

MINUTES OF MEETING

PROJECT NAME: RAPID LAND RELEASE PROGRAMME, BRYANSTON EXT. 3: B, C & D

MEETING: Stakeholder Meeting

CHAIRPERSON: Mr Shingai Mpinyuri

RECORDED BY: Mr Vukosi Mabunda

DATE: 27th November 2019

TIME: 11:15 to 13:15

VENUE: Cafe 54, New Covenant Church/Kings School-54 Hornbill Road, Douglasdale

Name	Organization
Shingai Mpinyuri	Gauteng Department of Human Settlements (GDHS)
Mike Wood	City of Johannesburg (CoJ) Ward 104 Councillor
John Endres	Bryanfern Residents Association (BFRA)
Brownweyn Craig	BFRA
Rinke Blok	Vandiagrove Residents Association (VGRA)
Vusumuzi Mzobe	CoJ: Ward Governance
Daphney Mohlala	CoJ: Ward Governance
Ewarts Malope	CoJ: Housing and Human Settlements
Florence Sedulawesi	CoJ: Housing and Human Settlements
Cathy Theron	Bryanston Ext. 3 Residents Association (BE3RA)
Barry Trenton	Ferndale Residents Against Crime (FRAC)
John Sutton	FRAC
Yogas Reddy	Ruben Reddy Architects
Shannon Ramsarup	GladAfrica Project Managers
Nivendran Moodley	GladAfrica Consulting Engineers
Adrian Brislin	GladAfrica Consulting Engineers
Vukosi Mabunda	GA Environment
Ntsebo Mkhize	GA Environment
Apologies	
None	
Distribution List	
Shingai Mpinyuri	Gauteng Department of Human Settlements (GDHS)

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Yogas Reddy	Ruben Reddy Architects
Shannon Ramsarup	GladAfrica Project Managers
Jeanette Mosia	GladAfrica Project Managers
Nivendran Moodley	GladAfrica Consulting Engineers
Adrian Brislin	GladAfrica Consulting Engineers
Andre du Plessis	GladAfrica Consulting Engineers
Vukosi Mabunda	GA Environment
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A	<p>OPENING & WELCOME (Cllr Mike Wood)</p> <ul style="list-style-type: none"> • Councillor Mike Wood opened the meeting, welcomed all present and asked for a round of introductions • Attendance register was circulated. • There were no apologies communicated 	Info.	
B	<p>PURPOSE OF MEETING (Shingai Mpinyuri)</p> <p>The purpose of the meeting was presented as an informative session about the proposed housing developments for Bryanston and to present the Rapid Land Release Programme (RLRP). Shingai highlighted that the developments were in draft phase.</p> <p>OVERVIEW OF THE RAPID LAND RELEASE PROGRAMME (Shingai Mpinyuri)</p> <p>Shingai gave an overview of the RLRP and presented the following key points;</p> <ul style="list-style-type: none"> • Problem Statement <ul style="list-style-type: none"> ○ Gauteng Province has a net positive migration similar only to the Western Cape Province. Other provinces have a net negative migration. For these reasons, housing is required; and ○ The small size of the Gauteng Province means that land acquisition for various developments, including housing, is problematic and time consuming. • Solution <ul style="list-style-type: none"> ○ Gauteng Province EXCO's (i.e. Cabinet) instruction to GDHS was to put together a programme to coordinate housing across the Province and 	Info.	

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	<p>across all income groups with a focus on State owned land as the State is the largest owner of land in the Country;</p> <ul style="list-style-type: none"> ○ RLRP covers indigent and non-indigent households; ○ RLRP was launched in 2018 and is a new government programme; ○ RLRP includes serviced stands or completed housing [Social Housing, Finance Linked Individual Subsidy Programme (FLISP), Breaking New Ground (BNG)/Rural Development Programme (RDP)] or serviced stands for various other purposes (e.g. agriculture, industry, business, student accommodation, etc.) as deemed suitable; ○ RLRP has four Pipelines: <ul style="list-style-type: none"> ▪ <i>Planning Pipeline- prepare for release and development;</i> ▪ <i>Implementation Pipeline- actual development:</i> ▪ <i>Release Pipeline- hand over properties to beneficiaries or Private Sectors; and</i> ▪ <i>Procurement Pipeline- for developed land that can be bought by State on behalf of beneficiaries. Process for Request for Quotations (RFQ) to obtain was undertaken but will be repeated due to a low response.</i> <p>Shingai highlighted that the focus for the Meeting was on the ‘<i>Planning Pipeline</i>’. He highlighted that the process for the RLRP is to analyse suitability of land for use as follows:</p>		

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	<ul style="list-style-type: none"> ○ Identification of state land, determination of suitability for proposed development and then release for development; or ○ Alternatively, purchase land that has already been prepared for development and then ‘release’ or develop it for various residential and/or non-residential related developments. <ul style="list-style-type: none"> • Progress of the RLRP in Bryanston under ‘planning pipeline’ <ul style="list-style-type: none"> ○ In December 2018, properties were analysed and requirements for release were noted; ○ Currently, measures to address the requirements are underway; and ○ Construction and release will be last step. <p>Shingai highlighted that the entire process from beginning to end takes approximately three years.</p> <p>Question & answer session on RLRP</p> <ul style="list-style-type: none"> • Barry requested clarity regarding ‘state property/land’ and why the state can simply acquire land that is paid for by ratepayers <ul style="list-style-type: none"> ○ Shingai responded by stating that this refers to any land already belonging to the government on national, provincial and local level or belonging to a parastatal. The use for state land for programmes such as RLRP was based on Parliament’s decision arising from comments received during the discussions around the expropriation of land without compensation and it was decided that focus should be on state-owned land before consideration of expropriation of private land. 		

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	<ul style="list-style-type: none"> ○ Shingai added that it is only under the Urban Settlement Development Grant (USDG), that the Municipality can receive compensation for the use of their land. The USDG is where Human Settlements develops land then sells it to a beneficiary who earns more than R3 200 a month and who can afford to pay the Municipality back for the costs incurred developing the land ○ Ewarts added that where land is developed instead of becoming illegally occupied, the Municipality obtains money through billing. ○ Shingai added that one of the benefits of developing land is that surrounding infrastructure, e.g. roads, electricity, etc. will be upgraded by the GDHS. ● Brownweyn asked if the numerous government owned properties in the Bryanston area which are hijacked and stripped cannot be upgraded and be used as the first part of RLRP <ul style="list-style-type: none"> ○ Shingai responded by stating that any properties that have problems pertaining to e.g. leases, legal or illegal occupation, etc.) that will slow down the RLRP process are excluded from the RLRP ○ Shingai asked for the details of the hijacked properties to see if the state cannot assist with these although this won't be within the RLRP ● John Sutton asked about the methodology/concept of 'release' strategy <ul style="list-style-type: none"> ○ Shingai responded by saying that under Residential developments, main release is through a grant called the Finance Linked Individual Subsidy Programme (FLISP) for 	<p>Brownweyn Craig</p>	

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	<p>beneficiaries who earn between R 3 500 - R 22 000 and who'll receive the serviced site for free. Persons who earn over R 22 000 must pay the state the costs incurred preparing the site. Shingai added that the average size of land targeted by RLRP is 250m²- 300m² for individual sites</p> <ul style="list-style-type: none"> ○ Persons who earn under R3500 qualify for Breaking New Ground (BNG) which involves building the house for the person based on form of other houses in the area ● John Sutton highlighted that many projects fall short due to issues such as the Contractor abandoning the development and asked what the guarantee of this not occurring on RLRP is <ul style="list-style-type: none"> - Shingai responded by stating that there is no guarantee in place - Ewarts Stated that a Community Liaison Officer must be appointed to oversee project and ensure success; Brownweyn added that community can rally together to play their role in a bid to ensure success as they, as Bryanfern Residents Association, have done so in the past. ● Cathy stated that the RLRP is not aligned with the CoJ's Carbon Reduction Policy as clearing of land and use of cement increases Carbon Footprint. Shingai indicated that the Policy will be read and engagements with the CoJ's Environmental Department will be undertaken and that Mitigation Measures to address this will be presented. Cathy added that City Centers such as those in Randburg are 'dying' but land is being used for new housing. She asked why the project is based on land and not on infrastructure. Shingai responded by stating that the CoJ 		

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	is focused on renovating buildings and GDHS is focused on land development.		
C	<p>PRESENTATION ON VARIOUS ASPECTS OF THE PROJECT</p> <p>1. ARCHITECTURE (Yogas Reddy)</p> <ul style="list-style-type: none"> • Yogas highlighted his experience in housing projects for expensive developments, such as the One and Only Hotel at the Waterfront in Cape Town, to Social Housing including partnerships with the CoJ which included the conversion of an old office building into social housing; • Designs for the RLRP took into consideration existing developments about 380m from the areas proposed for the RLRP developments. These are Brushwood Complex and Notting Hill Complexes which have the following similar characteristics: four storey walk up's face brick and plaster structures, aesthetically pleasing but with hard surfaces and limited green areas and no consideration of a carbon footprint and with 1.3 Parking Bays allocated per unit; • Design Philosophy for RLRP is to address sustainable livelihoods and to design in terms of integrated social, economic and environmental elements to enhance quality of life and give dignity to the residents of the development. There will be a creation of passive and active spaces and places for children to play, a courtyard concept, and efficiencies regarding lighting, use of solar power, orientation of developments to maximise sunlight and reduce electricity consumption etc.; 	Info.	

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	<ul style="list-style-type: none"> • In terms of aesthetics, there will be various textures and materials, volumes in terms of higher and lower components of the building, etc.; • Cathy raised a concern that the development would however be in close proximity to derelict buildings. Yogas responded by saying that the good quality development will create a catalyst for other similar developments in the area. Shingai added that there will be continual engagement with the community to ensure that the developments do not change Bryanston's sense of place with a suburb and family feel to address Brownweyn concern. Shingai added that Bryanston is not suited to the provision of serviced stands but the proposed development is in line with other existing complexes in the area especially in line with the changes in densification of residential areas in general; • Yogas presented the three developments as Bryanston B, Bryanston C and Bryanston D as follows: <ul style="list-style-type: none"> ○ <i>Bryanston B-</i> <ul style="list-style-type: none"> ▪ comprising of four stands occupying 1.4Ha in size and which will be consolidated ▪ 100-year flood line considered in development and areas below this will be kept green ▪ Client brief was: Social Housing, 247 Units, 3 or 4 storeys, 0.75 parking spaces per unit to reduce car usage in line with other studies that will investigate public transport and based on target market for the projects which typically do not have cars. Shingai also added that the low 		

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	<p>parking requirements were also aimed at an increase of green spaces. In response to Rinke's question about why underground parking is not considered, Yogas & Shingai responded by stating that basement parking is expensive and not within the budget</p> <ul style="list-style-type: none"> ▪ 204 units instead of 247 as per Client Brief, 25m² to 35m², courtyard with soft landscaping concept ▪ Cathy added that rocky crops and a heritage site occur on site. Yogas added that the Team would be sensitive to these issues and changes to the designs will be made where necessary. <ul style="list-style-type: none"> ○ <i>Bryanston C:</i> <ul style="list-style-type: none"> ▪ Opposite Bryanston B ▪ two separate stands/areas with separate entrances ▪ four storey walk ups, with courtyards and green spaces, two-bedroom units 40m² in size, 136 units (broken up into 104 units for the larger section and 32 units for the smaller section of the site) ▪ Brownweyn indicated that the open space that forms part of the smaller section of Bryanston C has been maintained by the community as a park for approximately 20 years. ▪ Shingai added that the reason why the house enclosed by the site was 		

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	<p>not considered although state owned, is because it is leased.</p> <ul style="list-style-type: none"> ○ <i>Bryanston D:</i> <ul style="list-style-type: none"> ▪ 0.4 Ha, two stands, various unit types, 75 units, three or four storeys, combinations of 25m², 35m² and 45m² units, courtyards, green spaces, guard house (applicable to all three developments) ▪ In response to John Endres' question, Shingai stated that the proposed PWV3 Highway will not fall within Bryanston D because if it had been earmarked for this, it would not form part of the RLRP. • Yogas presented a video of Bryanston D outlining the concepts that had been discussed earlier and which will also be applied in all developments. He reiterated and added the following: <ul style="list-style-type: none"> ○ developments will not have any lifts; ○ showers will be used instead of baths; ○ solar panels and orientation as part of efficiencies; ○ rainwater storage tanks will be installed on all buildings; <p>Yogas added that GDHS is promoting efficiencies which should be embedded in all designs regardless of the Client's position.</p> <p>General matters under Architecture</p> <ul style="list-style-type: none"> • Cathy asked about how the RLRP compares to Fleurhof and Riverside which are close to Taxi Routes. 		

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	<p>Shingai responded by saying that Taxis will create routes to the housing development.</p> <ul style="list-style-type: none"> • In response to Cathy’s question regarding the three sites as possible alternatives, Shingai indicated that the sites are separate and are not alternatives of one site • Yogas highlighted that the developments will not have any lifts • In response to John Endres’ question regarding who will be responsible for rental collection and for maintenance of the developments, Shingai responded by stating that the Gauteng Partnership Fund (GPF) will carry this responsibility by employing a private company to serve as a Letting Agent. Shingai added that the limitation of people who stay in each unit will be controlled by the Letting Agent. • Yogas stated that elements such as access control and refuse storage area will form part of all the developments • John Sutton raised a concern about development within the Arboretum although the overall proposed concept is good. <p>2. ENVIRONMENTAL MANAGEMENT (Ntsebo Mkhize)</p> <ul style="list-style-type: none"> • Ntsebo highlighted her independence and her role to present the environmental aspects of the projects although details can be provided in a possible separate meeting in future; <ul style="list-style-type: none"> ○ <i>Bryanston 3 B</i>: Ntsebo highlighted that this is the most environmentally sensitive site of all three, is located within Ferndale Arboretum and with no access. Brownweyn indicated that she can arrange for access to the site and 		

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	<p>can organize for a security guard to accompany the person visiting the site. The site is also a Critical Biodiversity Area (CBA) based on information from the Gauteng Department of Agriculture and Rural Development (GDARD) and is close to a watercourse. A CBA is an area deemed important to conserve ecosystems and species, development in a Critical Biodiversity Area is controlled.</p> <ul style="list-style-type: none"> ○ Basic Assessment is required due to the clearance of more than 1Ha (10000m²) but less than 20ha of indigenous vegetation and because of clearing of more than 300m² of vegetation within a CBA ○ Specialist studies that will be commissioned are as follows: <ul style="list-style-type: none"> ▪ Wetland and Riparian, Aquatic, Avifaunal, Faunal, Floral and Heritage. The Heritage Study is mainly required due to the ruins of a building that occurs on site as noted from historical Google Earth aerial images as the site was not accessible. Brownweyn indicated her interest in the reasons behind the ruins and if this could have perhaps been as a result of floods. Yogas added that although a building can be older than 60 years old, its value must still be established through consultation with the Council. Yogas added that the building can perhaps be demarcated or its rubble used in the 		

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	<p>new development. Cathy added that historical Orthophotos of the 1950's and 1960's must also be consulted in addition to the Google Earth Images.</p> <ul style="list-style-type: none"> ▪ Brownweyn indicated that some of the animal species that occur on site include mongoose, and dassies and in terms of the Avifaunal (birds), numerous species occur. • <i>Bryanston 3 C</i> has a large number of birds but does not fall within an Important Bird Area. Brownweyn – indicated that part of the area was historically used by recyclers and murders and rapes used to occur in the area. Area seems pristine as the area was fenced off, litter removed and invasive plants cleared. Ntsebo stated that a floral assessment and an Avifaunal study will be undertaken on Bryanston C. She added that neither a Basic Assessment nor an Environmental Impact Assessment will be required although an Environmental Management Plan will be compiled to guide construction and will incorporate specialist findings • <i>Bryanston 3 D</i>: no environmental sensitivities but an Environmental Management Plan will be compiled to guide site activities. <p>3. STORMWATER MANAGEMENT (Nivendran Moodley)</p> <ul style="list-style-type: none"> • <i>Bryanston B</i>: An attenuation pond will be constructed to hold stormwater before its drained into the river. • <i>Bryanston C</i>: this will drain into Bryanston B which will in turn drain into the attenuation pond and then into river through pipes 		

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	<ul style="list-style-type: none"> <i>Bryanston D: This will drain to the west as there is a proposed 400mm diameter stormwater pipe that can be tied into</i> <p>General matters on stormwater management</p> <ul style="list-style-type: none"> Niven stated that the gravel section of Cork Avenue will be surfaced. Adrian added that a Hammerhead will be constructed to at the end of the Road to allow for a vehicle turning area and to cater for future lengthening of the road. This is in line with the JRA Standards. Cathy asked what the capacity the Attenuation Pond will be. Shingai responded by stating that this will anything higher than a 5-year flood which is a regular downpour. He further added that the elements of the development must be designed in such a way that runoff is controlled and volumes of discharge into the watercourse remain the same as the current volumes Cathy asked if there will be a silt trap before the Attenuation Pond. Shingai responded that this will be considered Brownweyn suggested that the Engineers investigate the bridge on Cedar Road due to possibility of collapse as Cork Road Bridge which was previously rebuilt due to collapse in a storm. Cathy suggested rainwater harvesting to reduce stormwater volumes. <p>4. TRAFFIC MANAGEMENT (Adrian Brislin)</p> <ul style="list-style-type: none"> Traffic signal and widening currently required at corner West Avenue and Rocky Street due to current high volumes of traffic even prior to the construction of the proposed RLRP developments 	Engineers	

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	<ul style="list-style-type: none"> • The solution proposed at the intersection of West Ave and North Street is a Stop Control only West Avenue on so that North Street receives priority. • Traffic study included an accumulation of <i>Bryanston B, C, D</i> as well as <i>A</i> although <i>A</i> does not form part of the current Team's scope. Shingai added that the possibility of the continuation of Cedar St. and Spruce to the back of Bryanston B must be noted for discussion with the consultant appointed for Bryanston A. • Proposed access points for Bryanston B, C, D were presented. For Bryanston B, the access point is proposed along Cork Ave, for Bryanston C, along Poplar St and Cork Ave and for Bryanston D, along Cork Ave. • There will be 332 car trips during peak hour for the developments with 75% of these heading south. • Due to Social Housing, large numbers of pedestrians will be present in the Bryanston area. • Cork Ave and Poplar St is proposed for widening and a paved sidewalk on at least one side of each street to cater for pedestrian traffic is also proposed. A Bus/Taxi stop is also proposed at the corner of Cork Ave and Poplar St • Current taxi route includes North St but is likely to extend up to Poplar St • Several traffic calming measures (speed humps) proposed on Cork Ave and Poplar St and Bus/Taxi stop on Poplar St <p>Question & Answer session on Traffic</p> <ul style="list-style-type: none"> • Brownweyn asked if Spruce Street cannot be extended to allow for flow of traffic north. Shingai 		

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	<p>responded by stating that this will be considered under the development for Bryanston A</p> <ul style="list-style-type: none"> • Brownweyn asked in Cedar St. cannot be extended around Bryanston A to reduce traffic volumes and to join onto Kays Ave and onto Jacaranda Ave. Shingai indicated that this can be considered under the costs for Bryanston A where the work is approximately two to three weeks behind that of the current team covering Bryanston B, C, D. He added that the funds for the upgrading of other roads in the area can be mobilised based on feedback from JRA upon receipt of the Traffic Impact Assessment Report • Barry asked what the anticipated car trips from Bryanston A will be. Shingai responded by stating that this will most likely be equal to the trips for Bryanston C and D combined. Barry added that traffic from the development will impact on West Ave and Rocky Ave and this is already a concern as there is a housing development proposed at the corner of West Ave and Rocky Ave and no road upgrades are underway except that they have been asked to consider upgrading Rocky Ave and Malibongwe Drive. Shingai stated that the GDHS will therefore not be able to double up all roads up to Malibongwe Drive or to at least motivate to double-up the section of Rocky Ave affected by GDHS if the other developers has not been asked to do this as traffic flow will be affected by road narrowing closer to the other development. He asked that the Councillor check with JRA if the above-mentioned development cannot be forced to double up Rocky Ave. • Brownweyn and Rinke asked if a footbridge cannot be established across the section of the river within the arboretum to cater for current problems with access 	<p>Clr Mark Wood</p>	

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	<p>to areas across the river and which will increase in line with the proposed housing development Shingai responded that that bridge does not fall within the GDHS's scope but can be realized through the Councillor's liaison with CoJ.</p> <ul style="list-style-type: none"> In response to Cathy's question, Shingai and Adrian indicated that the <i>Bryanston A</i> development will be approximately the size of <i>Bryanston C</i> and <i>Bryanston D</i> combined. Rinke asked Adrian to reexamine the proposed Taxi/Bus stop at the corner of Poplar Ave and Cork Ave due to the steep slopes and rocky area. Cathy added that rocky areas also occur within <i>Bryanston B</i> area and will require blasting. <p>5. BULK WATER AND BULK SEWER (Nivendran Moodley)</p> <p><i>BULK WATER</i></p> <ul style="list-style-type: none"> Two areas identified for upgrade. One on the corner of Kays Ave and Cedar Str and the other on Hugo St and Roux Ave Rinke and Brownweyn informed Niven that both identified sections are already undergoing upgrades Councillor to provide details of the Contractor working on the above projects to Niven <p><i>BULK SEWER</i></p> <ul style="list-style-type: none"> Existing infrastructure is sufficient but requires maintenance. The Northern WWTW has sufficient treatment capacity to accommodate the proposed developments 	<p>Cllr Mark Wood</p> <p>Adrian Brislin</p> <p>Cllr Mark Wood and Niven Moodley</p>	

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	<ul style="list-style-type: none"> • <i>Bryanston D</i>: will tie into existing system on the west of the site • <i>Bryanston C</i>: larger portion will tie into an existing system along Cork Ave and the smaller portion will tie into an existing system along Poplar St • <i>Bryanston D</i>: will tie into the outfall sewer along the river <p>Question & answer session on bulk water and bulk sewer</p> <ul style="list-style-type: none"> • In response to Cathy's question regarding the possibility of an onsite solution for sewer, Shingai indicated that in the Gauteng Province, it is only the Mogale City Local Municipality that permits an onsite solution. • Barry asked if there will be upgrades to the existing sewer infrastructure as there are leaks. Shingai responded that the sewer infrastructure is old and only needs to be maintained 		
D	<p>Way Forward</p> <ul style="list-style-type: none"> • Councillor asked for an e-mail address where questions can be asked and the answers appear in the Minutes. It was agreed that the GladAfrica Team will discuss the matter • Shingai highlighted the importance of separating environmental issues and other issues on the project especially with regards to communication. Shingai suggested that GladAfrica's IT Department set up a project e-mail address and be provided to the Cllr. • Shingai highlighted that he is unavailable for public meetings which was in response to Brownweyn's question regarding when Public Meetings will take place. Brownweyn indicated that the Public Meetings can take place at the Auditorium at King's College 	<p>Ntsebo Mkhize</p> <p>GladAfrica Team</p>	

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	<ul style="list-style-type: none"> • Ntsebo asked for an opportunity for the GladAfrica Team to prepare themselves for the Public Meeting before proposing any dates for the Meeting in early 2020. These dates will be communicated to all stakeholders • Brownweyn asked GladAfrica to share a Document consolidating issues addressed in the meeting. Shingai added that a 'Frequently asked Questions' section can be added to this document. • Cllr Wood asked Daphney to keep the Ward Governance about the developments on the project. • Brownweyn indicated that access to the Bryanston B site can be arranged through herself and she can organise a security guard to accompany persons wanting to come to site • Shingai suggested that Cllr Wood and the Ward Governance be the main contact persons for the Stakeholders and they can then forward the information to GladAfrica to an e-mail address that may be set up • Ewarts suggested that Daphney and the Ward Councillor Chair the Public Meetings 	<p>Ntsebo Mkhize</p> <p>GladAfrica Team</p> <p>Daphney Mohlala</p>	