

11 August 2019

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GNEC REF: 20327

**OBJECTION TO PROPOSED DEVELOPMENT OF DURBANVILLE GARDENS
(ERVEN 56(RE), 4144, 4145, 15736 and 10853 IN DURBANVILLE)**

After responding to the previous public participation a year ago, and then again on 21 January 2019, we still note with disappointment that the proposed development still is practically identical to what was proposed a year ago, and that it seems that there is no regard for the participants' stated concerns about the impact on the immediate environment and directly affected community. The plans still includes 4-floor buildings on a basement that in itself is erected halfway from ground level - implying four and a half levels, where the direct environment does not have buildings even half that height.

We are very concerned about the influence on the character of our established low density residential neighbourhood, the capacity of the roads to handle the additional traffic, and the effect on the highly sensitive GBA wetland area.

We question the validity of the Socio-Economic study or research as we were never contacted for our views during the compilation of the BID. We disagree with the statement that the development will have a positive impact and believe it is therefore entirely ungrounded.

High-density development does not necessarily mean adding large-scale, multi-storey buildings to a primarily residential character neighbourhood.

The height of the proposed buildings is totally unacceptable as it is 100% or more higher than any other building in the immediate neighbourhood, where no other building exceeds two levels.

We have a major problem with the huge footprint that is certainly not compatible with surrounding land uses. How will this complement the low density urban fabric?

Visual impact Any opinion that the visual impact of this development will be minor and only during the construction phase, is flawed and not credible. Before such a conclusion could be made, surely the affected residents in the direct environment should have been consulted?

On the Belvedere side and the Valleisig side the proposed development will have a devastating impact on views, and it is our opinion that any visual impact study that might have been done during the compilation of the BID, did not include the impact on the Belvedere side.

We believe this development will have a negative influence on the highly sensitive CBA wetland area. It features a massive parking area right next to the wetland area. There is no landscape design plan that integrate the aquatic ecosystem immediately adjacent to the site.

The plan disregard protection of any existing trees and foliage. The foliage next to the wetland and on the sites earmarked for development is an integral part of the character of the neighbourhood.

Subsequent to our response in January 2019, the Constitutional Court ruled that developments should not be approved where such developments may cause the devaluation of adjacent property. We would like to place it on record that we will seek legal assistance to determine whether your proposed development has a negative impact on our property, and if so, we will seek compensation from the parties responsible for this development. <https://www.news24.com/SouthAfrica/News/municipalities-should-not-approve-building-plans-which-may-devalue-surrounding-properties-concourt-rules-20190219>

Signed at Durbanville on 11 August 2019



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