



VIRGINIA BOMA

POINTS IN RESPONSE TO THE BASIC ASSESSMENT REPORT (BAR)

1. DCC has no objection to responsible development which will result in an improvement of the use of the Beachwood/Virginia Airport Node (hereafter referred to as the Node) as an amenity for the citizens of Durban and surrounding neighbourhood.
2. DCC has no objection to the initiative to protect and regenerate the dunes and coastal forest in the Node.
3. DCC has no objection to the upgrading of roads, public parking and public amenities (toilets) as part of the rustic open air restaurant and café proposed in the BAR.
4. DCC has no objection to the initiative to establish the rustic open air restaurant and café because it will introduce economic activity and security to the Node
5. DCC considers that Option 3 of the development options is preferable to Option 1, as it appears to have the following advantages:
 - A public vehicular and pedestrian link is provided to the new pier being built which will greatly enhance the amenity of this portion of beach in the Node.
 - There will be an increased provision in the number of parking bays available to residents, fishermen and tourists wanting to utilise the beach.
6. DCC has the following concerns that need to be mitigated:
 - The operators of the rustic open restaurant and café have shown their commitment to introducing a facility of high standard. Strict care should be taken to the implementation of all the detailed planning to be included in the BAR.
 - It appears, however, that the developer may not be the end user after a public tender procedure for the site has been followed. This must raise a concern that the proposal in the EIA of a low key good quality open air restaurant and café may in fact turn out to become a shebeen or place of ill repute attracting

clientele who may have scant respect for the sensitivity of the dune vegetation and cause damage by walking or sleeping in the dune vegetation which would have a huge negative impact on all future land uses in the Node. The City must ensure that suitable assurances are given to guarantee that this will not be permitted to happen by inserting the relevant and appropriate controls into the ongoing management and maintenance protocols of the lease to be established.

7. The DCC members are anxious to establish a Joint Planning Committee with the City of Durban to consider the short, medium and long term planning of both the Virginia Airport property and the Beachwood Golf Course property. There are many mutual features which need to be taken into account when the planning of this extremely important footprint of Ethekewini's beachfront takes place. The primary infrastructural services of roads and access, sewage, storm water and land usage are all issues which should be considered within the framework of one overall plan. The City are strongly urged not to grant concessions on a piecemeal basis which will have a detrimental impact on future planning which in every likelihood will become very costly to rectify.

We would welcome discussions on establishment of the aforementioned Joint Planning Committee mentioned as a matter of urgency before any final decision on land uses in the Node, which will have an impact on the DCC, are finalised.

Yours faithfully

Rob Kirby

Rob Kirby (*Pr Plan A039/1985*)