

Proposed Residential Development – Siyanqoba Extensions
DEDET Ref nr: 17/2/3N-317
Final Basic Assessment Report
Comments and Responses Report

Report prepared for Vipcon (Pty) Ltd, Property Developers & Project Managers
Report prepared by Wandima Environmental Consultants

The objective of this report is to supply all proceedings, findings and recommendations pertaining to the Public Participation Programme.

1 Introduction and Scope of Report

Vipcon (Pty) Ltd, Property Developers & Project Managers intends to develop a residential township. The proposed project is located on farm Tweedam 377 J.S and the remaining extent of farm Leeuwpoot 283 J.S, in the Emalahleni Local Municipality, Nkangala District of Mpumalanga Province. The total proposed development area will be 602.8918ha, this will include residential erven, business area, schools, community facilities (19), 2 cemeteries, 3 stands that will be used by the municipality (eg: storage of water, a Waste Water Treatment Plant WWTP), and a park area. The size and number of stands for each activity is as follows:

Zoning	Number of erven	Size (ha)
Residential 1 (300m ²)	9 338	297,7062
Business 3	1	9,3698
Institutional	7	25,5137
Special – community facilities	19	5,0630
Special – cemetery	2	0,6960
Special – Municipality	3	6,4300
Park	11	117,6264
Public roads		140,4867
Total of development		602,8918

Vipcon (Pty) Ltd, Property Developers & Project Managers has appointed *Wandima Environmental Services* to undertake a basic environmental assessment for project authorisation purposes.

As part of the BA process, this report (i.e. Public Participation Report) is attached to the Final Basic Assessment Report (FBAR). Wandima has taken cognisance of the requirements for public participation in terms of the current EIA Regulations (2010), and has ensured that the public participation principles are upheld. A successful Public Participation Programme (PPP) is one that is inclusive, actively engages the public and provides ample opportunity for the public to participate in the process. This document provides an overview of the PPP undertaken as part of the BA process for the proposed project.

The purpose of the PPP is to ensure that the issues, inputs and concerns of Interested and Affected Parties (IAPs) are taken into account during the decision-making process. This requires the identification of IAPs (including authorities, technical specialists and the public), communication of the process and findings to these IAPs and the facilitation of their input and comment on the process and environmental impacts, including issues and alternatives that are to be investigated. The steps taken during the execution of the PPP undertaken for this project are detailed in the section that follows.

2. Project initiation

2.1 Submission of Application form

An Application form (Appendix E1) was submitted to the Department of Economic Development, Environment and Tourism (DEDET), Nkangala Region, on 21 October 2013. DEDET acknowledged receipt and acceptance of this application on 28 October 2013 and issued the DEDET Ref 17/2/3N-317 (Appendix E2).

2.2 Identification of Interested and Affected Parties

The PPP for the project was initiated with the development of a comprehensive IAP database. The list of IAPs was updated on a regular basis during the course of the project as additional IAPs were identified. Refer to Appendix E3: Register of Interested and Affected Parties.

3. Public notification

A consultation process was undertaken with intent of informing key community stakeholders, comprising any Municipal structures and the local communities (directly affected people) about the proposed development and the Basic Assessment process underway.

Public participation plays an important role in the compilation of environmental reports as well as the planning, design, and ultimately the implementation of the project. Public participation is a process leading to informed decision-making, through joint effort by the proponent, technical experts, governmental authorities, and systematically identified IAPs.

3.1 Public Notice (Poster)

Several A2 laminated on-site notices/posters, in English (see Appendix E4: Word Copy of the Site Notice), informing IAPs of the application were placed at key points along the proposed development site on 31 October 2013.

(Refer to Appendix E5: Proof of site notices)

- Photo 1 & 2: Eastern boundary of the site (Farm Leeuwpoot 283 J.S)
- Photo 3 & 4: Eastern boundary of the site (Farm Tweedam 377 J.S)
- Photo 5 & 6: Along the R544 (Farm Leeuwpoot 283 J.S)
- Photo 7 & 8: Access to the Leeuwpoot residential area (Farm Leeuwpoot 283 J.S)
- Photo 9 & 10: Along the R544 (Farm Leeuwpoot 283 J.S)
- Photo 11 & 12: Access road to the Coal Mine (Farm Tweedam 377 J.S)
- Photo 13 & 14: access to the Leeuwpoot residential area (Farm Leeuwpoot 283 J.S)
- Photo 15 & 16: Western boundary of the site (Farm Tweedam 377 J.S)
- Photo 17 & 18: Western boundary of the site (Farm Tweedam 377 J.S)

3.2 Background Information Document

A Background Information Document (BID) was compiled in English, which provided a description of the proposed project and information on the BA process to be followed. The purpose of this document was to inform all IAPs about the project and afford them an opportunity to comment.

Copies of the BID were emailed to the relevant authorities, affected I&APs, nearby landowners and relevant organisations. Copies of the notification letters to IAPs are included at Appendix E6.

3.3 Advertisements

In fulfilment of the EIA Regulations, G.N. R543 Section 54, advertisements (Appendix E7) were placed in the Witbank News on 1 November 2013 to notify IAPs of the proposed project. Refer to Appendix E8: Proof of newspaper adverts.

4. Site visits and Meetings

4.1 Site Visits

A site visit with the Project Officer from the Department of Economic Development, Environment and Tourism (DEDET) and Wandima Environmental Services specialists was conducted on the 19th of November 2013. The aim of the site visit was to introduce the DEDET officer to the Wandima Project Team, familiarize the project officer with the conditions of the site, identify and discuss foreseen impacts that may arise from the project, identify specialists needed and to discuss a way forward on the Basic Assessment Process.

4.2 Public meeting/ open day

Notification of an information meeting/ open day was sent to all registered IAPs by e-mails (Refer to Appendix E9: Proof of invitations). The open day was conducted on Tuesday, 3rd of December, 2013. The purpose of the meeting was to furnish all adjacent landowners and other interested parties with information regarding the proposed development, discuss any issues or concerns they may have, obtain their inputs and comments and allow them an opportunity to register to participate in the process. An attendance register and copy of the minutes for the meeting is attached as **Appendix E-10**. Project posters with information and maps of the development area were presented at the open day.

5 Comments received

The Public Participation Programme allowed for informed and responsible decision-making by all interested and affected parties. A summary of IAP comments and the consultants' responses to these comments is provided in Appendix E11.

5.1 Comments received in the notification phase

This section of the report synthesises the issues and concerns identified by interested and affected parties and various stakeholders during the public participation process and can be summarised as follows:

5.1.1 Written Comment received (See attached Appendix E-12)

Mr. Wallis Pieter (Owner of Plot#95 of Leewpoort 283J.S)

Comment:

How will groundworks and construction affect floodwater flowing towards his plot with heavy rains?

How will dust during construction affect him?

He is also concerned about heavier traffic on the existing road infrastructure to and from his plot

The main reason he bought his plot was that it was a low developed area and his concern is that with the proposed development that will change.

Noise level will increase.

The added traffic is a concern to local children and live stock.

With bigger population comes increased crime rates.

How will the developer ensure that groundwater will not be affected by the development?

He was also concerned if his property will become part of the Emalahleni municipality, and if so will additional charges be involved.

Will the existing/current taxes that he pays increase?

This development will change their (community) life from rural to urban.

Will the value of his property depreciate with this development?

Will he be limited with the livestock he keeps, whereby the smell of a handful of pigs don't bother anybody now but could become a problem to future neighbours?

Light pollution will become a problem as he is a keen astronomer and uses his rooftop for this?

A discussion regarding above notes and other issues should take place.

Mnr. Marius Joubert (Owner of Plot#53 of Leewpoort 283J.S)

Comment:

They have been on the on this plot since 1958 and his family has been there before them.

Mr. Riaan Steyn (Owner of Plot#42 of Leewpoort 283J.S)

Comment:

Wanted to know how the project is going to affect

1. The wetlands.
2. Underground water
3. Safety and peace

There are no indications of sewerage plant and no indication of security barriers around the proposed development.

Mrs. Lynette Vermaak (Owner of Plot#44 of Leewpoort 283J.S)

Comment:

Wanted to know how the project is going to affect

1. Under ground water.
2. Sewerage affect the animals.
3. Safety and peace.

She also raised the following concerns: health, safety, water, theft, livestock theft, road maintenance, plot value will decrease.

5.1.2 Comments received during the information meeting

Issues raised on the information meeting includes:

- Will the development provide job opportunities for local communities?
- Is the developer willing to buy-out adjacent land owners who are willing to sell their plots ?
- The development will take the grazing area
- Conduct Traffic Impact Study
- Who will be responsible for the maintenance of the township?
- Bulk services
- Are the houses going to be sold or are they RDP.
- Security issues
- Storm water management

See Appendix E-11 for all the Comments and Responses received at the Meeting.

5.2 Comments received during the Draft BAR Review Period

Comments received during the Draft BAR Review period are attached as Appendix E13.

6 Distribution of Draft Basic Assessment Report for comment

Copies of the Draft Basic Assessment Report (BAR), inclusive of the executive summary, were distributed to the following relevant authorities and key IAPs for review and comment:

- Regional Department of Water Affairs: Water Resources & Water Quality Management
- South African Heritage Resources Agency
- Department of Agriculture, Forestry and Fisheries: Land Use and Soil Management
- Department of Mineral Resources
- Department of Public Works, Roads and Transport

- Mpumalanga Tourism and Parks Agency
- Nkangala District Municipality: Town Planning Department
- Nkangala District Municipality: Technical Department
- Emalahleni Local Municipality: Town Planning Department
- Emalahleni Local Municipality: Technical Department
- Eskom Distribution Nkangala District
- Witbank Library (Public)
- Leeuwpoot- Plot #100 (Adjacent Landowner)

All registered landowners were notified through e-mails, regarding the availability of the Draft BAR (See Appendix E-14 proof of delivery).

7 Distribution of Final Basic Assessment Report for comment

The Final Basic Assessment Report (BAR), inclusive of the executive summary, will be submitted to the Department of Economic Development, Environment and Tourism – Nkangala District for consideration.

8 Conclusion of Public Participation Programme for the Basic Assessment Report

The Environmental Impact Assessment included a first phase Public Participation Process. The project was advertised with **onsite notices, newspaper notices and notification letters** to facilitate informed decision. Adjacent landowners were notified of the project. In addition, **an information meeting/open day** was conducted on the 3rd of December 2013 to furnish the adjacent landowners and other interested parties with information regarding the project. The consultants endeavoured to facilitate a transparent and accommodating Public Participation Process.

A **Final Basic Assessment Report** – this document – is compiled with the main aim to identify issues, potential impacts and potential alternatives associated with this project. It includes proceedings of the PPP and communication with registered Interested & Affected Parties (IAPs). The Public Participation Programme allowed for informed and responsible decision-making by all interested and affected parties.