

## Carina Boonzaaier

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**From:** Ronnie Henderson <ronnie@massel.co.za>  
**Sent:** 04 November 2019 11:43 AM  
**To:** Carina Boonzaaier; 'Jeannie Louw'  
**Cc:** 'Ashleigh Mckenzie'  
**Subject:** RE: MARGARET OLEJNICZAK // LAND EXPROPRIATION AROUND N3/M7 (FRAMINGHAM ROAD) INTERCHANGE (O18/006)

Good morning ladies

Apologies for the delay in response.

I am aware of the urgency of this acquisition process and that Me Olejniczak would like to get clarity on this matter, but unfortunately we (the valuation division dealing with the acquisition process and negotiations) have not yet received an approved acquisition diagram from our survey-division regarding immediate properties surrounding Me Olejniczak's property and business. Without the acquisition diagram, indication the exact impact on the properties affected, we can not start our engagement with the registered owners. Once we have the diagrams and exact coordinates, we can show the owners the acquisition areas, and assess the impact on the property, or the remainder thereof.

Now we know that Me Olejniczak is not a directly affected property owner, but that an area that she leases from a neighbour, will be affected.

We have had previous discussions with SANRAL about this case, where we looked at the affected area, and what we can do to impact Me Olejniczak's business in the least possible way.

One option is that SANRAL offers the remainder to Me Olejniczak under a lease agreement, but until we have the acquisition diagram indicating the exact impact, we can not continue with any premature engagement because we will only be playing a guessing game. We can engage with SANRAL on possibilities only if we can indicate on an aerial view and diagram exactly what the impact on the neighbouring properties will be.

We will start our engagement as soon as we receive the acquisition diagrams – please bear with us.

Regards

**Ronnie Henderson**

Regional Valuer: Eastern Region

For and on behalf of the MA Joint Venture: Valuation Division

☎ 011 894-2311

083 400 5578

📠 086 686-1952

✉ [ronnie@massel.co.za](mailto:ronnie@massel.co.za)



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**From:** Carina Boonzaaier <carina.boonzaaier@acerafrica.co.za>

**Sent:** Monday, November 4, 2019 7:40 AM

**To:** 'Jeannie Louw' <admin1@durbanlawoffices.co.za>

**Cc:** 'Ashleigh Mckenzie' <ashleigh.mckenzie@acerafrica.co.za>; Ronnie Henderson <ronnie@massel.co.za>

**Subject:** RE: MARGARET OLEJNICZAK // LAND EXPROPRIATION AROUND N3/M7 (FRAMINGHAM ROAD) INTERCHANGE (O18/006)

Dear Jeannie,


Thank you for your email.

Kind Regards,

**Carina Boonzaaier**  
Public Participation Administrator  
ACER (Africa) Environmental Consultants

Tel: +27 35 340 2715  
Fax: +27 35 340 2232  
E-mail: [carina.boonzaaier@acerafrica.co.za](mailto:carina.boonzaaier@acerafrica.co.za)



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**From:** Jeannie Louw <[admin1@durbanlawoffices.co.za](mailto:admin1@durbanlawoffices.co.za)>  
**Sent:** 01 November 2019 04:52 PM  
**To:** 'Carina Boonzaaier' <[carina.boonzaaier@acerafrica.co.za](mailto:carina.boonzaaier@acerafrica.co.za)>  
**Subject:** RE: MARGARET OLEJNICZAK // LAND EXPROPRIATION AROUND N3/M7 (FRAMINGHAM ROAD) INTERCHANGE (O18/006)

Dear Carina

Thank –you for your response.

My initial letter was copied to Ronnie Henderson . I await a response.

Kind regards

Jeannie Louw



JEANNIE LOUW 031 828 1535 (w) |  
[admin1@durbanlawoffices.co.za](mailto:admin1@durbanlawoffices.co.za)

Law Offices of Karen Olivier  
Hampden House  
3 Hampden Road  
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from him.

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**From:** Carina Boonzaaier [<mailto:carina.boonzaaier@acerafrica.co.za>]  
**Sent:** 01 November 2019 14:34  
**To:** 'Jeannie Louw'  
**Cc:** 'Ashleigh Mckenzie'; 'Ronnie Henderson'  
**Subject:** RE: MARGARET OLEJNICZAK // LAND EXPROPRIATION AROUND N3/M7 (FRAMINGHAM ROAD) INTERCHANGE (O18/006)  
**Importance:** High

Good Day Ms Louw,

ACER, as the Environmental Impact Assessment Practitioner, has engaged on numerous occasions with Mrs Olejniczak and is taking into consideration her issues and the impact on other property owners as a result of the proposed upgrades to the Richmond Road Interchange.

A Draft Basic Assessment report is being prepared for public review, in line with the regulated EIA process, and will contain responses to correspondence/issues raised by Interested and Affected Parties, as relevant to the environmental assessment. However, land and legal negotiations are outside of the scope of a Basic Assessment and are dealt with directly by SANRAL's property representatives (Ronnie Henderson, cc'd above).

Kind regards,

**Carina Boonzaaier**  
Public Participation Administrator  
ACER (Africa) Environmental Consultants

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E-mail: [carina.boonzaaier@acerafrica.co.za](mailto:carina.boonzaaier@acerafrica.co.za)



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**From:** Jeannie Louw <[admin1@durbanlawoffices.co.za](mailto:admin1@durbanlawoffices.co.za)>  
**Sent:** 01 November 2019 08:16 AM  
**To:** 'Carina Boonzaaier' <[carina.boonzaaier@acerafrica.co.za](mailto:carina.boonzaaier@acerafrica.co.za)>  
**Subject:** FW: MARGARET OLEJNICZAK // LAND EXPROPRIATION AROUND N3/M7 (FRAMINGHAM ROAD) INTERCHANGE (O18/006)

Dear Madam

Our offices are yet to receive a response from you.

Kind regards

Jeannie Louw



JEANNIE LOUW 031 828 1535 (w) |

[admin1@durbanlawoffices.co.za](mailto:admin1@durbanlawoffices.co.za)

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**From:** Jeannie Louw [<mailto:admin1@durbanlawoffices.co.za>]  
**Sent:** 28 October 2019 11:11  
**To:** 'Carina Boonzaaier'  
**Subject:** RE: MARGARET OLEJNICZAK // LAND EXPROPRIATION AROUND N3/M7 (FRAMINGHAM ROAD) INTERCHANGE (O18/006)

Dear Madam

Our offices refer to our letter dated 9<sup>th</sup> September 2019 and to your response below.

Kindly be advised that we still await your formal response to our letter.

Kind regards

Jeannie Louw



JEANNIE LOUW 031 828 1535 (w) |  
[admin1@durbanlawoffices.co.za](mailto:admin1@durbanlawoffices.co.za)

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**From:** Carina Boonzaaier [<mailto:carina.boonzaaier@acerafrica.co.za>]  
**Sent:** 10 September 2019 08:54  
**To:** [reception@durbanlawoffices.co.za](mailto:reception@durbanlawoffices.co.za)  
**Cc:** 'Ronnie Henderson'; [admin1@durbanlawoffices.co.za](mailto:admin1@durbanlawoffices.co.za); 'Ashleigh Mckenzie'  
**Subject:** RE: MARGARET OLEJNICZAK // LAND EXPROPRIATION AROUND N3/M7 (FRAMINGHAM ROAD) INTERCHANGE (O18/006)

Good morning Sharita,


Thank you for your email and attached letter.

Kind Regards,

**Carina Boonzaaier**  
Public Participation Administrator  
ACER (Africa) Environmental Consultants

Tel: +27 35 340 2715  
Fax: +27 35 340 2232  
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**From:** Reception [<mailto:reception@durbanlawoffices.co.za>]  
**Sent:** Monday, 09 September 2019 3:03 PM  
**To:** [ronnie@massel.co.za](mailto:ronnie@massel.co.za); [N3Batch1@acerafrica.co.za](mailto:N3Batch1@acerafrica.co.za)  
**Cc:** 'Karen Olivier'; [admin1@durbanlawoffices.co.za](mailto:admin1@durbanlawoffices.co.za)  
**Subject:** RE: MARGARET OLEJNICZAK // LAND EXPROPRIATION AROUND N3/M7 (FRAMINGHAM ROAD) INTERCHANGE (O18/006)

Dear Sirs

Please see attached letter together with enclosure.

Kindly acknowledge receipt.

*Kind regards*



SHARITA MEGHRAJ +2731 828 1535 / +27318376974 (w)  
[reception@durbanlawoffices.co.za](mailto:reception@durbanlawoffices.co.za)

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