



GA Environment



BRYANSTON EXT. 3B – COMMENTS AND RESPONSE REPORT

BASIC ASSESSMENT PROCESS FOR THE PROPOSED BRYANSTON EXT. 3B HOUSING PROJECT AS PART OF THE RAPID LAND RELEASE PROGRAMME FOR THE GAUTENG DEPARTMENT OF HUMAN SETTLEMENTS, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

JULY 2021





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1. INTRODUCTION

This Comments and Responses Report (CRR) captures the comments and issues raised by Interested and Affected Parties (I&APs) and authorities during the initial notification phase of the Basic Assessment (BA) process for the proposed Bryanston Extension 3B Housing Development.

The necessity for the CRR is based on Regulation 44 of the National Environmental Management Act's (NEMA) Environmental Impact Assessment (EIA) Regulations of 2014 (as amended). A summary of the Public Participation Process undertaken for the project to date is as follows:

- Meeting with the Ward Cllr and Key Stakeholders;
- An advertisement was placed on page 6 of the 31st January 2020 edition of the Randburg Sun;
- Three (03) On-site notices presenting the project were erected along the fence of the proposed site along Cork Avenue on the 22nd of January 2020;
- A public meeting was held on the 12th of February 2020 at the New Covenant Church Building in Douglasdale;
- The ongoing distribution of Notification Letters from November 2019 including the distribution of hardcopies of the Notification Letters in the vicinity of the site (Bryanston) on the 22nd of January 2020.
- It must be noted that a Public Participation Plan was submitted to GDARD in response to the National Lockdown regulations that were declared by the President of South Africa as a result of the outbreak of the global novel Coronavirus pandemic. On the 5th of June 2020, the minister issued directions regarding the measures to address, prevent and combat the spread of the COVID-19 relating to the National Environmental Management Permits and Licences. One of the requirements provided in the directions is that a Public Participation Plan shall be submitted to the , in instances where a case officer has been assigned to the project then the Public Participation Plan shall be submitted to the case officer. A Public Participation Plan was submitted to GDARD on the 15th of July 2020. The GDARD approved the Public Participation Plan on the 23rd of July 2020 (refer to **Appendix E1**);
- Soft copies of the Draft Basic Assessment Report will be made available in July 2021. The report and its appendices could be accessed using the following link: <https://gladafrica.com/bryanston-3b-housing-development/>
- Hard copies of the Draft Basic Assessment Report will be made available to the ward councillor and specific authorities who have requested them. The home owners

associations will also receive hard copies to enable residents or I&APs with no access to the soft copies to review the report and provide comment. It must be noted at the time of release of the DBAR , the country is under Alert Level 4 in terms of the National Disaster regulations and therefore gatherings are not allowed and public libraries are closed. Strict Covid-19 regulations must be followed during this period as outlined in the Public Participation Plan (Appendix E1)

- The DBAR will be circulated for public review for the legislated 30 days. SMS', e-mail notifications will be utilised to notify all registered I&APs about the availability of the report.

Table 1 indicates the name of the I&AP, their organisation, the date of the receipt of the comments, their communication methods as well as the response of the Environmental Assessment Practitioner (EAP) to the comment. It must be highlighted that where a party has merely stated that they would like to be registered as an I&AP, this comment was not captured in the CRR. The details of the I&AP were however captured in the I&AP database that is attached as **Appendix E9**.

2. COMMENTS AND RESPONSES

The comments and responses presented in this report are categorised according to the following:

- Detailed project description;
- Engineering services;
- Impacts on surrounding services and land uses;
- Protection of natural resources;
- Project administration;
- Safety and security; and
- General Matters.

These comments as well as their associated responses are presented in **Table 1**.

Table 1: Comments and responses for the Proposed Bryanston Ext. 3B Housing Development

NO	TITLE	NAME	SURNAME	ORGANISATION/COMMUNITY	DATE OF RECEIPT OF COMMENT	COMMUNICATION METHOD	COMMENT	RESPONSE
2.1 Characteristics of the proposed development								
2.1.1	Mr.	Malcom	Manford	Community	13 February 2020	Email	When the Building Density of the flats at “Brushwood” are viewed on Google Earth, the Consultants Architect’s slides of	Noted. However, this seems to be a perspective view.

NO	TITLE	NAME	SURNAME	ORGANISATION/COMMUNITY	DATE OF RECEIPT OF COMMENT	COMMUNICATION METHOD	COMMENT	RESPONSE
							the project flats appear to be unrealistic.	
2.1.2	Mr.	Alvin	Moodley	Community	28 February 2020	Email	How will this development fit in to the surroundings i.e. will the type of low-cost development blend in with the other existing developments in the area. This is a must and the developments must be walled.	Designs for the RLRP include four storey walk-up's, face brick and plaster structures, etc. which blend in with existing development (Brushwood and Notting Hill Complexes) and Design Philosophy for RLRP is to address sustainable settlement planning and support sustainable livelihoods through integrated social, economic and environmental elements.
2.1.3	Mr.	Malcom	Manford	Community	13 February 2020	Email	What are the formally declared intended type of structures?	The site is proposed for government subsidised four storey walk-up flats. The aim is to accommodate one family per unit.

NO	TITLE	NAME	SURNAME	ORGANISATION/COMMUNITY	DATE OF RECEIPT OF COMMENT	COMMUNICATION METHOD	COMMENT	RESPONSE
2.1.4	Mr.	Malcom	Manford	Community	13 February 2020	Email	How many declared structures are intended to be built?	The site is proposed for 192 four storey walk-up units. One family will be accommodated per unit.
2.1.5	Mr.	Malcom	Manford	Community	13 February 2020	Email	How many families are to be accommodated?	
2.1.6	Mr.	Richard	Kushlick	Chairman of Vandia Gardens Residents Association	28 February	Email	The four storey flatlets are inadequate to accommodate many people who find it too hard to climb 3 or 4 flights of stairs.	The proposed development, like any other walk-up development, will include the necessary measures to accommodate the tenants.
2.1.7	Mr.	Malcom	Manford	Community	13 February 2020	Email	What is the location and area of the recreational area(s) if any?	The development has allocated 5060 m ² of play area which is 3060m ² over and above the land use management scheme requirement.
2.1.8	Ms.	Robin	Meisel	Community	26 February 2020	Email	Currently the parks and open spaces in the surrounding suburbs do not make allowance for an extra five thousand families, what recreational facilities will be put in place for these families as one cannot expect them just to stay in the low-cost housing all day.	

NO	TITLE	NAME	SURNAME	ORGANISATION/COMMUNITY	DATE OF RECEIPT OF COMMENT	COMMUNICATION METHOD	COMMENT	RESPONSE
2.1.9	Mr.	Malcom	Manford	Community	13 February 2020	Email	What is the Formal Declared Intension: to sell or rent the accommodation units?	<p>The units will be rented out to qualifying beneficiaries based on a criterion that will be determined by GDHS and a company will be responsible for the maintenance. GDHS will make necessary arrangements.</p> <p>The collection of rentals is managed by Social Housing Institution and defaulters are managed accordingly.</p> <p>The client has decided to develop social housing. Social housing has been proposed and therefore will be rented out permanently.</p> <p>The Social Housing Institute will manage the building.</p>
2.1.10	Mr.	Brendon	Restall	Community	12 February 2020	Public Meeting	Are the units going to be sold or rented out? If they will be rented out, who will be responsible for their maintenance?	
2.1.11	Mrs	Lynda	van Niekerk	Community	23 January 2020	Email	Whilst we understand the need for affordable housing and the need for people to live closer to their workplaces, and it is a relief to see that the development proposed along Cork Avenue will be purchased by homeowners through the FLISP programme.	
2.1.12	Mr.	Alvin	Moodley	Community	28 February 2020	Email	Low cost, are these Flisp or RDP houses. Will they be sold, donated or rented?	
2.1.13	Mrs	Nina	Maritz	Community	12 February 2020	Public Meeting	What measures will be put in place to ensure that people	

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							staying in the housing developments decide not to pay rents.	
2.1.14	Ms.	Susan	Freeman	Community	05 February 2020	Email	I have been told that the units will be rented out – this means that the residents of the proposed developments do not have an actual stake in maintaining the area. Would it not be better if these units were actually sold to the residents as in Cosmo City?	
2.1.15	Ms.	Annette	McFarlane	Community	12 February 2020	Public Meeting	Will the units be handed over to the persons occupying them?	
2.1.16	Ms.	Annette	McFarlane	Community	12 February 2020	Public Meeting	What is the funding model for the developments?	
2.1.17	Mr.	John	Endres	Chairperson of Bryanfern Residents Association	15 January 2020	Email	A letting agent will be mandated to run the buildings. But who will own the individual apartments? Will a body corporate be set up to address questions of self-governance,	

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							e.g. drawing up rules of conduct and enforcing them?	
2.1.18	Mr.	Malcom	Manford	Community	13 February 2020	Email	Will the complex have a name? If so, what is the name?	Yes. The complex will have a name. At the time of the compilation of this report, the name was not finalized.
2.1.19	Mr.	Malcom	Manford	Community	13 February 2020	Email	Who will Manage, Control, Maintain and Coordinate the Complex?	The Social Housing Institute will be responsible for the maintenance.
2.1.20	Mr.	Malcom	Manford	Community	13 February 2020	Email	Who will ensure that there is adequate access for emergency services?	
2.1.21	Mr.	Malcom	Manford	Community	13 February 2020	Email	Will the existing postal service cope with the additional Load? Or will an upgrade be required?	The application will be circulated to the postal service and they will address this accordingly.
2.1.22	Mr.	Malcom	Manford	Community	13 February 2020	Email	Will the Complex have a shopping facility?	No. According to the Draft Town Planning information provided to the EAP, the site is proposed for one land use, which is residential.

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2.1.23	Mr.	Malcom	Manford	Community	13 February 2020	Email	Will the Complex have a carpark facility? If so, how many cars will be accommodated?	Yes – At least 150 cars will be accommodated in line with the 0,75 parking bays per dwelling unit recommendation by the Traffic Engineer.
2.1.24	Mr.	John	Endres	Chairperson of Bryanfern Residents Association	15 January 2020	Email	The parking provision is too low. Even if a ratio of 0.75 per unit works out to begin with, it will soon fall short - cars are aspirational purchases, people want to buy one as soon as they are able. We also think that the provision for overflow and visitors parking are insufficient, as there is not enough space for parking in the streets.	The proposed ratio of 0.75 per unit is inclusive of car purchase aspirations and has been determined to be sufficient in terms of the Consolidated COJ Town Planning Scheme of 2017, this type of housing is classified as Inclusionary/social which according to Part VI, Table 8 5th line, page 56.
2.1.25	Mr.	Barry	Trenton	Community	12 February 2020	Public Meeting	If 0.75 parking bays are planned per apartment, this will result in a high number of pedestrians in the area, where will the space for pedestrian walkways come from?	Required road upgrades have been proposed to accommodate pedestrians and such has been considered in the Detailed design report in line with the available 16m road reserve

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								Existing streetscape trees will not be removed.
2.1.26	Mr.	Malcom	Manford	Community	13 February 2020	Email	A carpark requires approximately 9.0 m x 3.0 m = 27m ² per car including access routes. It follows 350 cars will require 9,450m ² ? (>2½ Acres).	The proposed development will follow the 0,75 parking bay requirement in line the 2014 City of Johannesburg Town Planning Scheme.
2.1.27	Mr.	Malcom	Manford	Community	13 February 2020	Email	Will the Consultants various reports and assessments be available to the Bryanfern Residents Association (BFRA)?	All relevant studies/reports are attached to this report which will be available for public review. The town planning application has been submitted to the COJ (REF No) and can be viewed at Address.
2.1.28	Mr.	Malcom	Manford	Community	13 February 2020	Email	Is there an intent to extend the complex and if so to what extent? At area "C" the area on Popular street appears very isolated.	At are currently no plans to extend the proposed housing development. In addition, Area C is on a separate stand for development. We do need to acknowledge that GP owns some other properties which are

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								currently leased. Once the leases expire these properties may be included, but this does not affect the proposed developments under consideration.
2.1.29	Mr.	Mike	Lhiswarth	Community	12 February 2020	Public Meeting	What are the sites currently zoned as and what will the zoning be after the development of the sites?	Bryanston is currently classified as a township. All the sites are currently zoned as Residential 1 and applications will be submitted to City of Johannesburg to re-zone them as Residential Area Residential Area 3. Preliminary socio-economic impacts studies indicated there would be very little impact on the property value on adjacent properties.
2.1.30	Ms.	Catherine	Macdonald	Community	25 February 2020	Email	The proposed project rezoning will have a negative impact on the value of my home.	
2.1.31	Mr.	Frank	Gregory	Community	25 January 2020	Email	Government has, over the past four decades, endeavoured to impose different land use developments in the Bryanfern area which are contrary to the zoning as a residential area with low to medium spatial impact. Surely the mood of the surrounding communities should be carefully considered when considering the impact on	

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							the affected parties in these areas. People have chosen to invest their life savings in this area but government is intent on destroying the value of these investments through changes to the land use patterns in a residential area.	
2.1.32	Ms.	Susan	Freeman	Community	05 February 2020	Email	As far as I was aware, there a couple of government owned houses which were expropriated over 30 years ago for building the now defunct PWV3 road. They are being rented out at nominal rents. Could these stands not be incorporated in Bryanston A and Bryanston C, thus leaving the arboretum alone and intact?	Based on information from the GDHS, the RLRP has a criterion upon which sites are assessed on prior to development, the criteria which the site must meet includes; <ul style="list-style-type: none"> ○ Must be state-owned land; ○ Must be vacant; ○ Must be big enough (>1ha); ○ Has no lease agreement in place;
2.1.33	Ms.	Susan	Freeman	Community	05 February 2020	Email	Why is the land between Cedar Street and the N1 Western PW-Bypass not being used for this	

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							development? This is a large strip of land.	<ul style="list-style-type: none"> o Not promised to anyone; <p>If the site meets the above criteria, it then goes to feasibility stage to assess actual feasibility of development and if successful, it then goes to construction phase. It must be noted, that there are numerous RLRP Projects across Gauteng.</p> <p>PWV3 route alignment also runs through Bryanston B which is proposed for development.</p>
2.2 Engineering services								
2.2.1	Ms.	Heinrich	Ackermann	Community	12 February 2020	Public Meeting	Has the City of Johannesburg been consulted with regards with upgrading and maintenance of the bulk services?	The proposed design drawings indicating stormwater reticulation and outline scheme report were submitted to JRA.

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								The capacity study report compiled by GLS was submitted and approved by Joburg Water.
2.1.2	Mr.	Alvin	Moodley	Community	28 February 2020	Email	How will this development impact on current service infrastructure i.e. water, sewer and electricity i.e. the infrastructure is old and failing, adding more burden on these services will cause it to continuously fail thus requiring invasive repairs thus damaging the environment.	Various bulk services feasibility studies were conducted such as bulk water supply, electricity, and sewer. These studies have indicated the required bulk services upgrades in the area and are discussed in the report.
2.2.3	Mr. and Mrs	William and Elizabeth	Russell	Community	27 February 2020	Email	We own a unit in Cedar Park, 24 Cedar Street and as such stand to be impacted by additional strain on the infrastructure.	City power has confirmed that there is not enough power to support the development or part of the development. City power have proposed that they will construct a new line from the Olivedale substation to the proposed development. This will
2.2.4	Ms.	Linda	Horsfield	Community	24 February 2020	Email	I own multiple properties in the vicinity of the proposed site which are already impacted by	

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							congested roads, regular power outages, overflowing sewerage pipes and inadequate water pressure.	take place as soon as the developer has paid City Power for the connection.
2.2.5	Ms.	Robin	Meisel	Community	26 February 2020	Email	I have particular concerns around the currently electricity grid which is already under pressure, the current water and sewerage systems and what effect this will have on them. I am also concerned of the impact this will have on traffic as Jacaranda and Curzon are already being used as access roads into the suburb when they were never intended to be used as such and this may adversely impact traffic if no measures are taken to address congestion.	<p>No upgrades required to the sewer system and upgrades required for provision of water.</p> <p>According to the traffic report the biggest traffic bottleneck is at the intersection of Kays Ave and Jacaranda, as well as the intersection between West Ave and Rocky Street.</p> <p>The sewer and stormwater overflows are a result of blockages due to the lack of maintenance by JRA.</p>
2.2.6	Mrs	Nina	Maritz	Community	13 December 2019	Email	How are you going to service these complexes bearing in mind the current electricity	Sewer overflows are also a result of stormwater infiltration during rain periods. There are no

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							<p>crisis and water crisis. This means more sewage into the already polluted river.</p>	<p>overflows or sewerage spillages caused by capacity issues.</p> <p>Capacity studies have been completed in November 2019 and minimal upgrading is required for the bulk water supply system to provide for the possible developments. This includes the provision of a pressure reducing valve and limited pipeline upgrades to reduce velocities in some areas. Costs to be finalised should the projects proceed to detailed design stage.</p> <p>The current spare capacity at the Northern WWTW is 5MI/day which will accommodate the possible 290kl/day of sewage effluent from the developments and no upgrading of the bulk</p>

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								sewerage infrastructure is required. A new internal sewer reticulation network for the proposed development will be designed in line with the approved spatial development plan. This will connect to the existing network in line with Joburg Water guidelines.
2.2.7	Ms,	Rinke	Block	Community	12 February 2020	Public Meeting	What will happen to the rocks, blasting and cost-implication?	Blasting takes place during construction phase and that will be addressed then. The specifications for blasting will be drawn-up during the tender documentation stage, but the project is quite far from this stage.
2.2.8	Mr.	Malcom	Manford	Community	13 February 2020	Email	What method will be used for Blasting rock; Hydraulics or Explosives?	Controlled Blasting methods to minimize the impact on the environment and surrounding with non-explosive techniques also being an option.
2.2.9	Mr.	Tom	Bell	Community	04 March 2020	Email	If rock blasting is required, what method will be used; Hydraulics	

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							or Explosives? Who will be liable for cracks etc. in the nearby houses should they appear after blasting?	
2.2.10	Mr.	Malcom	Manford	Community	13 February 2020	Email	What are the explosives fly-rock radius?	Controlled blasting methods or nonexplosive techniques to be adopted, therefore fly-rock radius not applicable.
2.2.11	Mr.	Malcom	Manford	Community	13 February 2020	Email	What considerations have been given to blasting tremors and the possible damage to existing property?	Controlled blasting methods or non-explosive techniques will mitigate blasting tremors in the surrounding area.
2.2.12	Mr.	Malcom	Manford	Community	13 February 2020	Email	Identify by name, the roads that will be widened and at what cost?	No road widening is proposed however the Cork Avenue will be rehabilitation to address structural failures.
2.2.13	Mr.	Malcom	Manford	Community	13 February 2020	Email	Identify by name, the roads that will have pavements and at what cost?	Cork Ave. (5,5m wide) which will have barrier kerbs and a 2m paved sidewalk on its western side from Poplar to Cedar and for a short section outside the gate of site B, as well as on

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								Poplar Street on its northern side, from the west property boundary of C to Cork Ave. The development costs are unknown at this stage as the professional team has not been appointed for this task.
2.2.14	Mr.	Malcom	Manford	Community	13 February 2020	Email	Identify by name, the roads that will be extended and at what cost?	Cork Avenue between Spruce Street and Cedar Street. The costs cannot be confirmed at this stage.
2.2.15	Ms.	Leonie	Maritz	Community	24 February 2020	Email	The conceptual team have no plans to improve the roads in the area.	The team have proposed the rehabilitation of Cork Ave and the general improvement of roads is outside the scope of this development. The TIA has provided recommendations for essential road infrastructure upgrades.
2.2.16	Ms.	Susan	Freeman	Community	05 February 2020	Email	What plans are there to upgrade the roads?	There are no proposed road upgrades as the JRA is

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								responsible for the current infrastructure congestion and the required upgrades to address this existing situation.
2.2.17	Mr.	Richard	Kushlick	Chairman of Vandia Gardens Residents Association	28 February	Email	Road infrastructure upgrades will need to be reevaluated taking into consideration the current traffic congestion issues and the significant addition of vehicles attributed to the development. Long, West, Cork, Poplar and the back-service roads cannot cope with the current congestion and will require the City of Joburg to allocate funds to road upgrades and restructuring in the precinct.	These existing traffic congestion issues have been highlighted in the Traffic Impact Assessment report and will be communicated to the JRA for their attention.
2.2.18	Mr.	Malcom	Manford	Community	13 February 2020	Email	Identify by name, the roads that will be prioritised routes. and at what cost?	Cork Avenue between Spruce Street and Cedar Street with barrier kerbs.

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2.2.19	Mr.	Malcom	Manford	Community	13 February 2020	Email	Identify by name, the extended municipal bus routes.	The existing roads in the proposed development area are not feasible for bus routes. The TIA has identified mini-bus routes.
2.2.20	Mr.	Malcom	Manford	Community	13 February 2020	Email	Identify the location of the municipal bus stops and terminus.	No bus stop and terminus infrastructure have been provided for in this development. Only mini-bus routes have been provided for in this development. A layby on Poplar Ave has been provided.
2.2.21	Mr.	Malcom	Manford	Community	13 February 2020	Email	What facilities will be available for the mini taxis and at what cost?	A public transport layby will be provided on the north side of Poplar Street near the Cork Ave intersection.
2.2.22	Ms.	Robin	Meisel	Community	26 February 2020	Email	What public transportation is being put in place for this proposed development, as the current roads cannot accommodate taxis for transportation, an impact analysis will need to be	

NO	TITLE	NAME	SURNAME	ORGANISATION/COMMUNITY	DATE OF RECEIPT OF COMMENT	COMMUNICATION METHOD	COMMENT	RESPONSE
							conducted on what congestion will be created on the roads that travel towards Sandton and Randburg.	
2.2.23	Mr.	Malcom	Manford	Community	13 February 2020	Email	Who will remove the speed bumps at the northern portion of West Avenue and at what cost?	The removal of speed humps is outside the scope of this development.
2.2.24	Mr.	Barry	Trenton	Community	14 January 2020	Email	My concern is the roads and extra traffic. I do not accept for one minute the assessment based on 0.75 cars per unit. You could argue this point for conception, but every person wants a vehicle and will soon get one. You stated the roads are not your concern, but you cannot go forward without a proper road structure plan in place. with whom should you be working to achieve this.	The TIA is only obligated to indicate where current road congestion is situated. The Traffic impact Assessments have used JRA COTO trip generation guidelines. If it were not for the low car ownership claimed the trip generation rate quoted is 0,65 trips per dwelling unit. We have used a value equal to 70% of that because of the social classification of the residential units. We have analysed the

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2.2.25	Mrs	Cherith	Munger	Community	28 February 2020	Email	<p>I would not like to see the proposed huge complex's to be built in Bryanston X 3.</p> <p>I am of the opinion that this suburb already has seriously bad traffic after 4pm and our roads are not well maintained.</p>	<p>cumulative effect of parcel A, B, C and D. This being 762 d.u. generating 347 car trips per peak hour.</p> <p>A full traffic analysis of the existing traffic grown for 5 years and with all the 350 generated car traffic (for A,B, C and D) has been undertaken assuming that the identified 2019 traffic problems have been addressed by the JRA as proposed.</p>
2.2.26	Ms.	Leonie	Maritz	Community	24 February 2020	Email	<p>With an already severely congested area in terms of serious traffic, I cannot stress enough how the proposal of 200 more cars and a taxi route will negatively impact the roads in the area and traffic congestion. The extra cars and taxis will only worsen a poor situation.</p>	
2.2.27	Mr.	Malcom	Manford	Community	13 February 2020	Email	<p>What consideration has been given to the current peak hour traffic and an additional "350" cars?</p>	

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2.2.28	Mr.	Tom	Bell	Community	04 March 2020	Email	What consideration has been given to the current peak hour traffic and an additional "350" cars?	
2.2.29	Mr.	Alan	Frederick	Bryanfern Residents Association	09 January 2020	Email	The traffic at peak hours is already very bad, these numbers will exacerbate the problem.	
2.2.30	Mr.	Frank	Gregory	Community	25 January 2020	Email	The volume of traffic during the peak commuting times is already horrific. There are extraordinary delays down both Malibongwe and Jacaranda both of which filter through into the surrounding suburbs. The volume of traffic traversing the suburb during the balance of the day is also high.	
2.2.31	Ms.	Annette	McFarlane	Community	12 February 2020	Public Meeting	How will you protect the high number of pedestrians anticipated on the roads? This is important due to the manner in	Cork Ave. and Poplar Street will have barrier kerbs installed and a paved pedestrian walkway provided on the southwest side

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							which taxis are driven.	of Cork Ave and north side of Poplar St. One cannot design for illegal driving behaviour, such as driving on the incorrect side of the road into oncoming traffic.
2.2.32	Mr.	Malcom	Manford	Community	13 February 2020	Email	Will the boundary fence at the motorway be improved and if so, to what extent?	The improvement of the boundary fence falls outside the development scope.
2.2.33	Mr.	Tom	Bell	Community	04 March 2020	Email	Will the boundary fence at the motorway be improved and if so, to what extent?	
2.2.34	Mr.	Louis	Mall	Community	12 February 2020	Public Meeting	What happened to the PWV3 route proclaimed in the 1980s and which was planned for the area now proposed for development?	In the late 1980's, early 90's, the residents of Sandton voted to de-proclaim the route across Sandton and Randburg and this resulted in a small portion remaining. The section within the sites has been taken off the City of Johannesburg's future road plans. However, the PWV3 is still proclaimed and remains a provincial road.
2.2.35	Mr.	Louis	Mall	Community	24 February 2020	Email	I'm specifically interested in the results of the wide scale traffic impact analyses that would justify the decision to de-proclaim a road reserve, that will serve the economy of the	

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							City of Johannesburg very well, in the foreseeable future.	
2.2.36	Mr.	John	Endres	Chairperson of Bryanfern Residents Association	15 January 2020	Email	<p>According to our information, the PWV 3 route is in fact affected by the proposed developments. Please provide a map overlaying the PWV3 road reserve over the proposed developments, showing that they do not overlap.</p>	<p>Correct. Although the section of the PWV3 within the N1 Ring Road has not been de-proclaimed officially, the Gauteng provincial land proposing to be developed is in fact the very land making up the proclaimed road reserve. The COJ RSDF has not recognized this section of the PWV3 in its planning, implying that it would most likely not happen.</p> <p>The map overlaying the PWV3 road reserve over the proposed developments has been provided in the TIA Report.</p>
2.2.37	Ms.	Thobekile	Gama	Community	31 January 2020	Email	I would like information as to how the development will affect traffic.	We acknowledge that Rocky, North and West are under pressure including the

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2.2.38	Mr.	John	Endres	Chairperson of Bryanfern Residents Association	15 January 2020	Email	There are "current high volumes of traffic even prior to the construction of the proposed RLRP developments". Rocky, North and West are already under pressure, and opportunities to increase the carrying capacity are limited. The measures currently proposed do not seem sufficient.	<p>intersection of Jacaranda-Kays-Cumberland. We have shown the queues generated in an Addendum attached and have proposed that the JRA upgrade the intersection of Rocky/West, West/North and Jacaranda/Kays/Cumberland already for the existing demand.</p> <p>This will require the signalization and local widening of lanes at Rocky/West, the reversal of priority to North Street at the West/North intersection and the significant upgrade and signalization of the two intersections of the Jacaranda/Kays/Cumberland pair.</p>
2.2.38	Mr. and Mrs	Norman & Linda	Ndaba	Community	11 February 2020	Email	This will affect the value of our houses and will bring unnecessary traffic in the already congested intersection.	
2.2.39	Mr. and Mrs	William and Elizabeth	Russell	Community	27 February 2020	Email	We own a unit in Cedar Park, 24 Cedar Street and as such stand to be impacted by the increased traffic.	
2.2.40	Ms.	Elindi	van den Heever	Community	19 March 2020	Email	Traffic on an average day takes 1hour to drive a 10km radius.	

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2.2.41	Mr.	Ross	Mommsen	Community	28 February 2020	Email	This project will cause serious traffic problems.	
2.2.42	Ms.	Amanda		Community	12 February 2020	Public Meeting	What time were the traffic counts undertaken?	The traffic counts were undertaken for 12 hours on Wednesday 28th August 2019 between 06:00 and 18:00. Peak hour traffic observations were also undertaken during school terms during the a.m. peak and the p.m. peak in September, January and February to confirm queues and evaluation results.
2.2.43	Ms.	Leonie	Maritz	Community	24 February 2020	Email	The conceptual team seem to have grossly underrated the existing traffic in the area. There is proven traffic congestion between the hours of 3pm and 6:30pm. They admitted at the meeting we attended that they had not included Jacaranda Ave in their estimations which is a significant oversight in the estimation of traffic for the area as most it funnels up to Malibongwe through our area.	
2.2.44	Mr.	Tom	Bell	Community	04 March 2020	Email	Stormwater drains, what will be done with these? as the ones in place are not adequate now. Will these be upgraded, or will they remain as they are?	The proposed stormwater management is an installation of an attenuation pond. The approximate size of the proposed attenuation is 490 m ³

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2.2.45	Ms.	Elindi	van den Heever	Community	12 February 2020	Public Meeting	Will the Attenuation pond be adequate to handle stormwater?	based on preliminary designs which is adequate in terms of acceptable design norms and standards to cater for the development.
2.2.46	Ms.	Elindi	van den Heever	Community	19 March 2020	Email	My property has flooded twice this year alone	
2.2.47	Mr.	John	Endres	Chairperson of Bryanfern Residents Association	15 January 2020	Email	Sewerage upgrades: our area is already under immense pressure, with continuous sewage spills on our roads and into our protected river area. The infrastructure is old and needs upgrading - just doing maintenance, as Shingai suggested, won't be enough.	Sewerage spills are mainly caused by stormwater infiltration into the sewer system and not capacity issues. Maintenance is a key factor in the optimal functioning of civil infrastructure. Capacity studies have been completed in November 2019 and no upgrading of the existing sewer system is required for to cater for the possible developments. Operational issues would need to be further investigated by Joburg Water by way of a
2.2.48	Ms.	Susan	Freeman	Community	05 February 2020	Email	What are the plans to upgrade the sewer system, and will this be done before any construction takes place?	

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								conditional assessment to better understand localised challenges such as sewage spills.
2.2.49	Mr.	John	Endres	Chairperson of Bryanfern Residents Association	15 January 2020	Email	Will the existing Electrical Infrastructure cope with the additional Load? How many Amps are available and what is the Project requirement? Or will an upgrade be required and at what cost?	The number of units envisaged in the proposed developments require a total supply of 500 kVA, inclusive of area and street lighting. There is adequate capacity in the existing Eskom network hence no further work is required from Eskom. However City power as the utility must construct a new underground line from the Olivedale substation to the first minisub at development 3B. The power to the walk-units to be fed from the mini sub.Costs to be finalised should the projects proceed to detailed design stage.
2.2.50	Mr.	Tom	Bell	Community	04 March 2020	Email	What about electricity? It is already overloaded now! Do we have the infrastructure to carry all these extra people?	

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2.2.51	Mr.	John	Endres	Chairperson of Bryanfern Residents Association	15 January 2020	Email	Will the existing Water Infrastructure cope with the additional Load? How many Litres are available and what is the Project requirement? Or will an upgrade be required and at what cost?	Capacity studies have been completed in November 2019 and minimal upgrading is required for the bulk water supply system to provide for the possible developments. This includes the provision of a pressure reducing valve and limited pipeline upgrades to reduce velocities in some areas. Costs to be finalised should the projects proceed to detailed design stage.
2.2.52	Mr.	Tom	Bell	Community	04 March 2020	Email	What about water? It is already overloaded now! Do we have the infrastructure to carry all these extra people?	
2.2.53	Mr.	John	Endres	Chairperson of Bryanfern Residents Association	15 January 2020	Email	Will the existing Sewage Infrastructure cope with the additional Load? How many m ³ available and what is the Project requirement? Or will an upgrade be required and at what cost?	The current spare capacity at the Northern WWTW is 5MI/day which will accommodate the possible 290kl/day of sewage effluent from the developments and no upgrading of the bulk sewerage infrastructure is required. A new internal sewer reticulation network for the

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								proposed development will be designed in line with the approved spatial development plan. This will connect to the existing network in line with Joburg Water guidelines.
2.2.54	Mr.	Tom	Bell	Community	04 March 2020	Email	We already have a very bad sewerage challenge as it is (there is often overflowing manholes causing raw sewerage running down our streets), and adding all these new complexes will add to more pressure on the already overloading of these sewerage wastepipes. This could cause a huge health catastrophe.	Sewerage spills are mainly caused by tree root or stormwater infiltration into the sewer system and not capacity issues. These issues can be addressed through better maintenance by the Johannesburg Water.
2.2.55	Ms.	Leonie	Maritz	Community	24 February 2020	Email	The conceptual team have no plans to improve sewerage system, which is concerning. The spruit from the Jukskei river that runs through the	The professional team have already undertaken a capacity study which was approved by Johannesburg Water and there

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							arboretum is already battling with pollution and excess storm waters.	is no need for sewer infrastructure upgrades.
2.2.56	Mr.	John	Endres	Chairperson of Bryanfern Residents Association	15 January 2020	Email	Will the existing "Pick it Up" Infrastructure cope with the additional Load? Or will an upgrade be required?	If the JRA approves the development, they will have to provide an adequate service for the additional dwelling units.
2.2.57	Mr.	John	Endres	Chairperson of Bryanfern Residents Association	15 January 2020	Email	Will the Street lighting be extended? If so, to what extent and at what cost?	There is already street lighting along Poplar Street, Spruce Street and Cork Avenue extending to Cedar Street.
2.2.58	Ms.	Leonie	Maritz	Community	24 February 2020	Email	The conceptual team have no plans to improve the lighting of the area.	
2.2.59	Mr.	John	Endres	Chairperson of Bryanfern Residents Association	15 January 2020	Email	Will the Street Fire-hydrant reticulation be extended? If so, to what extent and at what cost?	According to the capacity study, there is no need to extend or provide street fire hydrants. Fire hydrants will be provided within the development.
2.2.60	Mr.	Tom	Bell	Community	04 March 2020	Email	Will the Street Fire-hydrant reticulation be extended? If so, to what extent and at what	

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							cost?	
2.2.61	Mr.	John	Endres	Chairperson of Bryanfern Residents Association	15 January 2020	Email	Will the street Landline Telephone reticulation be extended? If so, to what extent and at what cost?	Outside the purview.
2.2.62	Mr.	John	Endres	Chairperson of Bryanfern Residents Association	15 January 2020	Email	Will the street Storm Water reticulation be extended? If so, to what extent and at what cost?	Currently no formal stormwater system is in place. The proposed stormwater system to manage stormwater runoff in Cork and Poplar streets will be through catch pits on the proposed developments, kerb inlets in the roads and with a piped system to drain into an attenuation pond as required by acceptable norms and standards. Regarding costs refer to response above.
2.2.63	Mr.	Richard	Kushlick	Chairman of Vandia Gardens Residents Association	28 February	Email	The sewerage and storm water capability assessment presented at the previous meeting was unacceptable since the current situation is constantly flooding and leaking dangerous amounts of sewerage into the spruit and onto the road surfaces in Cumberland, Kays and Jacaranda. An additional 2000 people will require the City of	

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							Joburg to replace the current pipes and allocate funds to accommodate the project.	
2.2.64	Mr.	John	Endres	Chairperson of Bryanfern Residents Association	15 January 2020	Email	Will the drawings and specifications of the complex and construction be subject to Johannesburg Municipal approval?	Yes
2.3 Impacts on surrounding services and land uses								
2.3.1	Mr.	Malcom	Manford	Community	13 February 2020	Email	Existing Randburg government schools are full. To which school(s) will the children attend? Government schools in the area are already at capacity. Where will additional learners be accommodated? At what schools will learners be	The sizes of the sites are too small for educational facilities. The responsibility for the provision of educational facilities lies with the Department of Education and not GDHS. Furthermore, there are several schools within reasonable distance of the sites. According to the socio-economic study, there are several private

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							accommodated.	<p>schools in the area but no non-fee schools in the area.</p> <p>The threshold to provide a primary school is 7500 people and for a secondary school 12 500 people. The proposed development will not exceed these thresholds in terms of the Red book (CSIR).</p> <p>The Client (GDHS) has been advised that this is problematic. This issue has also been identified in the Social Impact Assessment Report.</p> <p>The only government schools nearby (only accessible by public transport) are: Bryandale Primary (4,9km; 9-14mins),</p>
2.3.2	Mr.	Tom	Bell	Community	04 March 2020	Email	Existing Randburg government schools are full. What schools will the children attend?	
2.3.3	Ms.	Hermina	Patton	Community	28 February 2020	Email	We do not have sufficient schools nor medical centres to cater for additional influx of people.	
2.3.4	Ms.	Justine		Community	12 February 2020	Public Meeting	Are schools being considered in these areas?	
2.3.5	Ms.	Susan	Freeman	Community	05 February 2020	Email	There are no primary schools in the area – how and where will the children be educated. Will they need to be bused/taxied to the nearest schools (which are already full anyway).	
2.3.6	Ms.	Robin	Meisel	Community	26 February 2020	Email	What schooling is being put in place for these families, currently the schools in the area are at capacity and cannot accommodate an extra 15,000	

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							pupils (taking the census SA average families per household).	Bryanston Primary (6,6km; 12-20 minutes), Risidale Primary (8,8 km, 14-24 mins), Bryneven Primary (8-9km;16-28min), I.R Griffiths Primary (7km; 12-24 mins), Bordeaux Primary (5,3km; 9-16min), Delta Park Special learning needs school (8,2km;14-30min). Will be addressed in the FBAR Phase.
2.3.7	Ms.	Annette	McFarlane	Community	12 February 2020	Public Meeting	What Medical facilities will the residents of the new housing development use?	The threshold for provision of a Primary health clinic is 1 clinic for 24000 people.
2.3.8	Ms.	Robin	Meisel	Community	26 February 2020	Email	Other local emergency services as well as hospitals need to be taken into consideration, there are only private hospitals in the area and an impact analysis needs to be conducted on the health care for these families.	All private medical facilities are 7-9km away with travel time of 10-30minutes in Am peak. No government clinics nearby. This has been highlighted in the Impact section of the BAR.
2.3.9	Ms.	Robin	Meisel	Community	26 February 2020	Email	What steps are being taken to equip the local fire department	This is not the jurisdiction of GDHS, rather the City of

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							should there be a fire in a high-density population area?	Johannesburg's Emergency Management Services. The proposed development will have to comply with minimum safety and health standards which include the relevant fire prevention/control measures.
2.3.10	Ms.	Jaylene	Guest	Community	23 January 2020	Email	Concerns over increased noise pollution.	An EMPr has been compiled to address noise pollution during the construction phase of the development. Post construction, people will have to adhere to noise control measures as implemented by the SAPS.
2.3.11	Ms.	Thobekile	Gama	Community	31 January 2020	Email	I would like information as to how the development will affect infrastructure.	Various environmental and bulk services studies have been conducted and required upgrades have been proposed as part of the development to ensure minimal direct impacts from the development. These studies and proposed upgrades are discussed in the DBAR which
2.3.12	Mr.	Kevin	Northern	Community	10 February 2020	Email	Existing infrastructure is totally inadequate and unable to cope with the influx of bodies, requiring concomitant Electricity, Refuse Removal,	

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							Sewerage, Water and other services as well as adequate Roadway for vehicles, never mind dangers to additional pedestrian traffic in this small enclave.	will be made available for public review.
2.3.13	Mr.	John	Sutton	Community	28 January 2020	Email	We are already seriously affected the lack of infrastructure as more and more plots are converted into complexes without upgrades to existing infrastructure – a development such as the one proposed will paralyse our existing roads, water, sewerage and electrical supply.	The approved capacity study can be obtained from Joburg Water. The Outline scheme report addresses additional service and upgrade requirements and can be obtained from COJ as it was submitted as part of the Township rezoning application.
2.3.14	Ms.	Hermina	Patton	Community	28 February 2020	Email	This area is already under huge infrastructure constraints. Our roads, sewerage and storm water drain systems are already not coping.	The failure of storm water and sewerage infrastructure in the area is due to lack of maintenance and is not a capacity issue. There is enough electricity capacity from Eskom to the Olivedale substation. However the utility City power must

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2.3.15	Mr.	Ross	Mommsen	Community	28 February 2020	Email	This project will place serious strain on our failing infrastructure (electricity and sewage particularly)	construct a line from the substation to accommodate the requirement proposed by the development. This will take place once City Power receive the application accompanied by the deposit.
2.3.16	Mr.	Alan	Frederick	Bryanfern Residents Association	09 January 2020	Email	there are problems with car access in the area along with services such as water, sewerage and power is under stress already.	
2.3.17	Ms.	Jaylene	Guest	Community	23 January 2020	Email	Concerns over influx of people and surrounding environment.	
2.3.18	Mr.	Matthias	Puschavez	Community	31 January 2020	Email	impact on the value of our lifelong investment in our property is a concern.	Preliminary socio-economic impact studies indicated there would be very little impact on the property value on adjacent properties.
2.3.19	Mr.	Ross	Mommsen	Community	28 February 2020	Email	This project as it will have a negative impact on our property value.	
2.3.20	Mr. and Mrs	William and Elizabeth	Russell	Community	27 February 2020	Email	We own a unit in Cedar Park, 24 Cedar Street and as such stand to be impacted by the impact on the our property value as a result of the negatives,	

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							perceived or real, of having low cost housing less than 1 km from our complex.	
2.3.21	Ms.	Leonie	Maritz	Community	24 February 2020	Email	There will be an impact of the value of the properties in the area which will negatively impact the residents and their net worth. With the economic recession this threat couldn't come at a worse time for us middle class, mid-range income earners and we fear for our future asset values.	
2.3.22	Ms.	Jaylene	Guest	Community	23 January 2020	Email	Concerns regarding lowering of property value.	
2.3.23	Ms.	Susan	Freeman	Community	05 February 2020	Email	Many of us have invested our life savings in our homes. While the development of high-density housing will not in itself lead to a drop in property values, uncontrolled building of shacks will certainly affect us.	

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2.3.24	Ms.	Thobekile	Gama	Community	31 January 2020	Email	I would like information as to how the development will affect property values.	
2.3.25	Mr.	Richard	Kushlick	Chairman of Vandia Gardens Residents Association	28 February	Email	Property values will be negatively affected by such developments.	
2.3.26	Mr.	Frank	Gregory	Community	25 January 2020	Email	Many landowners have invested their life savings in this residential area which, since the suburb was proclaimed some 45 years ago, has always been a low to medium density residential area. The establishment of a very high density residential development will without doubt impact negatively on the value of these investments.	
2.4 Protection of Natural Resources								

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2.4.1	Mr.	Malcom	Manford	Community	13 February 2020	Email	What are the intentions to protect the environment?	Specialist studies have been done to determine the flora and fauna on site. An EMPr will be compiled to protect these species.
2.4.2	Mrs	Nina	Maritz	Community	12 February 2020	Public Meeting	What will happen to the flora and fauna in the area?	
2.4.3	Mrs.	Lynda	van Niekerk	Community	12 February 2020	Public Meeting	What will happen to all the animals and plants in the area?	
2.4.4	Mrs.	Lynda	van Niekerk	Community	12 February 2020	Public Meeting	It is advisable that the development becomes self-sufficient and becomes 'green'?	Noted.
2.4.5	Mr.	Malcom	Manford	Community	13 February 2020	Email	What arrangements will be made to prevent project construction employees from setting up shacks on the riverbanks?	Specialist studies including Flora and Fauna, Avifauna and Biodiversity were undertaken to identify the overall biodiversity species as well as the conservation status.
2.4.6	Mr.	Tom	Bell	Community	04 March 2020	Email	What arrangements will be made to prevent project construction employees from setting up shacks on the riverbanks?	
2.4.7	Mr.	Frank	Gregory	Community	25 January 2020	Email	The negative impact on water courses (such as the stream that	An Environmental Management Programme (EMPr) to guide activities and provide mitigation measures during the construction and operational

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							flows through the Bryanfern area) is unpredictable but, as has been demonstrated in most of the rivers/streams within the greater Johannesburg area, they habitually deteriorate and are accompanied by devastating pollution (chemical, sewerage, litter). This environmental degradation is contrary to the constitutional rights of the residents.	phases of the project will be compiled by the Environmental Assessment Practitioner (EAP) with the overall aim of environmental protection. This EMPr will be included in the Tender Documents and the EAP will make all efforts to ensure that the prevention of construction employees from setting up shacks on the riverbanks is included.
2.4.8	Mrs	Lynda	van Niekerk	Community	23 January 2020	Email	You want to build in a proclaimed parkland (Critical Biodiversity) where you will have to blast natural occurring rocky outcrops and destroy the natural vegetation. This area was identified by WESSA many years ago as rarely found, naturally occurring URBAN WILDERNESS.	Furthermore, one of the mitigation measures that will be included in the EMPr as part of protecting the riverbank will be for the Client to appoint an Independent Environmental Control Officer (ECO) to monitor all construction activities to

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2.4.9	Ms.	Jaylene	Guest	Community	23 January 2020	Email	Concerns over development within a protected area.	ensure environmental protection.
2.4.10	Mr.	Tom	Bell	Community	04 March 2020	Email	What are your intentions to protect the environment?	
2.4.11	Ms.	Leonie	Maritz	Community	24 February 2020	Email	The area where the building is planned is in an arboretum and will ravage the natural plant and animal life there, which we have worked so hard to preserve over the years. I believe there are endangered species of birds living there according to a recent ecological study performed by the relevant experts.	
2.4.12	Ms.	Susan	Freeman	Community	05 February 2020	Email	I am particularly concerned about the proposed Bryanston B parcel of land in the Arboretum. This land does not seem to be suitable for development. There is a large piece of rocky outcrop on it. We need to	

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							preserve our precious green spaces for our future.	
2.4.13	Ms.	Nicole	Borbely	Community	26 February 2020	Email	It's such a beautiful piece of land with beautiful fauna and flora and the bird life is unlike I have seen. I have not seen or heard this many birds anywhere in Johannesburg. It would be sad to destroy their homes.	
2.4.14	Mr.	Ross	Mommsen	Community	28 February 2020	Email	This project as it will have a negative impact on impact the green belt which is already under pressure from pollution/sewage and mismanagement.	
2.4.15	Mr.	John	Sutton	Community	28 January 2020	Email	my interest in this in the protection of our exquisite greenbelt.	
2.4.16	Ms.	Sharon	Venn	1st Randburg Scout Group	28 February 2020	Email	As the Scout Group Leader of the 1st Randburg Scout Group at 83 Eton Avenue Ferndale, we are concerned about the	

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							<p>environmental impact on the green belt area bordering our grounds by the proposed low cost housing development.</p>	
2.4.17	Dr	Gerhard	Sieburg	Chairman of the Johannesburg Succulent Society	30 March 2020	Email	<p>The primary issue of concern is that at least 2 species of terrestrial orchids on plots 3933 and 3932 seen by myself a few years ago. There are at least another 3, possibly 4 other orchid species in the area (on plots not part of this programme), so the other plots in this programme need to be reviewed after the nation-wide shutdown has been rescinded.</p> <p>All orchid species are deemed to be protected species, and thus are afforded protection in their natural habitat.</p>	

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							<p>The species concerned are <i>Eulophia bainesii</i> and <i>Habenaria</i> (probably) <i>dregeana</i>. The <i>Eulophia</i> flowers in early spring, the <i>Habenaria</i> in autumn, both (as the majority of orchids) are nearly impossible to find when not in flower.</p> <p>Within a short distance (less than 1 km) we have also seen <i>Bonatea speciosa</i> var <i>antennifera</i>, <i>Eulophia clitellifera</i> and <i>Eulophia nutans</i>, but the other plots earmarked for development have not been covered in detail, and would need to be searched to identify any such plants – again after the nation-wide shutdown has been rescinded.</p> <p>As these species are not threatened in nature, you may be available to approach the</p>	

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							relevant nature conservation authorities requesting them to issue a permit allowing me to remove such plants.	
2.4.18	Mrs	Nina	Maritz	Community	12 February 2020	Public Meeting	Why is the development being proposed in a conservation area?	Some of these areas are vacant and managed as conservation areas. What we need to understand is that when the land is proposed for development, professional teams undertake preliminary investigations on the feasibilities of the sites, which is what is currently being done for Bryanston Ext. 3 sites and the authorities will make the final decision.
2.4.19	Mr.	Malcom	Manford	Community	13 February 2020	Email	What is the extent of the encroachment onto the periodic river flood line?	There will be no encroachment of the proposed development on the 1:100 flood line as per study conducted on the 19/11/2019.
2.4.20	Mr.	Tom	Bell	Community	04 March 2020	Email	What is the extent of the encroachment onto the periodic	

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							river flood line?	
2.4.21	Mr.	Alvin	Moodley	Community	28 February 2020	Email	What impact will this high-density development have to the nearby protected environment, is it 500m away from the wetland, or riparian edge?	
2.4.22	Ms.	Bernhard	Serapins	Community	12 February 2020	Email	My concern is mostly around the development of site B which lies inside the arboretum. I oppose that development as I strongly believe that it sets a dangerous precedent where Arboretum's and other city parks will in future be built on. Such land should be protected as it is one of the few areas in Johannesburg where a natural ecosystem can still thrive and is home to thousands of birds and other small animal species.	Your comment is noted. The development will occupy only a portion of the Arboretum Erven 3975, 3976, 3977 and 3978 which will occupy approximately 1.36ha. Comments from the Johannesburg City Parks, as one of the bodies that manage the area, have been requested and their feedback is awaited.

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2.4.23	Ms.	Elindi	van den Heever	Community	22 January 2020	Email	The arboretum is such a beautiful piece of land with beautiful fauna and flora and the bird life is unlike I have seen. I have not seen or heard this many bird anywhere in Johannesburg. It would be sad to destroy their homes. There are many other places that is much better suited in the same area that will not have an impact on nature nearly as much.	
2.4.24	Mrs	Nina	Maritz	Community	13 December 2019	Email	I strongly oppose this as not only will the Arboretum be destroyed, all the wildlife, birds (which incidentally you destroyed a whole colony of thick billed weavers during your burning session) and the flora, some of which is quite rare. To say nothing of the frog species, which are endangered.	Your opposition to the project is noted and is captured in this DBAR. The DBAR will be sent to the GDARD and will also present mitigation measures that must be put in place to avoid any adverse impacts on any element of the site. Furthermore, a draft copy of the Report will be circulated for public review and I&APs such as yourself will be

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2.4.25	Mr.	Frank	Gregory	Community	25 January 2020	Email	Part of this proposed development lies within an irreplaceable biodiversity zone. These lungs of green belts should be preserved with determination, particularly in the face of global warming.	notified once the report is available.
2.4.26	Mrs	Nina	Maritz	Community	12 February 2020	Public Meeting	What policies will be in place to ensure proper maintenance and sustainability of the developments?	GDHS will appoint a company that will be responsible for the maintenance. GDHS will make necessary arrangements.
2.5 Project Administration								
2.5.1	Ms.	Nozipho	Maduse	City of Johannesburg – Environmental Infrastructures & Services Department	05 February 2020	Email	<p>Please address the following in the BAR:</p> <p>Erven 3975, 3976, 3977, and 3978 Bryanston x3</p> <ul style="list-style-type: none"> Please refer to these properties as Erven 3975-3978 Bryanston x3 as this is the correct property description. 	Noted.

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							<ul style="list-style-type: none"> • The City’s GIS shows the following: <ul style="list-style-type: none"> o The properties measure about 13 618, 25 square metres. o Erf 4124 to the east is a public open space. o The properties are zoned Residential 1, mapped as affected by flood lines and the bioregional plan. • Please include and address the following in the BAR and address impacts: <ul style="list-style-type: none"> o Wetland delineation study, o Ecological study and certified 1:50, o 1:100 year flood lines o Outline scheme report which talks to existing and proposed infrastructure services and addressed stormwater management in line 	

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							with the Stormwater Management by-law o Provision of open space	
2.5.2	Mr.	Malcom	Manford	Community	13 February 2020	Email	There are 2 firms of Consultants. GA Environmental is one. What is the name and contact details of the other Consultant? Who is responsible to coordinate their activities?	GladAfrica Group (Pty) Ltd is the consulting company appointed for Bryanston Extension 3B, 3C and 3D. The other consultant is Phumaf Holdings (Pty) Ltd and they are responsible for Bryanston Extension 3A. It must be noted that these two consulting companies are independent of each other.
2.5.3	Mr.	Manny	dos Santos	Community	12 February 2020	Public Meeting	Unless the Reports address the developments holistically, i.e. Bryanston Ext. 3A B, C and D, we won't look at any Reports as impacts cannot be separated.	
2.5.4	Ms.	Thobile	Nxumalo	Community	12 February 2020	Public Meeting	Why is there no report on Bryanston A? And a request for a holistic view/impacts of the overall development.	
2.5.5	Mr.	Malcom	Manford	Community	13 February 2020	Email	What is the mandate, Scope of Services to be provided by each of the Consultants?	GladAfrica Group (Pty) Ltd have been appointed to provide professional services to undertake the planning and

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								design for the township establishment in Bryanston Ext. 3B. Included in the scope of work are Town Planning, Traffic Assessments, Environmental Assessment (if required), and Preliminary infrastructure design deemed required. The environmental processes includes Environmental Authorisation (EA) Process and Water Use Authorisation, engineering. The scope of work for Phumaf Holding (Pty) Ltd was unknown to the EAP at the compilation of this BAR and is for a different site.
2.5.6	Mr.	Malcom	Manford	Community	13 February 2020	Email	What is the Consultants estimated final cost of the Project? (EFC)	This information was not available to the EAP at the time of compilation of this DBAR. It must be noted that GladAfrica Group (Pty) Ltd only provide the
2.5.7	Mr.	Malcom	Manford	Community	13 February 2020	Email	What is the Client / Employers budget?	

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2.5.8	Mr.	Malcom	Manford	Community	13 February 2020	Email	Will the area be Security Walled? If so to what extent and at what cost?	cost to provide /service the infrastructure upgrades necessary.
2.5.9	Mr.	Malcom	Manford	Community	13 February 2020	Email	What are the more cost-effective alternate locations with less negative impacts and a less fragmented series of site upgrades prior to the construction of the accommodation units?	
2.5.10	Mr.	Kevin	Northern	Community	10 February 2020	Email	Over and above the fact that there is no transparency, let alone clarity regarding this sudden obfuscation, no publication of a proper EIA by an independent consultant authority in environmental management is yet published for any public input.	GA Environment has met all minimum legal requirements to ensure transparency on the project. As part of the initial notification and transparency, the following has been undertaken to date; <ul style="list-style-type: none"> • Liaison with Ward 104 Councillor and Bryanfern Residents Association & others (November 2019- current); • Focus Group Meeting (29 November 2019); • Liaison with commenting authorities (CoJ Environmental Management

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								<p>Department, CoJ Housing, Department of Water and Sanitation, CoJ Planning, etc.);</p> <ul style="list-style-type: none"> • Placement of Site Notices/ Notice Boards along the fence of the Ferndale Valley Arboretum (22 Jan 2020); • Distribution of Notification Letters/ Pamphlets (Nov 2019- current); • Newspaper Advert (Randburg Sun, page 6, edition of week ending 31.01.2020). <p>Further to the above, a public meeting for the Bryanston Ext. 3-B and other housing projects proposed in Bryanston Ext. 3 was also held on the 12th February 2020.</p>
2.5.11	Mr.	Manny	dos Santos	Community	12 February 2020	Public Meeting	Water supply and Town Planning Studies must be vetted.	Noted.
2.5.12	Mr.	Malcom	Manford	Community	13 February 2020	Email	On public building projects, it is a common occurrence that contractors abandon the project	Construction regulations and contracts will be adhered to.

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							before completion, leaving it in limbo (this happened a couple of years ago with a water pipe upgrade project in our area). Guarantees must be put in place to prevent this from happening.	
2.5.13	Mrs	Craig	Brownweyn	Deputy Chairperson of Bryanfern Residents Association	29 November 2019	Focus Group Meeting	Can the numerous government owned properties in the Bryanston area which are hijacked and stripped not be upgraded and be used as the first part of RLRP?	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. Preference is for vacant land.
2.5.14	Mr.	Manny	dos Santos	Community	12 February 2020	Public Meeting	Why are the government owned houses in the area excluded from the projects?	
2.5.15	Ms.	Rene	Miles	Community	12 February 2020	Public Meeting	Where is the Environmental Management Programme (EMPr) and the Close-Out Plan?	EMPr has been compiled as part of the BAR and the Close-Out Plan will only be applicable during construction phase.
2.5.16	Ms.	Rene	Miles	Community	12 February 2020	Public Meeting	Were geotechnical investigations and flood line assessments undertaken?	Geotechnical studies were undertaken. Flood lines were considered and will be investigated in the next stage.
2.5.17	Ms.	Rene	Miles	Community	12 February 2020	Public Meeting	What is the likelihood that the Architect's designs will change?	The designs were undertaken within limitations given by the

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2.5.18	Ms.	Rene	Miles	Community	12 February 2020	Public Meeting	How have you addressed the NHBRC requirements?	Town Planners. As this is the conceptual phase, the Architect followed the local bylaws and SANS 10400. Consultation with National Home Builders Registration Council (NHBRC) will be applicable at the construction phase.
2.5.19	Mr.	Francois	Kruger	Community	27 January 2020	Email	I want to find out when the above-mentioned development is going to go start?	it is important that all the relevant studies (e.g. environmental, engineering, Geotechnical, etc.) are undertaken, before the construction phase of the project commences. The project Team is currently in the process of undertaking these studies and we trust that all these will be completed sometime in 2021 but this date is not definite.
2.5.20	Mr.	Richard	Kushlick	Chairman of Vandia Gardens Residents Association	28 February	Email	Another glaring omission in the initial proposal is the massive bedrock under the demarcated areas for development. How does one effectively build low cost housing with	There are various layouts for the proposed development and the EAP has assessed them. These layouts indicated that the area with the massive outcrop is not proposed to have buildings on it,

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							extraordinarily expensive building costs?	rather pathway and/or parking to minimise the costs.
2.6 Safety and Security								
2.6.1	Mr.	Malcom	Manford	Community	13 February 2020	Email	Will the area have its own 24 hour guarded access control?	This information was not available to the EAP at the time of compilation of this Draft Basic Assessment Report (DBAR). This will be addressed in the Final BAR. However, this is a housing project under the jurisdiction of GDHS and not under the South African Police Service (SAPS). Communication with SAPS and local policing/security organizations will be key to address certain safety and security concerns. The SAPS should be informed of the proposed development.
2.6.2	Mr.	Matthias	Puschavez	Community	31 January 2020	Email	The developments impact on safety and security - both through development and thereafter in use of the residence.	
2.6.3	Ms.	Susan	Freeman	Community	05 February 2020	Email	What additional security will be provided. Builders always bring an increase in crime. I was attacked in my own home because of builders next door and I am very nervous about this.	
2.6.4	Mr.	John	Endres	Chairperson of Bryanfern Residents Association	15 January 2020	Email	Social housing brings a higher turnover of tenants, higher rate of pedestrians and a possible higher crime rate. The police	

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							doesn't have enough resources to cope as is (just one sector vehicle). More sector vehicles and patrol officers will need to be deployed. The project team will have to ensure that police resources are increased to cope with added demand.	
2.6.5	Ms.	Robin	Meisel	Community	26 February 2020	Email	Will the Randburg Police station be receiving an extra 50 police officers to accommodate this volume of population?	
2.6.6	Mr.	Frank	Gregory	Community	25 January 2020	Email	The crime rate in this area is already at unacceptably high levels and it is suggested that the proposed high-density residential development would provide further enticement to the criminals to infiltrate this area.	
2.6.7	Ms.	Jaylene	Guest	Community	23 January 2020	Email	Concerns over safety and security.	

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2.6.8	Mr.	Richard	Kushlick	Chairman of Vandia Gardens Residents Association	28 February	Email	In similar low cost housing projects in the Western Cape, the top two floors are often occupied by unemployed younger adults and juveniles, thus creating a haven for drugs, prostitution and criminal activities. These become known as micro ghettos which are irrevocable. It's important to consider two storey options. Law enforcement are unable to effectively deal with areas that have become ghettos due to poor town planning and architecture.	
2.6.9	Mr.	Matthias	Puschavez	Community	31 January 2020	Email	We have also had and continue to battle illicit activities and excessive numbers of tenants per room and the multitude of challenges it brings I raise concern around the formal governance of the project	Noted. GDHS will make necessary arrangements.

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2.6.10	Mr.	Matthias	Puschavez	Community	31 January 2020	Email	Our property was severely impacted by the development of brushwood and nottinghill complexes which were not unlike the intended developments what directives are in place to avoid damaging existing houses and infrastructure in the area.	Noted, this project is protected by the construction regulations and construction contracts.
2.6.11	Mr.	Matthias	Puschavez	Community	31 January 2020	Email	The community already manages the challenges of half completed projects - I raise the concern regarding the funding and proper commitment to completing the project in a reasonable timeframe and maintaining the initiative at the highest standards.	
2.7 General Matters								
2.7.1	Mrs	Cherith	Munger	Community	28 February 2020	Email	There are definitely not a lot of work opportunities in Randburg or Strydom Park.	The proposed development can assist by hiring certain locals during and post construction for

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								specific purposes related to the development.
2.7.2	Mr.	John	Endres	Chairperson of Bryanfern Residents Association	15 January 2020	Email	The resident association also invested significant time and resources in securing a dedicated security provider in the area, they too are an additional expense and would require some form of ongoing rebate to service the additional impact in the area.	Noted.
2.7.3	Mr.	Richard	Peters	Community	12 February 2020	Public Meeting	How is the Gauteng Department of Agriculture and Rural Development involved in a project that deals with environmental matters?	Gauteng Department of Agriculture and Rural Development (GDARD) has a legal mandate and has staff that is fully competent to review Environmental Assessments and to issue Environmental Authorisations.
2.7.4	Ms.	Hermina	Patton	Community	28 February 2020	Email	There is going to be massive health, safety, security and environmental problems in this area.	Various feasibility studies were undertaken and required upgrades have been proposed. Furthermore, an EMPr has been

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								compiled to ensure minimal impacts.
2.7.5	Ms.	Tabiswa	Kunene	Community	12 February 2020	Public Meeting	Where is Bryanston A Located?	It is located in Bryanston Extension 3, opposite the proposed Bryanston Ext. 3C and 3D.
2.7.6	Mr.	Sam	Clark	Community	15 January 2020	Email	I would appreciate some feedback from yourselves at Glad Africa on where site "A" is to be situated and on whether any consideration is being given to the affected residents in the area.	
2.7.7	Mr.	Malcom	Manford	Community	13 February 2020	Email	Who will receive a copy of the minutes of meeting per 12 February 2020?	The minutes for the Bryanston Public Meeting held on the 12th of February 2020 were circulated to the client and all attendees.
2.7.8	Mr.	John	Endres	Chairperson of Bryanfern Residents Association	15 January 2020	Email	Shingai highlighted that he is unavailable for public meetings which was in response to Bronwyen's question regarding when Public Meetings will take place." Why not?	This feedback has been provided to the client.

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2.7.9	Cllr	Mike	Wood	Councillor	12 February 2020	Public Meeting	It is unacceptable that the Client could not attend the public meeting as he had stated in the previous meeting (i.e. Focus Group Meeting, 29 November 2019). The client must be present at the next public meeting.	
2.7.10	Mr.	John	Endres	Chairperson of Bryanfern Residents Association	15 January 2020	Email	Glad Africa has been mentioned in corruption scandals. To avoid any hint of impropriety, will the Department of Human Settlements commit to full transparency regarding tenders, contract awards and payments? https://www.news24.com/SouthAfrica/News/another-probe-into-tshwane-gladafrica-tender-drags-on-behind-closed-doors .	Noted.
2.7.11	Ms.	Beth	Moody	Community	11 February 2020	Email	I am firmly against this possibility and would like to	Unfortunately, the EAP does not deal with objections, but only

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							<p>request that I am kept informed of both this project’s plans, and of any future plans relating to similar projects which will see high density housing built in this already over-built, resource-burdened, traffic-jammed area.</p> <p>I would like to be kept informed of the plans so that I might be able to submit a formal objection when appropriate.</p>	<p>responsible for the compilation of the BAR wherein mention of objections will be made. Any formal objections can be lodged with the Gauteng Department of Human Settlements as the Developer.</p> <p>Various feasibility studies as well as specialist studies were undertaken and required upgrades have been identified and subsequently proposed. These studies and proposed upgrades are discussed in this DBAR.</p>
2.7.12	Dr	Gerhard	Sieburg	Chairman of the Johannesburg Succulent Society	30 March 2020	Email	<p>I would like to present my opposition to the development, as envisaged in the attached project plans and associated environmental assessments, collectively referred to as the “Rapid Land Release Programme – Proposed Housing Project in Bryanston Ext 3. Please could you send me the contact details of the</p>	<p>In addition, the development is still at conceptual phase, certain questions or concerns cannot be addressed with definite answers. Furthermore, environmental control and mitigation measures have been included in the EMPr which has been attached to this DBAR.</p>

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							appropriate department at Gauteng to submit my opposition/concerns.	The Public Participation Process for the Basic Assessment and Rezoning applications provides a platform for community members to raise issues of concern and seek clarity on the proposed development.
2.7.13	Mr.	Mark	Heathfield	Community	26 February 2020	Email	It has come to my attention that 400 to 800 low cost units are intended to be built in the open area next to the highway in Ferndale. I strongly object as no professional impact studies have been done.	
2.7.14	Mr.	Marilies	Schonfeld	Community	28 February 2020	Email	I sincerely like to object to planned project due to vast de evaluation of properties in the area as well a huge infrastructure problem, like streets, traffic volume water and electricity supply sewage etc, all of these are already extremely constrained and overloaded.	
2.7.15	Mr.	Modungwa	Mohlakwane	Community	17 February 2020	Email	Total rejection of proposed development due to high traffic,	

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							lack schools, noise pollution and narrow roads.	
2.7.16	Ms.	Vanessa	de Villiers	Community	28 February 2020	Email	I strong object to the plan to build low cost housing in Bryanston Ext. 3	
2.7.17	Mr.	Warren	Hinton	Community	27 February 2020	Email	As an invested resident in the area I feel the proposed development will put a strain on present infrastructure as well as devalue the neighbourhood, amongst other issues. Since you were not able to satisfactorily answer the communities questions and concerns, at the last community meeting, I hereby OBJECT to this development.	
2.7.18	Ms.	Sharne	Hinton	Community	28 February 2020	Email	OBJECTION to propose RLRP is based on the lack of sufficient information provided at the last community meeting. Not all planned development areas	

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							were taken into consideration and the valid concerns of the community could not be answered satisfactorily. As an invested resident to this area, I strongly OBJECT to the proposal.	
2.7.19	Mr.	Rain	Bowsend	Community	16 May 2020	Email	I would hereby like to strongly oppose the proposed development in the Ferndale/ Bryanston ext 3 area, and specifically our nature reserve area.	
2.7.20	Mr.	Andre	Robinson	Community	24 February 2020	Email	I wish to register for an objection.	
2.7.21	Ms.	Catherine	Macdonald	Community	25 February 2020	Email	I have several objections to this proposal some of them concerning the water, sewerage, electricity infrastructures and traffic and safety levels in a residential area	

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2.7.22	Mr.	Jason	Judge	Community	12 February 2020	Email	I would like to be kept informed of the plans so that I might be able to submit a formal objection when appropriate.	
2.7.23	Mr. and Mrs	Gill	Pope	Community	26 February 2020	Email	We object to the proposal. The area does not have the capacity to take the number of people. Ecology of the greenbelt will be destroyed. The pollution in the area will be shocking.	
2.7.24	Ms.	Cathy	Theron	Bryanfern Residents Association	28 February 2020	Email	I object to the project on a number of grounds; The host community has not been assessed and understood sufficiently. The green belt has protected species in it, which have been able to survive there due to a lack of human interference. There are suitable buildings in the Randburg CBD that can be utilized instead of impacting on the green belt and	

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							building high density accommodation.	
2.7.25	Mr. and Ms.	Siphelele & Khumbuzile	Mkhize	Community	05 February 2020	Email	As much as we respect the rights of all individuals/citizens to have housing in SA, please keep in mind the tax paying citizens who will be negatively impacted by the proposed development.	Your comment has been noted.
2.7.26	Ms.	Bernhard	Serapins	Community	12 February 2020	Email	I also believe that any housing development should be kept away from any rivers as I have seen the devastating environmental damage of putting housing in close proximity to a river.	Noted. The development will be as far away from the river as possible. For instance, there will be no encroachment of the proposed development on the 1:100 flood line as per study conducted on the 19/11/2019.
2.7.27	Ms.	Etienne	Ghyoot	Community	31 January 2020	Email	I cannot support the development in the green belt. That development will and must happen, I agree, but I cannot	Your comment has been noted and will be addressed accordingly.

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							agree with the way it is intending to be done here.	
2.7.28	Ms.	Fiona	Hardie	Community	10 February 2020	Email	Please rethink this development which will seriously impact negatively on our environment, infrastructure and property values.	
2.7.29	Mr.	Rob	McLeod	Community	08 May 2020	Email	As a Ferndale resident, I welcome proposals for lower cost housing to accommodate everyone. Just not in a nature reserve please.	Your comment had been noted.

3 SUMMARY COMMENTS AND CONCLUSION

The comments captured in this report were obtained during the Notification Phase of the Scoping Process. It was noted that most comments received mainly fell under certain categories:

- Detailed project description;
- engineering services;
- Impacts on surrounding services and land uses;
- protection of natural resources;
- Project administration;
- Safety and security; and
- General Matters.

Regarding the detailed project description of the proposed development, a large number of the residents required clarification on typology of the proposed development, RLRLP site selection and beneficiary processes and measures which will be implemented to ensure sustainability of the development.

With regards to Engineering services, questions around these were mainly about whether the bulk stormwater, sewer, electrical, water and roads/traffic services would be available and sufficient to support the development, considering the existing problems in the area. The comments and questions required clarification on what measures of upgrades will accompanied by the development.

The impacts of the proposed development on surrounding services and land uses were also presented to the EAP. The residents and organisations raised concerns on the schools and health facilities. They indicated that there are no government-based schools and health facilities within the area and the private schools and health facilities were already strained which would have huge implications for proposed low-income families which will reside in the proposed development.

With regards to protection of natural resources, questions around these were mainly about why and how the development can be proposed within a greenbelt. The issues and concerns raised were that this area should be protected, and the development be proposed on a different site. Furthermore, measures which would be enforced to ensure that the biodiversity is protected were also queried.

Regarding the project administration of the proposed development, many the residents required clarification on why there are different consults within the Bryanston Extension 3 area. They queried on the scope of work and project costs. Concerns were also raised regarding safety and security as the residents believed the area already has safety and security issues, the development would add further to this.

In general and while based only on the comments received thus far, there were numerous objections to be the development based on existing issues on services, infrastructure, traffic, safety and security as well as objections based on the development being proposed in a conservation/greenbelt area that is environmental sensitive. It is anticipated that additional comments on the above-mentioned as well as other issues will be obtained subsequent to the issuing of the Draft Basic Assessment Report for review.