

NAME & ORGANISATION	ISSUES/COMMENTS	RESPONSE
13. PROPERTY EFFECTS (VALUES)		
Ms Claire Craxton Plettenberg Bay Environmental Forum	<ul style="list-style-type: none"> ▪ Property Value Any nuclear development has to impact negatively on property prices in the surrounding areas. For many home owners in Pearly Beach their property here is the largest single investment they own, how are you going to ensure no loss of property value, or how are you going to compensate each home owner for the loss of value to their properties in the event such a power station is approved? 	<p>The experience around Koeberg is that there has been growth in terms of property development since the Nuclear Power Station was commissioned in 1984 (i.e. 23 years ago).</p> <p>Only a short portion of the beach directly in front of the Koeberg power station is closed to the public for safety reasons as well as to meet the requirements of the National Key Points Act. To the south, the beach area is part of the Melkbosstrand beach and is accessible to the public. To the north the beach area is part of the nature reserve and is accessible to the public visiting the nature reserve.</p>
Mr Rudiger Dahlhaeuser Interested Party	<ul style="list-style-type: none"> ▪ At least in the case that the Nuclear Power Station will be located in the Thuyspunt area the properties around the plant will fall in value therefore there must be developed plan for compensation 	<p>It is anticipated that the same situation would exist for the proposed power station.</p>
Mrs Desiree Hey Land owner	<ul style="list-style-type: none"> ▪ Impact on property prices. 	<p>The Macro-economic Assessment to be commissioned as part of the impact assessment will specifically deal with potential impacts on property values. (Section 10.6.5 of the Scoping Report).</p>
Mr Werner Kriel Interested Party	<ul style="list-style-type: none"> ▪ I am aware of a number of people that have recently bought property in around Pearly Beach as either a holiday destination or as a place for retirement. If the development goes ahead and the beach is closed off it will deprive these people of the very reason why they bought the property in the first place. It is not a mere question of the lowered value of these properties that would result as a direct consequence of the construction of the nuclear facility, but where to move too. People who have bought property here have done so because they want to life and hopefully retire in Pearly Beach and not anywhere else. Would you like to retire next to a nuclear facility, adjacent to the beach you grew up which you are now not allowed to access? 	<p>The Macro-economic Assessment to be commissioned as part of the impact assessment will specifically deal with potential impacts on property values. (Section 10.6.5 of the Scoping Report).</p>
Mr Gerrie Mostert University of Pretoria	<ul style="list-style-type: none"> ▪ Impact on adjacent and nearby property value 	
Mrs Jacoba Johanna du Preez	<ul style="list-style-type: none"> ▪ Impact on property value St. Francis Bay to Oyster Bay etc. 	<p>Thank you for your comments.</p>

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Mr John Dyer Ajubatus Environmental Management (Pty) Ltd	<ul style="list-style-type: none"> ▪ Impact on property values within the greater region. 	The Macro-economic Assessment to be commissioned as part of the impact assessment will deal with all related issues, including property values (Section 10.6.5 of the Scoping Report).
Mr and Mrs Michael / Susanne Fuchs Klein Paradijs County House	<ul style="list-style-type: none"> ▪ How will the power plant affect the price of real estate in the area? 	
Mr HOFFIE Hofmeyr Fine and Country Overberg	<ul style="list-style-type: none"> ▪ We are an estate agency (probably the leading amongst the 16 agents in the area) and would like to be involved in any housing needs of the personnel of Eskom. ▪ We have offices in Gansbaai, Pearly Beach and Hermanus, among others. 	
Mrs Sall-Ann Silberbauer Pam Golding Properties	<ul style="list-style-type: none"> ▪ Dropping property values. 	
Mrs Brenda Barratt	<ul style="list-style-type: none"> ▪ Would also like an honest estimate of the impact on the values of residential properties. 	The experience around Koeberg is that there has been growth in terms of property development since the Nuclear Power Station was commissioned in 1984 (i.e. 23 years ago). The Macro-economic Assessment to be commissioned as part of the impact assessment will deal with potential impacts on property values (Section 10.6.5 of the Scoping Report).
Mr and Mrs Valda R & Christopher Barratt	<ul style="list-style-type: none"> ▪ Decrease in property prices as a result of prime property being closely situated to Thyspunt. 	
Mr Christopher L Foster	<ul style="list-style-type: none"> ▪ The effect a nuclear plant will have on my property value. 	
Mr Jerry and Simon Rose-Innes	<ul style="list-style-type: none"> ▪ Impact on property value. 	
Mrs Lyell van Rensburg	<ul style="list-style-type: none"> ▪ Property value – Nuclear Power Station should have an impact - affecting building and related industries. 	
Mr Richardt van Rensburg	Impact of Nuclear Power Station on: <ul style="list-style-type: none"> ▪ Property value. 	
Dr and Mrs Hans & Liesbeth Verstrate Oyster Bay Lodge	<ul style="list-style-type: none"> ▪ Value of properties. 	
Victor & Kim Breach	<ul style="list-style-type: none"> ▪ The housing growth will stop, who wants to live down wind of a power station, no matter what fuel source is used. 	The experience around Koeberg is that there has been growth in terms of property development since the Nuclear Power Station was commissioned in 1984 (i.e. 23 years ago).

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Mrs June Herbert	<ul style="list-style-type: none"> ▪ Effect on property prices considering property prices around nuclear plants usually triples because they are normally built in areas where previously there was no demand for land purchase. In the side of Thyspunt the exact opposite effect where presently housing and land is at a premium. The building of a nuclear site...<i>(Fax illegible, ACER phoned three times but Mrs Herbert never resent fax.)</i> 	The Macro-economic Assessment to be commissioned as part of the impact assessment will specifically deal with potential impacts on property values (Section 10.6.5 of the Scoping Report).
Ms Linda Ntwenka	<ul style="list-style-type: none"> ▪ The bad effect on property prices in the area. ▪ Possible job losses due to people moving away from the area as they are not willing to live near a nuclear power station. ▪ The negative impact of labour influx to the area and the problems this will bring. ▪ As property owner I would like to be 100% assured that my property won't devalue. What does the government intend to do to stop labour influx? 	
Mrs Aleid Rijks	<ul style="list-style-type: none"> ▪ Effect on income through rentals. ▪ Effect on income for real estate companies. 	
Mr Alastair Stuart-White Macneil Distributors	<ul style="list-style-type: none"> ▪ Building industry will suffer, livelihood of builders. ▪ EIA needs to investigate the impact on property values in the area using estate agencies etc. 	
Mrs Dot Stuart-White Chas Everitt	<ul style="list-style-type: none"> ▪ I believe property values will be negatively affected. ▪ The EIA needs to thoroughly investigate the impact on property prices using info from estate agencies, banks etc. 	
R Arderne Deon Titus Jane Arderne Lynne Kirkey Pam Golding Properties	I object a Nuclear Power Station and the following reason: <ol style="list-style-type: none"> 1. The devaluation of property and the current cancellation of sales. 2. The rates should drop according to devalued house prices. 3. The local economy, which has seen recent growth will now suffer. 4. The effects of a huge industrial site on a pristine coastal area. 5. After 3 years we have finally got your water situation resolved with a pipeline from Churchill Dam. The farmers will not allow the usage of their farms as access for the Nuclear Power Station (especially game farmers). 6. Waste disposal is an enormous problem. 7. The destruction of the area by construction workers will be devastating to the sensitive environment. 	These issues will be addressed within a suite of specialist studies to be commissioned as part of the Impact Assessment Phase of the EIA (Section 10.6.5 of the Scoping Report).

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	8. Crime will increase. 9. Jobs will only increase for the duration of the construction, thereafter an increased problem with squatters will arise no jobs to support them.	