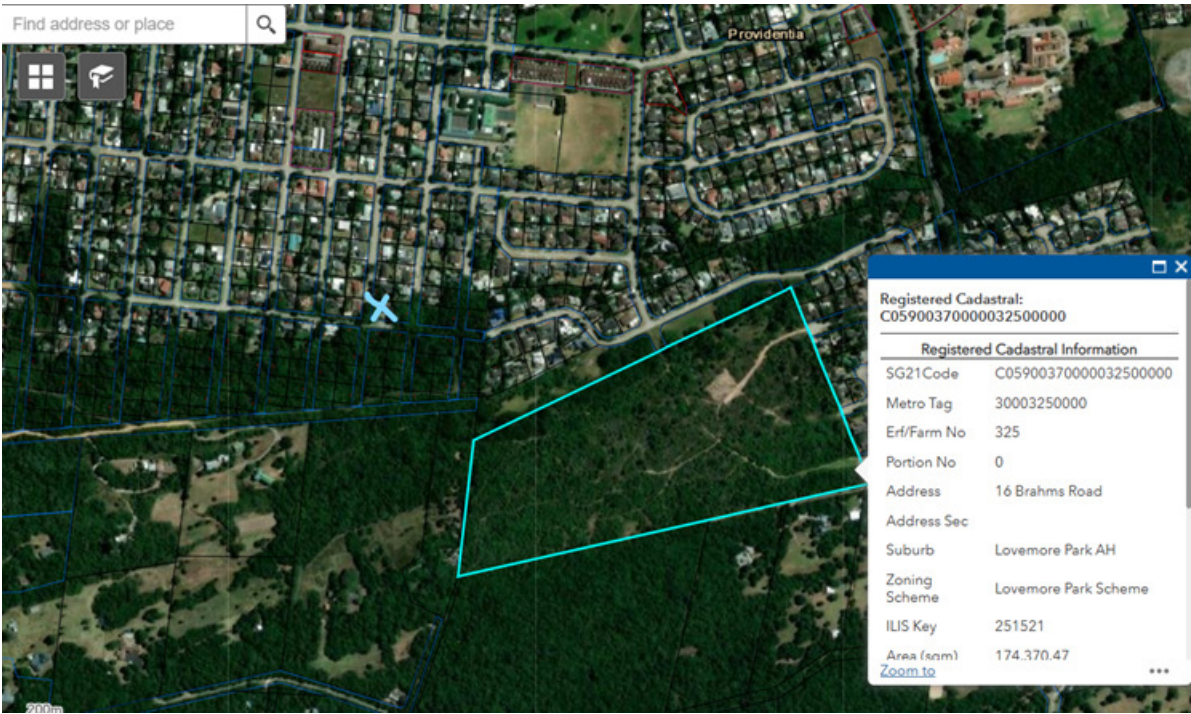
----- Forwarded message -----
From: **Ward1, NMMM** <ward1@mandelametro.gov.za>
Date: Tue, 12 Nov 2024, 2:13 pm
Subject: Erf 325 Theescombe - property development
To: Cindy Swart <cindyswart86@gmail.com>

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

Heather Martens

Ward 1 Office

of Cllr Dries van der Westhuizen

Office: 0415831732/9

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Facebook: <https://web.facebook.com/Ward1NMB/>

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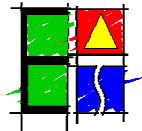
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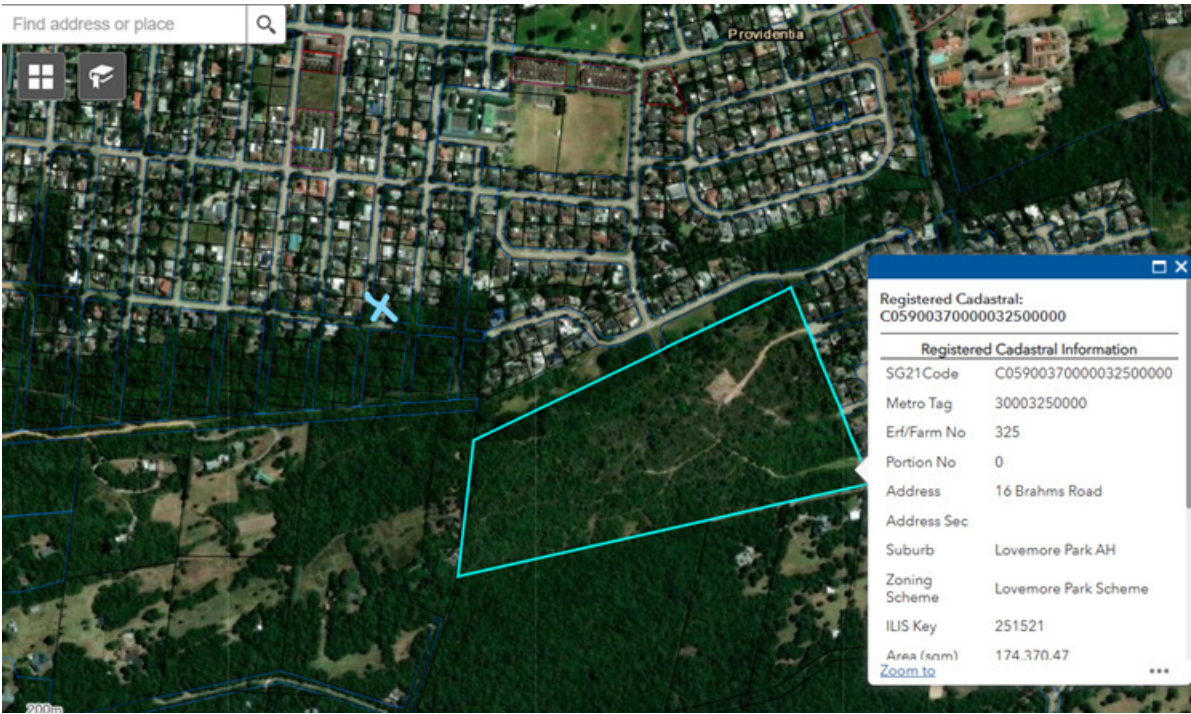
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Office: 0415831732/9

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Facebook: <https://web.facebook.com/Ward1NMB/>

Public

Kurt Wicht

From: Kurt Wicht
Sent: Tuesday, 04 February 2025 09:37
To: Joubert, Cobus (Mr) (Summerstrand Campus North); Ward1, NMMM; EAS Environmental
Subject: RE: Registration and comment form_Theescombe Residential Development Erf 325

Good Day Mr Joubert

Thanks for your interest in the project.

We as the EAP, are just awaiting an Engineering report.

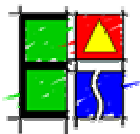
Once received we will likely proceed with the application for Environmental Authorisation.

You will be notified when this Application is submitted.

Kind Regards

Kurt Wicht BSc (Botany & Geography)
Engineering Advice & Services

☎ 041 581 2421 ✉ kurtw@easpe.co.za
☎ 060 631 6302 🌐 www.easgroup.co.za
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



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From: Joubert, Cobus (Mr) (Summerstrand Campus North) <Cobus.Joubert@mandela.ac.za>
Sent: Tuesday, 04 February 2025 08:32
To: Ward1, NMMM <ward1@mandelametro.gov.za>; EAS Environmental <enviro@easpe.co.za>
Subject: RE: Registration and comment form_Theescombe Residential Development Erf 325

Hi,

What is the status of the development of Erf 325?

Thanks,

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

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

From: Joubert, Cobus (Mr) (Summerstrand Campus North)

Sent: Monday, 12 August 2024 10:39

To: Ward1, NMMM <ward1@mandelametro.gov.za>; 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

Nelson Mandela University | South Africa | Room C243, Second Floor | C Block | Summerstrand North Campus

PO Box 77000 | Nelson Mandela University | Port Elizabeth | 6031

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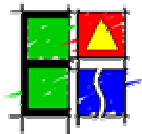
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Subject: RE: Registration and comment form_Theescombe Residential Development Erf 325

Hi,

What is the status of the development of Erf 325?

Thanks,

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

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

From: Joubert, Cobus (Mr) (Summerstrand Campus North)

Sent: Monday, 12 August 2024 10:39

To: Ward1, NMMM <ward1@mandelametro.gov.za>; 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

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Kurt Wicht

From: EAS Environmental <enviro@easpe.co.za>
Sent: Tuesday, 15 July 2025 16:09
To: EAS Environmental; Kurt Wicht; Lea Jacobs; Mongikazi Gxilishe; Tess Parker
Subject: ECm1/C/LN1&3/M/35-2025: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY
Attachments: 2211 - General IAP letter 2 (draft BAR).pdf

DEDEAT Ref: ECm1/C/LN1&3/M/35-2025

Good Day

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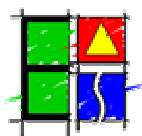
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Kindly confirm receipt of this email.

Kind regards,

Kurt Wicht BSc (Botany & Geography)
Engineering Advice & Services

☎ 041 581 2421 ✉ kurtw@easpe.co.za
☎ 060 631 6302 🌐 www.easgroup.co.za
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



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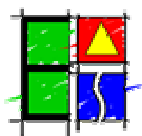
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Kurt Wicht

From: Kurt Wicht
Sent: Monday, 21 July 2025 16:26
To: Joubert, Cobus (Mr) (Summerstrand Campus North); EAS Environmental; Lea Jacobs; Mongikazi Gxilishe; Tess Parker
Subject: RE: ECm1/C/LN1&3/M/35-2025: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

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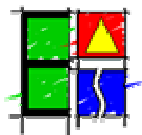
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Sent: Monday, 21 July 2025 14:35
To: EAS Environmental <enviro@easpe.co.za>; Kurt Wicht <kurtw@easpe.co.za>; Lea Jacobs <lea@easpe.co.za>; Mongikazi Gxilishe <mongikazi@easpe.co.za>; Tess Parker <tessp@easpe.co.za>
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Regards,

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Pr Tech Eng

Senior Lecturer

Programme Leader: BET Hons (Industrial)

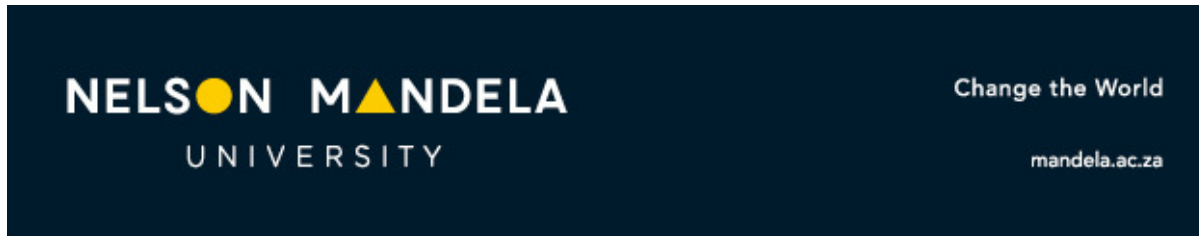
Department of Industrial Engineering

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Email: cobus.joubert@mandela.ac.za

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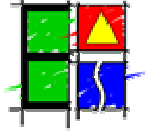
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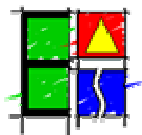
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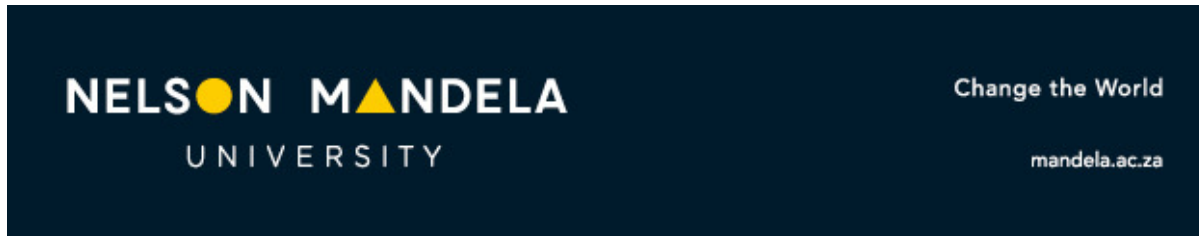
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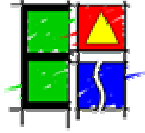
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Statement of Concerns regarding the Proposed Residential Development on Erf 325, Port Elizabeth

Dear Members of the Engineering Advice and Services Committee,

After carefully reviewing the information provided on your website, in particular **Document 2211 Appendix A – Sensitivity Maps**, I wish to raise the following concerns regarding the proposed residential development on Erf 325 in Port Elizabeth:

1. Classification of My Property and Surrounding Properties as CBA

- According to the sensitivity maps, my property (**Erf 556**) as well as the properties in front of me (**Erf 557 and Erf 558**) and on either side, are all now earmarked as **Critical Biodiversity Area (CBA)**.
- I would like clarity on what this classification entails for me as a homeowner. Specifically:
- Will this designation restrict me from rebuilding, renovating, or expanding my property in the future?
- Does it affect my ongoing request (submitted over 18 months ago) to purchase Erf 557 and 558 from the municipality, which are also marked as CBA?
- If this classification is an error, I request confirmation. If it is not an error, I ask for a clear explanation of the implications for my property rights and potential development.

2. Impact on Biodiversity

- The proposed development area is currently green and supports diverse flora and fauna.
- I am deeply concerned that this project will negatively impact local biodiversity and the environmental character of the area.
- Given the designation as a CBA, I believe it is contradictory to allow such a large-scale residential development while simultaneously restricting private homeowners under the same classification.

3. Traffic and Road Capacity Concerns

- The Mount Pleasant and Providencia areas already experience congestion due to **narrow roads** and the presence of a **school (mount Pleasant Primary) + daycares**, less than 100 meters from the proposed northern entrance of Erf 325.
- The proposed entrance routes from Merle Road and Blumberg Road will likely worsen traffic, particularly during school drop-off and pick-up times.
- These roads are not designed to handle high traffic volumes, and further widening is not feasible.
- The influx of vehicles from a large residential development will therefore create severe congestion, safety risks for children, and reduced quality of life for existing residents.

Summary of Concerns

In short, my objections and requests for clarity relate to three main points:

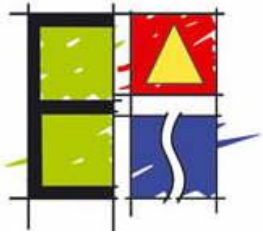
- A. **CBA designation of Erf 556, 557, and 558** – implications for current and future property rights.
- B. **Biodiversity impacts** – potential environmental harm to a designated green and sensitive area.
- C. **Traffic and infrastructure concerns** – inadequate road capacity and risks to the safety and wellbeing of families in the Mount Pleasant and Providencia area.

I respectfully request clear guidance on these issues before any approval of the proposed residential development on Erf 325 is considered.

Thank you for your time and attention.

Kind regards,

Frank van der Burg



www.easpe.co.za

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
73 Heugh Rd, Walmer
PO Box 13867, Humewood
PORT ELIZABETH, 6013

VAT No : 4110162205

F:\2200-2299\2211\Environmental\Correspondence\Sent\2025-07-30 - Response to Frank van der Burg.doc

31 July 2025

Dear Mr Frank van der Burg

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

In response to your comments received on 30 July 2025, we would like to formally respond to and address your concerns.

Implications of CBA Classification

Critical Biodiversity Areas, as mapped by the Nelson Mandela Bay Bioregional Plan (NMB BP, 2015), are areas that have been identified as being important for biodiversity conservation (either because they contain Critically Endangered habitats, essential ecological processes/corridors or habitats for Species of Special Concern). The land management objective is for these areas to remain in natural or near-natural states so that ecological functions are not significantly compromised. The classification of erven 556, 557 and 558 as CBA has been so since 2015.

An Erf located within a CBA and within any vegetation type which is classified as Endangered or Critically Endangered does not automatically prohibit development, but it does trigger more rigorous environmental considerations. Any proposed rebuilding, renovations, or expansions (particularly if involving the clearing of an area of 300 square metres or more of indigenous vegetation will likely require an Environmental Authorisation through an environmental screening and possibly a Basic Assessment. Unfortunately, the acquisition process to acquire Erf 557 and Erf 558 falls out of the scope of our involvement in the current project. We recommend that you contact the municipality directly for formal guidance on your application and consult a qualified environmental assessment practitioner for site-specific advice based on the developments which you have planned.

Below is an example from the National Environmental Management Act legislation which could be applicable to your properties.

Listing Notice 3, Activity 12: 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) Eastern Cape 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; iii. Within the littoral active zone or 100 metres inland from high water mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas; iv. Outside urban areas, within 100 metres inland from an estuarine functional zone; or v. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning.
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Biodiversity Impacts

We acknowledge your concern regarding the ecological character of the area. A qualified biodiversity specialist conducted a Biodiversity Assessment (Appendix D1 of the Basic Assessment Report). The specialist found no evidence of Algoa Sandstone Fynbos vegetation; however, Sardinia Forest Thicket was found. The areas of Very High sensitivity (patches of viable forest habitat units that could contain important plant species or are habitats/corridors for animal species) were excluded from the development as No-Go areas. Only a small portion of these areas will be lost due to the provision of essential services. After mitigation, the impacts of the proposed development on terrestrial biodiversity should be reduced to Low and Very Low.

The findings of the specialist report were incorporated into Section 29 of the Basic Assessment Report, which provides an overview of the potential impacts and outlines the recommended mitigation and management measures; and the Environmental Management Programmes (EMPrs: Appendix F1 and F2), which specify how these measures will be implemented during both the construction and operational phases. Please refer to the proposed mitigation measures, which include, but are not limited to: a search and rescue of protected plant and animal species; clearing of alien invasive species and implementation of an Alien Invasive Species Management Plan (particularly post-construction); the incorporation of ecological corridors, with small palisade gaps in fencing proposed (if feasible) to enable faunal movement.

Traffic and Road Capacity Concerns

A Traffic Impact Assessment (TIA) was conducted and is attached as Appendix D6 to the Basic Assessment Report (please reference pages 23 and 24), which concluded that the existing road network has sufficient capacity to accommodate the projected traffic. Risks and mitigation measures with regard to increased traffic during the construction and operational phases of the development have been addressed in Section 29 of the Basic Assessment Report as well as in the Environmental Management Programmes (EMPr and OEMPr).

In conclusion all comments and responses pertaining to this project will be considered by the competent authority (Dept. of Economic Development, Environmental Affairs & Tourism) prior to any approvals being granted.

We hope that we have addressed your comments to your satisfaction and would like to thank you for your interest in the proposed project.

Kind regards



.....
Mr Kurt Wicht
For Engineering Advice & Services (Pty) Ltd
Email: kurtw@easpe.co.za