

EIA Process – Public and Competent Authority Involvement and Timeframes

1. Notify public of proposed project and invite to register as I&AP – 30 days
2. Compile Draft Scoping Report (DSR) and make available for 30 days to the public and stakeholder for review and submit DSR to competent authority (CA) - 40 days
3. Submit Final Scoping Report – 43 days
4. Compile Draft EIA Report and make available for 30 days for public and stakeholder review and submit DEIA to competent authority – 106 days
5. Compile Final EIA Report and submit to competent authority - 107 days
6. CA to inform applicant of decision – 14 days after decision reached

Importance of Public participation

The public participation process provides the following:

- An opportunity for Interested and Affected Parties (I&APs) to obtain clear accurate and comprehensible information about the proposed activity, its alternatives or the decision and the environmental impacts thereof;
- The opportunity for I&APs to indicate their viewpoints, issues and concerns regarding the activity, alternatives and/or decision;
- The opportunity for I&APs for suggesting ways of avoiding, reducing or mitigating negative impacts of an activity and for enhancing positive impacts;
- Enabling an applicant to incorporate the needs, preferences and values of affected parties into the activity;
- Opportunities to avoid and resolve disputes and reconcile conflicting interests; and
- Enhancing transparency and accountability in decision making.

Notification of I&APs

Stakeholders (I&AP's) were notified of the Scoping

Process through:

- Site notices were erected at prominent points on and around the study area on 1 September 2016;
- On 1 September 2016 public notices/flyers were distributed to the neighbouring properties and estates/developments that may be affected by the proposed development;
- Notices regarding the project were further e-mailed and faxed to a list of Interested & Affected Parties and the councillors in the area;
- An advertisement was placed in "Boksburg Advertiser News" newspaper on 9 September 2016;
- 76 Members of the public and stakeholders registered as I&APs
- Draft Scoping Report was available for public review 27 October to 28 November 2016

Notification of I&APs continued

The Following Institutions Identified by the EAP were also Notified:

Council of Geoscience;
Department of Mineral Resources;
Department of Energy;
National Nuclear Regulator;
Department of Human Settlements;
Department of Health;
Department of Public Works;
Department of Education;
Ekurhuleni Metropolitan Municipality;
ERWAT;
Department of Water & Sanitation;
Provincial Heritage Resources Agency
Gauteng;
Department of Agriculture Forestry and
Fisheries;

The Africa Evangelistic Mission;
Eskom;
Local Ward Councillor;
East Rand Proprietary Mines Limited;
Eskom;
Gauteng Department of Roads &
Transport;
SANRAL;
Transnet;
Spoornet;
Telkom;
SAPS;
Airports Company of South Africa;
Department of Land Claims;
and
GDARD.

Public Participation during EIA Phase

1. Site notices to be erected	
2. Distribution of notices to surrounding land-owners and tenants	
3. Advertisement to be placed in the Boksburg Advertiser Newspaper	
4. EIA Public Meeting	
5. Draft EIA Report Available for Public and Authority Review	
6. Submission of Final EIA Report (will also be supplied to I&AP's)	

Project Description (Repeat)

Leeuwpoot Development (Pty) Ltd in collaboration with Ekurhuleni Metropolitan Municipality is proposing the development of:

- a Mixed Use Development to be known as Leeuwpoot South Mixed Use Development catering for approximately 13,269 affordable residential units (subsidised, FLISP, bonded) and erven, and supportive land uses;
- 769 ha in extent on part of the remaining extent of the Farm Leeuwpoot 113 IR;
- comprising of the following land uses:
 - Residential 1 (2,092 bonded stands ranging from 400-700m²),
 - Residential 1 (1,988 FLISP stands 300m² in size)
 - Residential 3 (1,514 FLISP stands 220m² /46u/ha)
 - Residential 3 (1,743 subsidised stands 200m² / 50u/ha),
 - Residential 4 (21 stands for subsidies units / 120u/ha),
 - Residential 4 (21 stands for FLISP units / 160u/ha),
 - Residential 4 (5 stands for Bonded units / 180u/ha),
 - Business 2 (10 stand for shops and restaurants),
 - Business 3 (5 stands for offices),
 - Special (1 stand for a clinic),
 - Special (1 stand for a retirement village),
 - Special (2 stands for Agriculture and consent land use),
 - Special (11 stands for security gate houses),
 - Public Services (1 stand for electrical substation)
 - Community Facility (13 stands for community facilities, Primary Schools, and Secondary Schools),
 - Transportation (7 stands for railway line, station, and Taxi facilities),
 - Public Open Space (96 stands for parks),
 - and Streets.

Housing Typologies:

Subsidised stands



Housing Typologies:

Subsidised stands



Housing Typologies:

Bonded stands



Housing Typologies:

Bonded stands



Housing Typologies:

Bonded stands



Housing Typologies:

Bonded stands

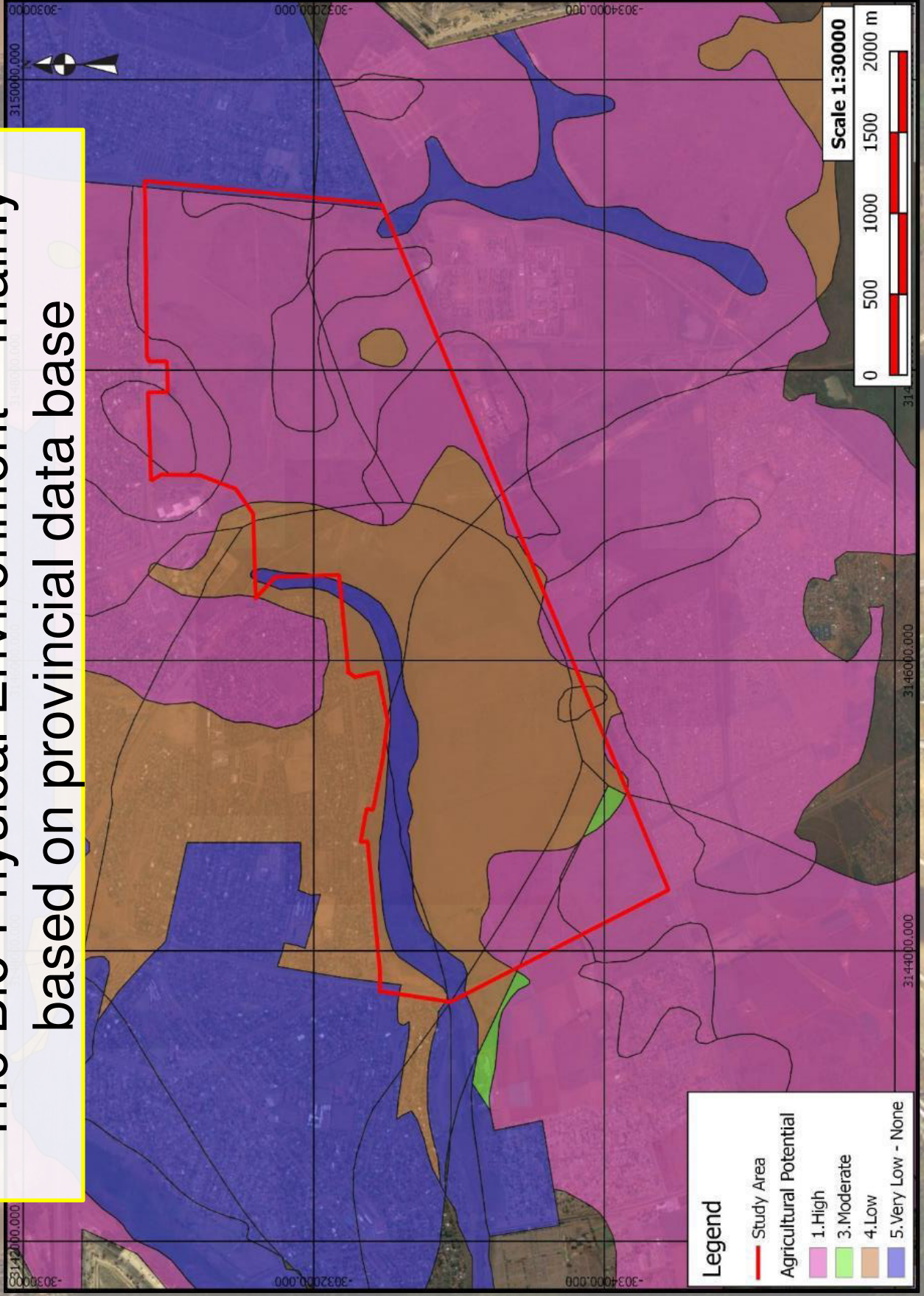


Housing Typologies:

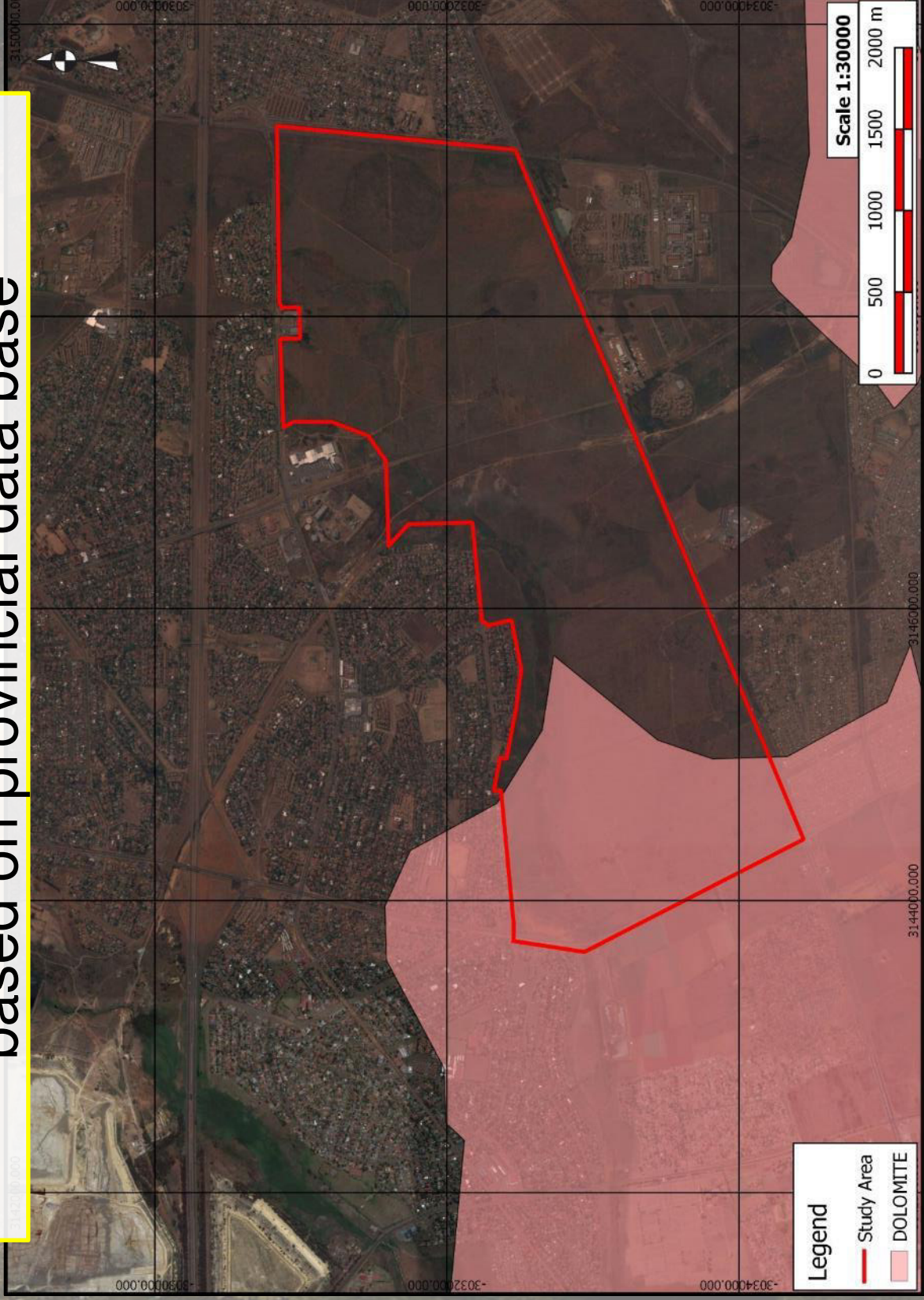
“Residential 4” 3-storey units



The Bio-Physical Environment – mainly based on provincial data base

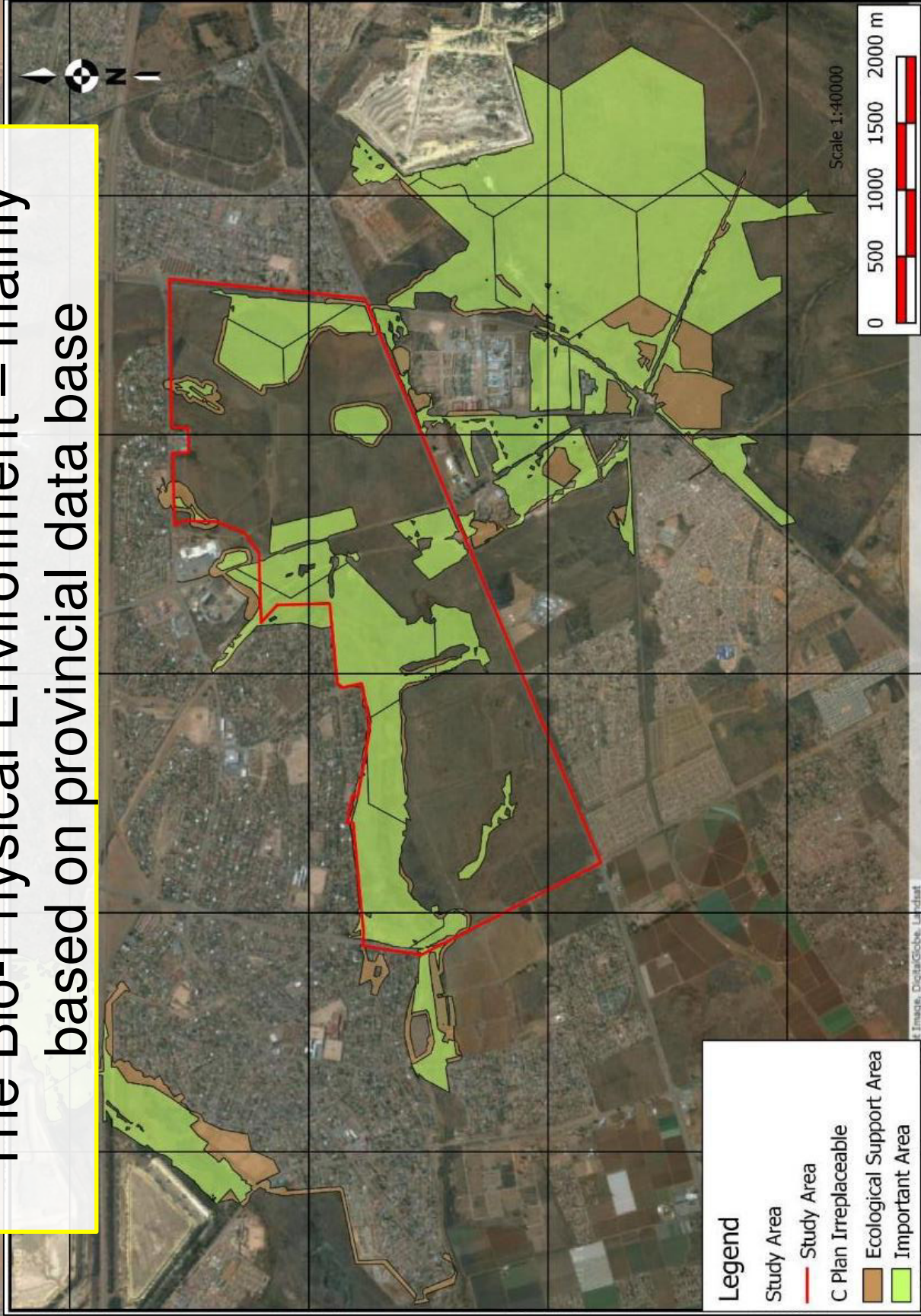


The Bio-Physical Environment – mainly based on provincial data base

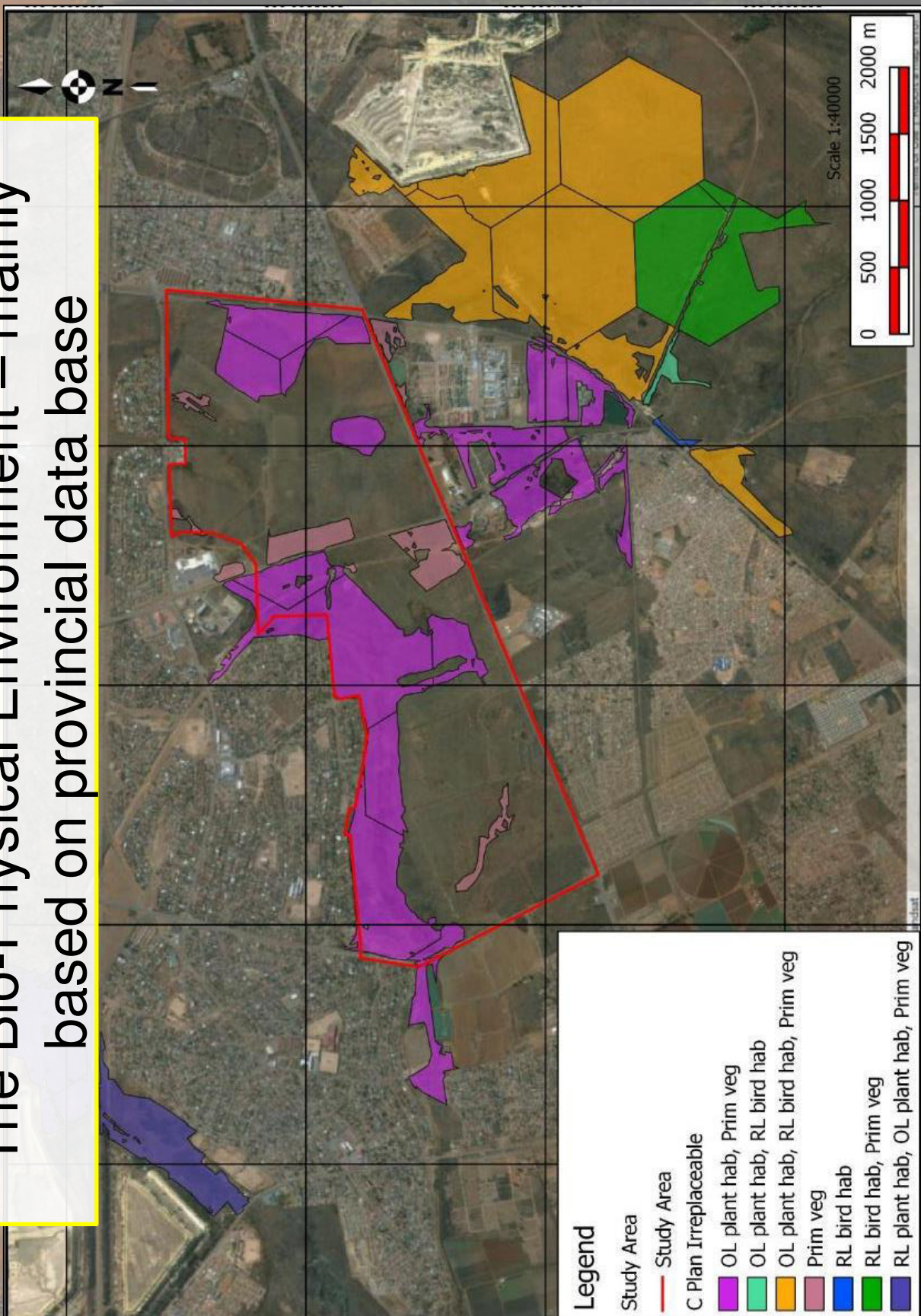


Preliminary Sensitivity Analysis

The Bio-Physical Environment – mainly based on provincial data base

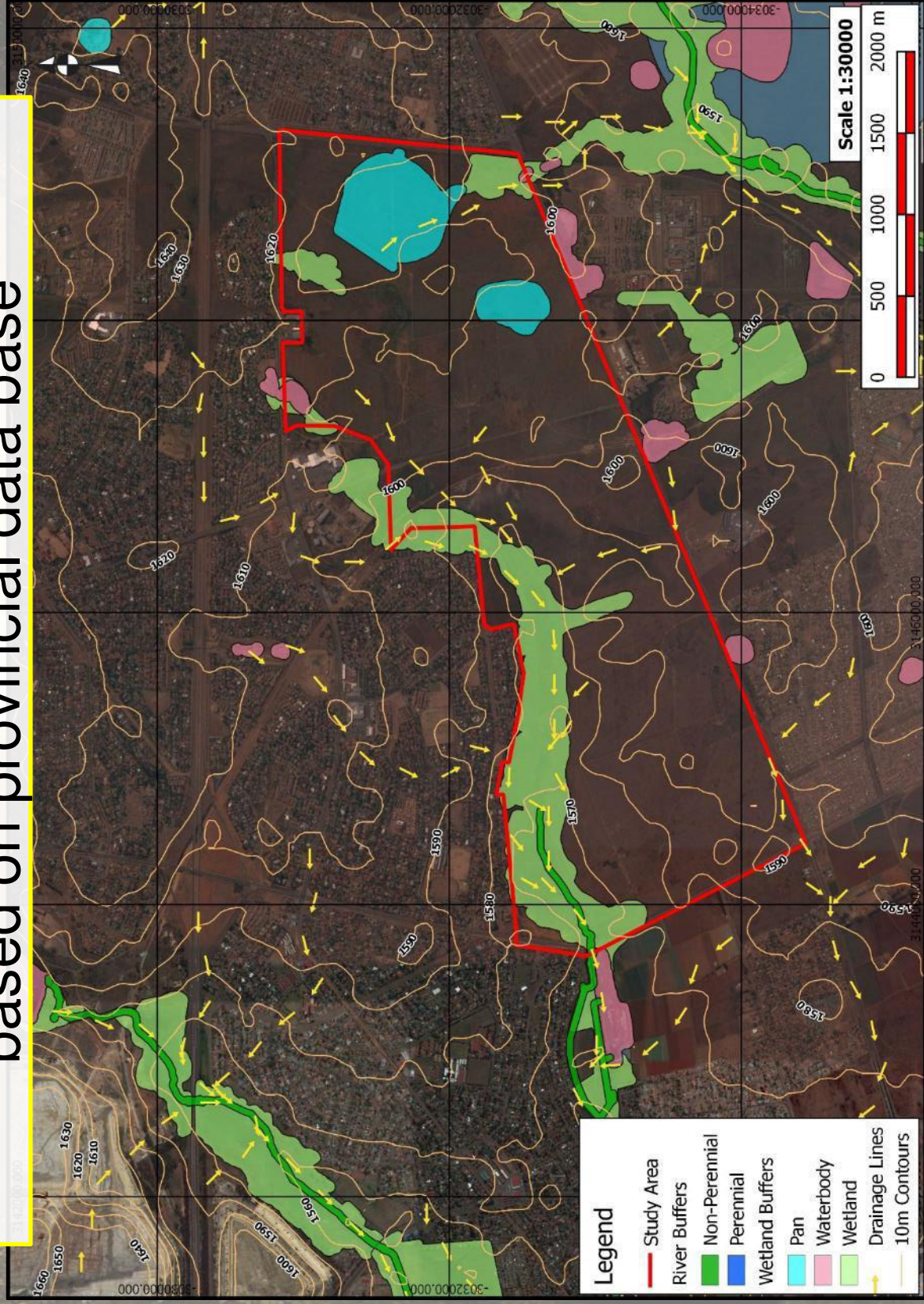


The Bio-Physical Environment – mainly based on provincial data base

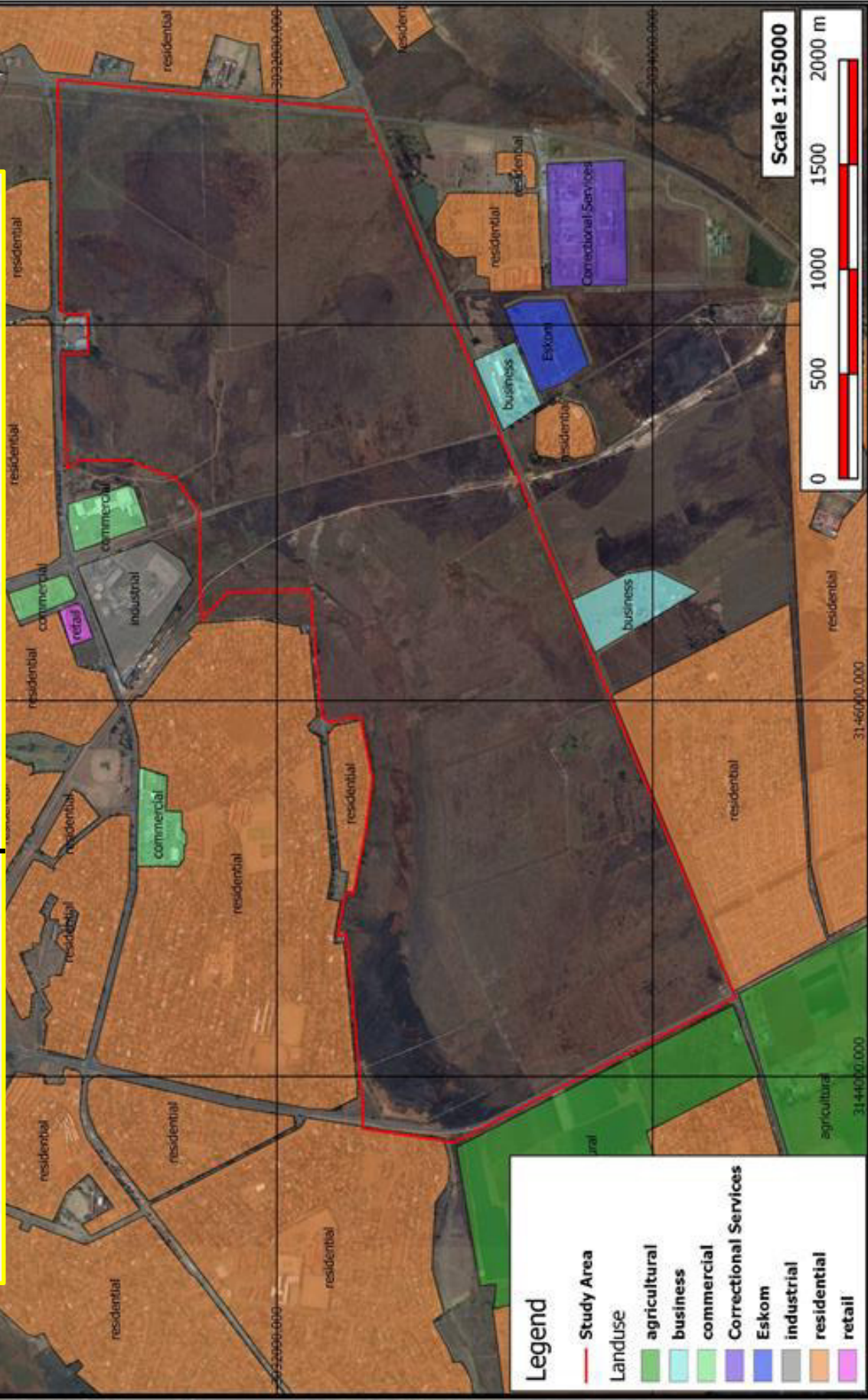


- Legend**
- Study Area
 - Study Area
 - C Plan Irreplaceable
 - OL plant hab, Prim veg
 - OL plant hab, RL bird hab
 - OL plant hab, RL bird hab, Prim veg
 - Prim veg
 - RL bird hab
 - RL bird hab, Prim veg
 - RL plant hab, OL plant hab, Prim veg

The Bio-Physical Environment – mainly based on provincial data base



The Bio-Physical Environment – mainly based on provincial data base



Preliminary Issues Identified

- Geology;
- Historic mining;
- Existing mining and prospecting rights;
- Watercourses and associated floodlines;
- Wetlands present on site and license required;
- Stormwater attenuation;
- Servitudes;
- Potential for protected fauna and flora occurring on site;
- Agricultural potential;
- Capacity of existing service infrastructure (roads/water/electricity);
- Noise impacts;
- Visual Impacts;
- Safety and Security;
- Education Facilities capacity to cater for additional children;
- Opportunity for local businesses to be involved in development;
- Type of housing and potential impact on surrounding property values;
- Provision of affordable housing; and
- Impact on road infrastructure;
- Infill development to prevent urban sprawl.

Way Forward

- **Include issues and concerns raised in Final Scoping Report;**
- **Submit Final SR and Plan of Study for EIA to competent authority for consideration;**
- **Competent authority approve/ reject SR and Plan of Study for EIA;**
- **If SR and Plan of Study for EIA is approved – Bokamoso will commence with the EIA Process;**
- **Compilation of specialist reports and addressing of issues and concerns raised, during the EIA Phase;**
- **Make Draft EIA Report available for Public and Stakeholder Review;**
- **2nd Public Participation Meeting;**
- **Address Issues And Concerns Raised In Final EIA Report;**
- **Finalise EIA Report And Submit To Competent Authority;**
- **Inform Public of Decision (Approval/Refusal) And Appeal Process.**

Questions Comments and Issues

BOKAMOSO ENVIRONMENTAL
CONSULTANTS



**Comments & Issues
Register**

Scoping Phase Public Meeting

Leeuwpoot South Mixed Use Development

Date: 25 January 2017



Contact: Lizelle Gregory Email: reception@bokamoso.net

Tel: (012) 346 3810

Fax: (086) 570 5659

<p>Name: Noen van der Merwe Address: 7 Hamlet Place Sunward Park</p>	<p>Tel: 011 913 1826 Cell: 082 303 3133 Fax: Email: koosroer@gmail.com</p>	<p>Comments and Issues:</p>
<p>Name: Koos van der Merwe Address: 7 Hamlet Place Sunward Park</p>	<p>Tel: 011 913 1826 Cell: 083 298 5983 Fax: Email: koosroer@gmail.com</p>	<p>Comments and Issues:</p>
<p>Name: Peter Botha Address: 5 Arnold Segal Str Kingfisher Place</p>	<p>Tel: 011 896 5832 Cell: 082 594 2425 Fax: Email: pbotha@engbigdatahenti.com</p>	<p>Comments and Issues:</p>
<p>Name: Oduyemi Address: de Ventalen Room EMM: PDS</p>	<p>Tel: 011 909 7674 Cell: Fax: Email: guilhermep@hustler.co clw@clw.co.za</p>	<p>Comments and Issues:</p>

<p>Name: <i>CARME MCINTYRE</i></p> <p>Address: <i>21 TALING ROAD</i> <i>SUNWARD PARK</i></p>	<p>Tel: <i>011 896 4061</i></p> <p>Cell: <i>082 5790781</i></p> <p>Fax: <i>—</i></p> <p>Email: <i>mcintyre.g@ymail.com</i></p>	<p>Comments and Issues:</p> <p>.....</p> <p>.....</p>
<p>Name: <i>Richard + Beverly DUNGE</i></p> <p>Address: <i>62 SONNEBLOM RS.</i> <i>EAST VILLAGE SUNWARD PARK</i></p>	<p>Tel: <i>011 8961126</i></p> <p>Cell: <i>0829000037</i></p> <p>Fax:</p> <p>Email:</p>	<p>Comments and Issues:</p> <p>.....</p> <p>.....</p>
<p>Name: <i>Lotus Village Residents Assn.</i></p> <p>Address: <i>P.O. Box 17144</i> <i>Sunward Park</i> <i>(G. F. Bruce Chairman)</i></p>	<p>Tel: <i>011 896 4329</i></p> <p>Cell: <i>082 8057131</i></p> <p>Fax:</p> <p>Email: <i>gfbuce48@gmail.com</i></p>	<p>Comments and Issues:</p> <p><i>As per formal</i> <i>letter</i></p> <p>.....</p>
<p>Name:</p> <p>Address:</p>	<p>Tel:</p> <p>Cell:</p> <p>Fax:</p> <p>Email:</p>	<p>Comments and Issues:</p> <p>.....</p> <p>.....</p>

Name: Cecilia Gouveia Address: 8 Nicholson Rd Sunward Park	Tel: Cell: 0824030888 Fax: Email: Manny1@pop.co.za	Comments and Issues: AGAINST THIS DEVELOPMENT.....
Name: BERNADINA GOUVEIA Address: 8 NICHOLSON ROAD SUNWARD PARK	Tel: Cell: 0843854404 Fax: Email: gouveia.bernadina@gmail.com	Comments and Issues: AGAINST THIS DEVELOPMENT.....
Name: JABULANI KGOOMO Address: 2 LENTE OORD STREET KINGFISHER PLACE	Tel: Cell: 076 9387127 Fax: Email: henry.kgomo@santeng.gov.za	Comments and Issues: Against the Development.....
Name: Mokgadi kgomo Address: 2 LENTE OORD STR KINGFISHER PLACE SUNWARD PARK, 1459	Tel: Cell: 071 854 7244 Fax: Email: mkgomo@santeng.gov.za	Comments and Issues: I AM TOTALLY AGAINST THIS DEVELOPMENT. I WANT NOTHING LESS THAN R750000 HOUSES BUILT AROUND OUR AREA

<p>Name: MARK Newett Address: 208 Uiterkyk SUNWARD</p>	<p>Tel: Cell: 082 514 0673 Fax: Email: dianer@elbqnpie</p>	<p>Comments and Issues: Do we need to sell?</p>
<p>Name: G BRUCE Address: 34 Taeling Rd Sunward Park</p>	<p>Tel: 082 805 7131 Cell: Fax: Email:</p>	<p>Comments and Issues:</p>
<p>Name: PAMELA MORGAN Address: 14 CRADOCK STR FREEWAY PARK</p>	<p>Tel: 074 125 2477 Cell: Fax: Email:</p>	<p>Comments and Issues:</p>
<p>Name: SIMON MANDLE Address: 55 Sanderson Court Village SIMON@i-logs.com CA ZA 0832963368</p>	<p>Tel: Cell: Fax: Email:</p>	<p>Comments and Issues:</p>

<p>Name: TREVOR MATHARAE Address: 42 KOBUS DURANT STR KINGFISHER PLACE SUNWARD PARK</p>	<p>Tel: Cell: 0822604122 Fax: Email: majukapa@yahoo.com</p>	<p>Comments and Issues:</p>
<p>Name: KATLEGO MASHABANE Address: 42 KOBUS DURANT STR KINGFISHER PLACE SUNWARD PARK</p>	<p>Tel: Cell: 072 426 1394 Fax: Email: katlego.kapatshi@hotmail.com</p>	<p>Comments and Issues:</p>
<p>Name: IVA SPANG Address: LAERSKOOLOO VAN DYK PARK</p>	<p>Tel: 011-915 3303/04 Cell: 083 2355772 Fax: Email: FEINELLE.WOL@GMAIL.CO.ZA</p>	<p>Comments and Issues:</p>
<p>Name: HENDRIK N. MARÉ Address: 44 GESTERENTE STR. SUNWARD - PARK Botsburg.</p>	<p>Tel: 011 553 - 2000 Cell: 072 479 8336 Fax: Email: hmare@tsho41ar.co.za</p>	<p>Comments and Issues:</p>

<p>Name: HANNES TAUTE</p> <p>Address: 5 ABE MEYER STR. KEMPSBURG PLACE</p>	<p>Tel: 011 8961572</p> <p>Cell: 0836073009</p> <p>Fax:</p> <p>Email: hannes.taute@evnet.eu</p>	<p>Comments and Issues:</p>
<p>Name: ADRIAN DORGAN</p> <p>Address: 31 GEMINIS STR SUNWALD PARK 1470 Z mail dorgan.adrian@gmail 073 094 2791</p>	<p>Tel: 011 913 4900</p> <p>Cell: 073 0942791</p> <p>Fax: 011 913 4900</p> <p>Email: dorgan.adrian@gmail.com</p>	<p>Comments and Issues:</p>
<p>Name: Jason Mansfield</p> <p>Address: East Wilmsley 256 Ranelagh Rd Botolph Claydon</p>	<p>Tel: 0861 888877</p> <p>Cell: 082 940 6199</p> <p>Fax: 086 675 2511</p> <p>Email: jasonm@marbicks.co.uk</p>	<p>Comments and Issues: Inappropriate info on nature of development. Mixed uses means nothing</p>
<p>Name: D ROBERTSON</p> <p>Address: 208 WIRERIKYR SUNWALD</p>	<p>Tel: 011 306 0770</p> <p>Cell: 082 463 4309</p> <p>Fax:</p> <p>Email: dianer@elbquip.co.za</p>	<p>Comments and Issues: DO WE NEED TO SELL OUR PROPERTY</p>

Name: Michael Mickan
 Address: 65 HARMONY AVENUE,
 SUNNYSIDE PARK
 ESTATE agent
 TWISLEY REAL ESTATE

Name: Gideon Healsbroek
 Address: Constellation Str.
 Sunward Park

Tel: (011) 896-3770
 Cell: 082 883 9121
 Fax: 086 573 6604
 Email: michael@twisleyrealstate.co.za

Tel:
 Cell: 082 881 4893
 Fax:
 Email: gideon.healsbroek@gmail.com

Comments and Issues: Mike Coetzee
 is advised and satisfaction
 with Rates and Taxing

Comments and Issues:

Name:
 Address:

Tel:
 Cell:
 Fax:
 Email:

Comments and Issues:

Name:
 Address:

Tel:
 Cell:
 Fax:
 Email:

Comments and Issues:

<p>Name: COENIE VENTER Address: 13 ORION PLACE SUNWARD PARK</p>	<p>Tel: N.A. Cell: 0833992860 Fax: 0862127879 Email: ventercw@gmail.com</p>	<p>Comments and Issues:</p>
<p>Name: L.A. WILKINSON Address: 3 WED ROAD SUNWARD PARK</p>	<p>Tel: 011-8962692 Cell: 0825733894 Fax: 0119133759 Email: les@wilwin@mweb.co.za</p>	<p>Comments and Issues: GROUND STABILITY ELECTRICALS, WATER SEWERAGE SUPPLY & ROUTED. ROAFFIC IMPACT</p>
<p>Name: LES HOLCROFT Address: SARCO SOLUTIONS & CAN TRICHAMDS AVE NORTH BOUNDARY</p>	<p>Tel: Cell: 0826503480 Fax: Email: LESH@SARCO.CO.ZA</p>	<p>Comments and Issues:</p>
<p>Name: CAR. C. CRAWFORD Address: 541 LEON FERREIRA DR REKEL PARK.</p>	<p>Tel: 011-999-5648 Cell: 0828718135 Fax: Email: ephar@westnet.co.za</p>	<p>Comments and Issues:</p>

Name: <i>U.D.P. Potgieter</i> Address:	Tel: <i>012 843 9036</i> Cell: <i>083 675 1338</i> Fax: Email: <i>pottier.potgieter@bigenofh.co.za</i>	Comments and Issues:
Name: Address:	Tel: Cell: Fax: Email:	Comments and Issues:
Name: Address:	Tel: Cell: Fax: Email:	Comments and Issues:
Name: Address:	Tel: Cell: Fax: Email:	Comments and Issues:

<p>Name: <i>Twomb Niese</i></p> <p>Address: <i>52 Oberon Rd Sunward Park</i></p>	<p>Tel: <i>011 913 0887</i></p> <p>Cell: <i>0784502267</i></p> <p>Fax: <i>—</i></p> <p>Email: <i>twombn@ gmail.com</i></p>	<p>Comments and Issues:</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p>Name: <i>Achian Wiese</i></p> <p>Address: <i>52 Oberon Rd Sunward Park</i></p>	<p>Tel: <i>011 913 0887</i></p> <p>Cell: <i>082 920 7725</i></p> <p>Fax: <i>—</i></p> <p>Email: <i>achian@clikims.co.za</i></p>	<p>Comments and Issues:</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p>Name: <i>Linde van Rensburg</i></p> <p>Address: <i>9 Pollux rd Sunward Park</i></p>	<p>Tel:</p> <p>Cell: <i>083-570-4791</i></p> <p>Fax:</p> <p>Email: <i>linde@volmconsulting.co.za</i></p>	<p>Comments and Issues: <i>Consent</i></p> <p><i>for more people and</i></p> <p><i>more breathing</i></p> <p>.....</p> <p>.....</p> <p>.....</p>
<p>Name: <i>Dire Nduli</i></p> <p>Address: <i>88 Sonab Com Rd End Valley Sunward Park</i></p>	<p>Tel: <i>—</i></p> <p>Cell: <i>082 413 4777</i></p> <p>Fax:</p> <p>Email: <i>johann@itajsystems.co.za</i></p>	<p>Comments and Issues:</p> <p>.....</p> <p>.....</p> <p>.....</p>

Leeuwpoot South Mixed Use Development Draft Scoping Report for Review

A period of 30 days will be allowed for review and comments on the Draft Scoping Report for the proposed Leeuwpoot South Mixed Use Development from 27 October 2016 – 28 November 2016. Your comments should be sent directly to Bokamoso Environmental Attention: Adele Drake or Juanita De Beer (reception@bokamoso.net or fax: 086 570 5659).

A copy of the report will be available at:

Venue: Papachinos Restaurant

Attention: Robbie Berimbau (Owner)

Address: 261 Kingfisher Ave, Boksburg, 147

Tel: 011 913 2151

Date: 27 October 2016 – 28 November 2016

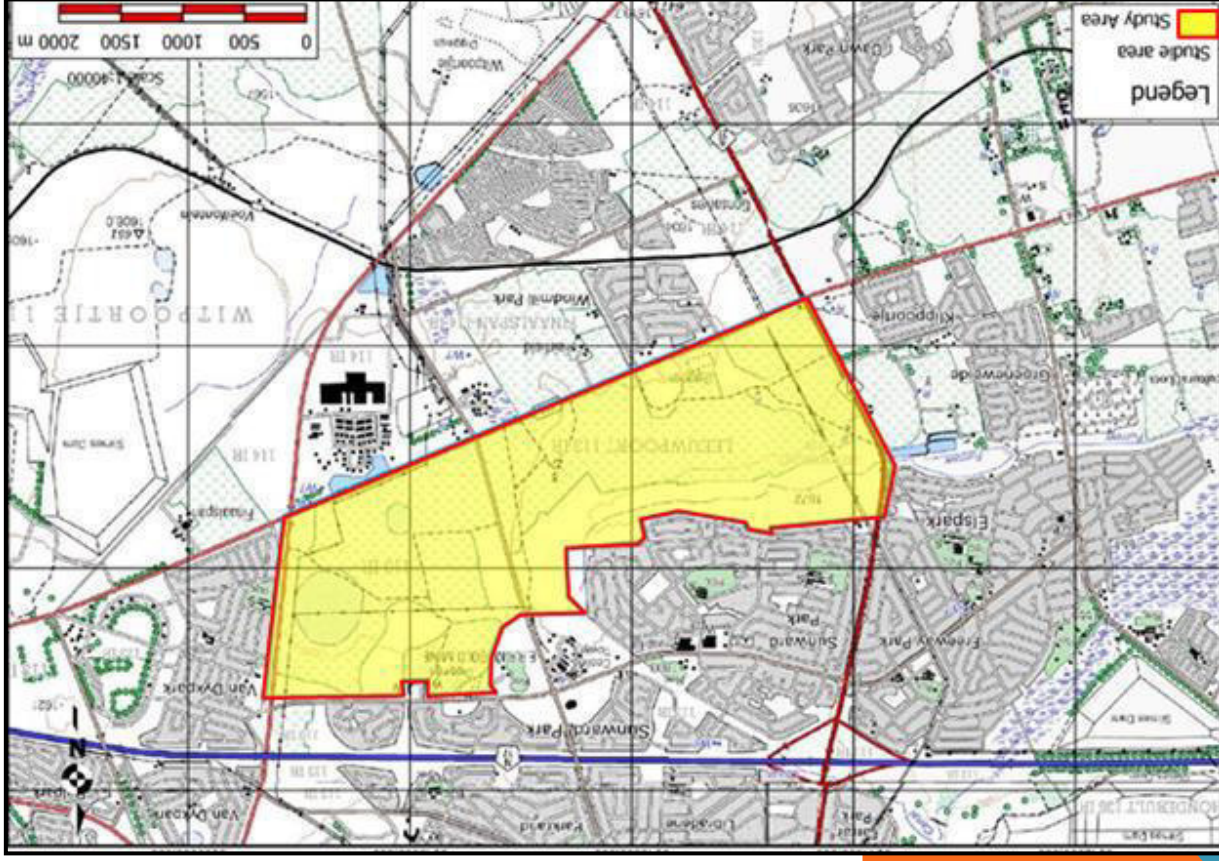
Also available on our Website: www.bokamoso.net

Please do not hesitate to contact us should you have any queries regarding the abovementioned development.

Contact person: **Juanita De Beer**

Tel: 012 346 3810 Fax: 086 570 5659

E-mail: reception@bokamoso.net



Review Register

Draft Scoping Report for the
proposed Leeuwpoot South Mixed Use
Development

Available: 27 October – 25 November 2016

**Please do not remove the
documents from the
premises!**



Contact: Lizelle Gregory Email: reception@bokamoso.net

Tel: (012) 346 3810

Fax: (086) 570 5659

<p>Name: F.A. Manais Address: Postnet Suite 49 Privatepost X4 Elspeak 1418</p>	<p>Tel: 010 591 3450 Cell: 076 409 8125 Fax: 086-544-6627 Email: em-townplan@web.co.za</p>	<p>Comments and Issues: Noted: Satisfied as long as recommendations are upheld.</p>
<p>Name: EKRUCSR Address: PO BOX 13712 NORTHMEAD 1511</p>	<p>Tel: Cell: 083 654 0803 Fax: Email: ETIBUNEKRUCSR@GMAIL.COM</p>	<p>Comments and Issues: ISSUES NONE SUBJECT TO EIA. APPROVAL AND RECOMMENDA TIONS FOLLOWED.</p>
<p>Name: MT MASHABANE Address: BOX 18341 SUNWARD PARK, 1470.</p>	<p>Tel: Cell: 083 260 4122 Fax: Email: majukapa@yahoo.com</p>	<p>Comments and Issues:</p>
<p>Name: L.A. WILLIAMS Address: P.O. BOX 17565 SUNWARD PARK, 1470 3 LEO ROAD SUNWARD PARK</p>	<p>Tel: (011) 896 2692 Cell: 082 573 3894 Fax: (011) 913 3759 Email: wilwzn@web.co.za</p>	<p>Comments and Issues: YOUR LAYOUT DIAGRAM OF THE PROPOSED TOWNSHIP IS NOT READABLE. NEED LARGER SCALE. I STILL BELIEVE YOU WILL HAVE TROUBLE WITH UNDERLYING DOMESTIC ECONOMIC BENEFIT.</p>

<p>Name: P. BOTHA</p> <p>Address: 5 Amandla Street Kinrossville</p>	<p>Tel: 011 637 6021</p> <p>Cell: 082 894 2425</p> <p>Fax:</p> <p>Email: p.botha@engbglabshanti.com</p>	<p>Comments and Issues: 1 The area map provided as Ann D. is not readable. Please provide a bigger version - At least A3.</p> <p>2 7, 337 new units, without the 47 high density units, the current infrastructure, roads, water supply, schools already exist take the current load and the report is not clear on how this will be dealt with. Current infrastructure not all maintained</p> <p>Comments and Issues: 3 Will there be additional on/off ramps on the N11.</p> <p>4 How an economic study been done, i.e. will the rates & taxes to be levied be able to carry the burden of maintaining the development.</p> <p>5 Examples of work done by Bokamoso in Comments and Issues: Ann B show high value developments, this can create the wrong expectation what work have they done on the types of developments so envisaged.</p> <p>6 What are the plans to ensure by the pattern involved that this project will not be a big pool for corrupt activities.</p> <p>7 Funds available for the development</p> <p>Comments and Issues: 8 or will funds earmarked for maintenance of current infrastructure be used.</p> <p>9 How will infrastructure development be planned with phases of development to ensure residents of the area is not "start charged" i.e. promises are made but never fulfilled, area is developed by infrastructure left as is.</p>
<p>Name:</p> <p>Address:</p>	<p>Tel:</p> <p>Cell:</p> <p>Fax:</p> <p>Email:</p>	
<p>Name:</p> <p>Address:</p>	<p>Tel:</p> <p>Cell:</p> <p>Fax:</p> <p>Email:</p>	
<p>Name:</p> <p>Address:</p>	<p>Tel:</p> <p>Cell:</p> <p>Fax:</p> <p>Email:</p>	

LEBOMBO GARDENS BUILDING
36 LEBOMBO ROAD
ASHLEA GARDENS

P.O. BOX 11375
MAROELANA
0181

Tel: (012) 346 3810
Fax: 086 570 5659
E-mail: reception@bokamoso.net
Website: www.Bokamoso.net



THE PROPOSED LEEUWPOORT SOUTH MIXED USE DEVELOPMENT

SCOPING PHASE PUBLIC MEETING
25 January 2017

PROJECT TEAM

BOKAMOSO ENVIRONMENTAL CONSULTANTS:

Lizelle Gregory	-	EAP & Owner
Adéle Drake	-	Project EAP
Juanita de Beer	-	Public Participation Consultant
Corne Niemandt	-	EAP in training/Fauna Specialist
AE van Wyk	-	Environmental Control Officer

APPLICANT:

Pottie Potgieter	-	Leeuwpoort Developments Pty Ltd
Danie van der Merwe	-	Urban Dynamics
Quintin du Buisson	-	Ekurhuleni Metropolitan Municipality

REG NO: CK 2010/087490/23
VAT REG NO: 4080260872

BOKAMOSO LANDSCAPE ARCHITECTS AND ENVIRONMENTAL CONSULTANTS CC

MEMBER: Lizelle Gregory

AGENDA

1. Welcoming and Introduction
2. Background Regarding the EIA Process
3. Importance of the Public Participation
4. Notification of I&APs and Issues & Comments Register
5. The Purpose of the Meeting
6. Description of the Project
7. Preliminary Sensitivity Analysis
8. Preliminary Issues Identified
9. Way Forward
10. Questions, Comments & Issues

MINUTES

1. Welcoming and Introduction

Lizelle Gregory opened the meeting and introduced the Applicant's representatives to attendees; Pottie Potgieter of Bigen Africa, Danie van der Merwe from Urban Dynamics, and Quintin du Buisson of Ekurhuleni Metropolitan Municipality.

Lizelle also introduced Bokamoso Environmental Consultants' Project Team appointed to compile Environmental Authorisation application in terms of NEMA and Water Use License (WULA) for the proposed project; Adèle Drake is Environmental Assessment Practitioner (EAP) on the project, Cornè Niemandt is EAP in training and Fauna Specialist, AE van Wyk is an Environmental Control Officer, and Juanita de Beer is the Public Participation Consultant. If the public have questions related to the project, they may contact members of the project team.

2. Background Regarding the EIA Process:

Due to the size of the proposed development approximately 769ha, a full EIA Process is triggered. The EIA Process consists of two phases: the first is the Scoping Phase and secondly the EIA Phase.

Currently we are in the Scoping Phase. The purpose of the Scoping Phase is to identify issues of concern – the members of the public are invited to provide Bokamoso with their comments, objections and issues to list in the Scoping Report.

A Draft Scoping Report was published for review by Interested & Affected Parties. Following this meeting a Final Scoping Report will be produced

listing all issues and concerns raised and identified. Issues and concerns raised will be analysed during the EIA Phase. During EIA Phase specialist studies are required to investigate the Bio-physical environment including topography, fauna and flora, ridges, watercourses, geology, soils, etc., Social environment i.e. how public will be affected by the proposed development, Economic environment what are benefits, and Legislative requirements i.e. whether development is in line with governments planning for the area. Issues and concerns identified will be listed together with proposed mitigation measures during the EIA Process.

In terms of Section 21 of the National Water Act, if a wetland occurs on site or if infrastructure crosses a watercourse, a Water Use License Application (WULA) is triggered. The purpose of the WULA is to protect watercourses and to prevent pollution.

There are other applications running concurrent with the EIA Process and WULA process, such as the Town planning Application. This meeting's focus is only the EIA Process and WULA process.

A mining company has existing Surface Rights on the proposed development site and therefore a meeting was held between the Developer and the Mining Company. Due to Surface Rights the Mineral and Petroleum Resources Development Act must also be considered.

A slide depicted other legislation that might be triggered by the proposed development e.g. Air Emissions License, Waste Management License, Water Use License etc. Preliminary specialist studies conducted did not identify any contamination on site.

This application is made in terms of the 2014 NEMA EIA Regulations. Such Regulations available on the internet. Bokamoso could make the Regulations available if required.

3. Importance of the Public Participation

Lizelle referred to the presentation and what has been done to inform the public and stakeholders of the proposed development. Bokamoso does more than what is required in terms of the NEMA regulations.

Refer presentation

- Notify public of proposed project and invite to register as I&AP – 30 days. Because attendees are potentially affected by the proposed development it is important that Bokamoso receive attendees' comments and concerns related to the proposed project. Notices were hand delivered to residents bordering the proposed development site.
- Submit application to GDARD – 10 days
- Compile Draft Scoping Report and publish for 30 days:
- Submit Final Scoping Report to the competent Authority, the Stakeholders as well as I&APs.
- Public and Stakeholder review and submit to Competent Authority (CA) – 40 days.
- Compile Draft EIA Report and publish for 30 days to enable Public and Stakeholders to review the Report and to submit to Competent Authority – 106 days.

Despite the NEMA EIA Regulations not stipulating that a second public meeting be held during the EIA Phase, Bokamoso will schedule another meeting to inform the public of findings during the EIA Phase.

- Compile Final EIA Report and submit to Competent Authority – 107 days after that Bokamoso Environmental received comments from I&APs, the FINAL EIA REPORT will be submitted to the Competent Authority/ Department for consideration.
- Competent Authority to inform Applicant of decision – 14 days.

A meeting held between Bokamoso, the Developer and Ekurhuleni stressed the need for Housing. Government has identified available vacant land in Urban areas for infill residential development, and this land parcel has been identified by Ekurhuleni for the purpose of the proposed development. Greenfields development outside the Urban Edge is not the best option from an ecological or socio-economic point of view.

Refer presentation

THE PUBLIC PARTICIPATION PROCESS PROVIDES THE FOLLOWING:

- An opportunity for Interested and Affected Parties (I&APs) to obtain clear accurate and comprehensible information about the proposed activity, its alternatives or the decision and the Environment Impacts thereof;
- The opportunity for the I&AP's to indicate their viewpoints, issues and concerns regarding the activity, alternatives and/ or decision;
- The opportunity for the I&APs for suggesting ways of avoiding, reducing or mitigating negative impacts;

- The opportunity for the I&APs for suggesting ways of avoiding, reducing or mitigating negative impacts;
- Enabling an Applicant to incorporate the needs, preferences and values of Affected Parties into the activity;
- Opportunities to avoid and resolve disputes and reconcile conflicting interests; and
- Enhancing transparency and accountability in decision making.

Refer presentation

NOTIFICATION OF THE I&APs

Stakeholders (I&APs) were notified of the SCOPING PROCESS through:

- Site notices were erected at prominent points on and around the study area on 1 September 2016;
- On 1 September 2016 public notices/flyers were distributed to the neighbouring properties and estates/developments that may be affected by the proposed development;
- Notices regarding the project were further e-mailed and faxed to a list of Interested & Affected Parties and the councillors in the area;
- An advertisement was placed in "'Boksburg Advertiser News"' newspaper on 9 September 2016;
- 76 Members of the public and stakeholders registered as I&APs
- Draft Scoping Report was available for public review 27 October to 28 November 2016

Refer presentation

The Organs of State and Institutions that Bokamoso Environmental identified that will have an interest in the Project were listed.

Refer presentation

Public Participation during the EIA phase involves:

- Erecting site notices
- Distribution of Notices to surrounding land owners and tenants
- Advert of EIA to be placed in Boksburg Advertiser
- EIA Public meeting
- Draft EIA to be published for public and institutional review.

4. The Purpose of the Meeting:

The purpose of the meeting is to inform the public of the proposed development and to identify issues and concerns related to the proposed development, to be included in the Final Scoping Report and to be investigated during the EIA Phase. The Draft Scoping Report was made available for public comment. Issues and concerns raised during this meeting, will be included in the Final Scoping Report for assessment during the EIA Phase.

During the EIA Phase another public meeting will be held once all the specialist studies have been conducted. The Draft EIA, containing all the specialist studies will be made available for 30-day review and public comment. Following the public meeting during the EIA Phase the EIA Report will be finalised and submitted to the competent authority for consideration. If the proposed development is approved and members of the public are against the decision, a 20-day appeal period is allowed.

5. Description of the Project:

Lizelle referred to the Locality map of the Study Area reiterated the proposed development site is 769ha in extent. Sunward Residential area

occurs to the north of the proposed development, with informal settlement to the south and mining activities to the north. The N17 passes the proposed development site to the north, from west to east.

Leeuwpoot Developments (PTY) LTD in collaboration with Ekurhuleni Metropolitan Municipality is proposing the development of:

- a Mixed-Use Development to be known as Leeuwpoot South Mixed Use Development catering for approximately 13,269 affordable residential units (subsidised, FLISP, bonded) and erven, and supportive land uses;
- 769 ha in extent on part of the remaining extent of the Farm Leeuwpoot 113 IR;
- comprising of the following land uses;
 - Residential 1 (2,092 bonded stands ranging from 400-700m²),
 - Residential 1 (1,988 FLISP stands 300m² in size)
 - Residential 3 (1,514 FLISP stands 220m² /46u/ha)
 - Residential 3 (1,743 subsidised stands 200m² / 50u/ha),
 - Residential 4 (21 stands for subsidies units / 120u/ha),
 - Residential 4 (21 stands for FLISP units / 160u/ha),
 - Residential 4 (5 stands for Bonded units / 180u/ha),
 - Business 2 (10 stand for shops and restaurants),
 - Business 3 (5 stands for offices),
 - Special (1 stand for a clinic),
 - Special (1 stand for a retirement village),
 - Special (2 stands for Agriculture and consent land use),
 - Special (11 stands for security gate houses),
 - Public Services (1 stand for electrical substation)
 - Community Facility (13 stands for community facilities, Primary Schools, and Secondary Schools),

- Transportation (7 stands for railway line, station, and Taxi facilities),
- Public Open Space (96 stands for parks),
- And Streets.

The surrounding land use was depicted on a map and the location of the proposed development pointed out to attendees.

Lizelle referred to the different types of housing i.e. bonded, FLISP, and subsidised housing. Ecological features occurring on site e.g. wetlands will result in the development footprint reducing.

The approach of the proposed development is to have bonded stands i.e. low density housing on the northern portion of the development site, and the higher density closer to the informal settlement in bordering the southern boundary.

Photographs of different types of housing proposed as part of the development were presented; subsidised stands, bonded stands, and high density 3-storey units.

The Lufhereng Project currently under development in Soweto is a good example of this type of Mixed Use Development proposed for Leeuwpoort South, where residential development goes hand-in-hand with the provision of service infrastructure, and social and commercial facilities.

6. Preliminary Sensitivity Analysis

Bokamoso Environmental did a Preliminary Sensitivity Analysis of the ecological, social, institutional and economic environments utilising maps produced by the Gauteng Department of Agricultural and Rural Development called the Gauteng Conservation Plan, also known as Gauteng C-Plan.

The C-Plan data maps were presented:

- The Agricultural potential map identified a section of the proposed development site having High Potential for Agriculture.
- According to the Dolomite map the western section of the proposed development is underlain by Dolomite.
- According to C-Plan Irreplaceable map, sections of the proposed development site associated with wetlands and Avi-fauna species are of Ecological Importance. Ecological specialist studies may only be conducted during the wet season. Some studies have been conducted but requires, review and updating.
- According to the C-Plan Irreplaceable map presented sections of the site has the potential to house Orange Listed plant species. GDRAD can request plants to be relocated if occurrence is confirmed during specialist studies, or enforce a buffer around protected species identified.
- The Watercourse map presented identified a non-perennial river, wetland and pans occurring on site. A 32m buffer must be applied to wetlands occurring within the Gauteng Urban Edge.
- According to the Surrounding land use map, the surrounding properties are mainly used for residential purposes.

If attendees have issues of concerns not listed during the presentation, they are welcome to list it in the Comments & Issues Register available or to mail Bokamoso.

7. Preliminary Issues Identified

- Geology - Dolomite;
- Historic mining, mine was requested to provide map identifying undermined areas;
- Existing mining and prospecting rights, a meeting took place with the relevant mining company regarding surface rights;
- Watercourses and associated flood lines, the proposed development should not impact on the surrounding land uses due to change in 1:100 flood line;
- Wetlands present on site, associated buffer, and Water Use License required;
- Stormwater attenuation, DWS requires that pre- and post-construction flow must be the same;
- Servitudes;
- Potential for protected fauna and flora occurring on site;
- Agricultural potential. The proposed development site does not fall within any of the seven Agricultural Hubs identified in Gauteng;
- Capacity of existing service infrastructure (roads/water/electricity). This development will improve service infrastructure;
- Noise impacts;
- Visual Impacts, how visible is the proposed development;
- Safety and Security;
- Education Facilities i.e. the developments capacity to cater for additional children. The Department of Education has standards to be complied with in terms of Township Establishment, standard used

- to be 1 Primary School for every 1200 households, and one High School for every two Primary Schools;
- Opportunity for local businesses to be involved in development. Local business owners are welcome to contact the development team and advise on what services they can provide;
 - Type of housing and potential impact on surrounding property values. The environment is regarded as form giving element to the layout;
 - Provision of affordable housing; and
 - Impact on road infrastructure, A Traffic Master Plan will be compiled;
 - Infill development to prevent urban sprawl and to promote optimum utilisation of existing service infrastructure.

The Environmental Management Plan (EMP) produced as part of supporting document to the EIA Report will stipulate mitigation measures to be taken to address the concerns and issues identified with the proposed development site and to mitigate the potential impacts. This EMP becomes a legal binding document and an Environment Control Officer must be appointed to ensure compliance with the EMP. Monitoring and Auditing is important requirement in terms of the revised Regulations.

The EMP also applies to the Operational Phase of the proposed project.

9. THE WAY FORWARD

- Include issues and concerns raised during this public meeting in Final Scoping Report.

- Submit Final Scoping Report and Plan of Study for EIA to Competent Authority for consideration. The FINAL SCOPING REPORT as well as the study for the EIA will be submitted to the Competent Authority for consideration. This Authority could approve or reject the SCOPING REPORT and Plan of Study. If the FINAL SCOPING REPORT is rejected, it will be necessary to amend such report.
- Competent Authority approve/reject SR and Plan of Study for EIA; If the FINAL SCOPING REPORT is approved, Bokamoso Environmental will receive approval to commence with the EIA Phase. It is not a Project approval; it is only an approval to continue with the EIA Phase.
- If the Scoping Report and Plan of Study for EIA is approved – Bokamoso will commence with the EIA Process;
- Compilation of specialist reports and addressing of issues and concerns raised, during the EIA Phase;
- Make Draft EIA Report available for Public and Stakeholder Review;
- A 2nd Public Participation Meeting will be held following 30-day review of Draft EIA Report by I&APs;
- Address Issues and Concerns Raised in Final EIA Report;
- Finalise EIA Report and submit to Competent Authority; After receiving I&APs comments and Issues, the EIA REPORT will be finalised the aforesaid Report will be submitted to be Competent Authority. The CA can decide to reject or refuse the Application, because of certain facts or reasons or it could be approved.
- Inform Public of Decision (Approval/ Refusal) and Appeal Process. Once Bokamoso Environmental received the decision, all I&APs will be informed as well as the Stakeholders. I&APs are allowed to lodge an Appeal and the latter must be submitted within 20 days from the date of notification of I&APs.

10. QUESTIONS COMMENTS AND ISSUES:

The Floor was opened for the Attendees to put their questions and comments forward. Attendees were also invited to speak to Lizelle and the other Consultants present, separately, after the meeting, if they were not comfortable raising their questions or concerns during the meeting.

Speaker: Mr LA Williams – Sunward Park resident

Mr Williams enquired on the number of houses and densities to be constructed as part of the development as stipulated in the Draft Scoping Report published for public review. Mr Williams said that he came across a lady conducting a Traffic count, yet no Traffic Impact Study was presented. Mr Williams also enquired as to source of the Geology data and how many holes were drilled on the development site. Mr Williams also requested a larger scale map as the maps were not easy to read due to the scale.

Lizelle Gregory of Bokamoso responded that several types of housing at different densities are proposed for the development as per the presentation. Lizelle said that a Traffic Impact Study (TIS) was undertaken, but still needs to be finalised for inclusion in the Draft EIA Report. The TIS has not been published for review yet as we are still in the Scoping Phase of the Environmental Impact Assessment Process. A Geotechnical Engineer was appointed to conduct the Geotechnical Study. Precautionary measures for developing on Dolomite will be included in the EIA.

Lizelle responded that a preliminary layout map was published in Draft Scoping Report and stated that larger scale maps can be made available.

Mr Williams stated that the Mining Company and Department of Minerals and Energy has a 1:10,000 map denoting undermining and workings and informed the meeting that East Shaft will open again.

Speaker: Pieter Botha - Resident at Kingfisher Place

Mr Botha enquired regarding the timeline for the studies and proposed development construction.

Lizelle Gregory that the project was a priority project for EMM and that construction would probably commence as soon as Environmental Authorisation is obtained. EIA and WUL applications usually take 12 to 18 months each. Bokamoso shall request Ekurhuleni Metropolitan Municipality (EMM) to supply a preliminary timeline for the proposed development.

Mr Botha acknowledged that there is pressure on government to housing, but that service provision as part of new housing developments is of concern.

Lizelle Gregory responded that the proposed development will not be approved by the Competent Authority without Bokamoso proving that existing services have sufficient capacity to deal with additional load of the proposed development or proving that services shall be upgraded as part of the proposed development. The provision of Services as part of the proposed development is guaranteed.

Mr Botha raised his concern regarding corruption within government in terms of applying funding, and enquired who will be held accountable for the R&T associated with the subsidised housing.

Lizelle responded that EMM appointed an external Engineering Company as Project Developer to ensure project execution. Lizelle offered attendees the opportunity to visit Lufhereng near Soweto to view a Mixed-Use Development in operation.

EMM to respond to question regarding R&T.

Speaker: Mr Nick Spong- Van Dyk Primary School

Mr Spong Stated that there is a shortage of schools in Boksburg and that there was only one Primary School in Van Dyk suburb. Over 1800 students in Van Dyk Primary School.

Lizelle Gregory responded that Urban Dynamics as the Town planners shall look into the number of schools proposed as part of the Mixed-Use Development.

Speaker: Mr Jabulani Kgomo – Kingfisher Resident

Mr Kgomo requested photos of the Lufhereng Mixed Use Development near Soweto.

Lizelle Gregory responded that Bokamoso will request photographs from the developer.

Speaker: Bernadine – Sunward Park

Bernadine enquired whether it is still possible for the public to stop the development from taking place.

Lizelle Gregory responded that housing was necessary to address the existing need for housing, but that Bokamoso cannot guarantee approval of the project. If the site is found to be suitable for infill development, it will most likely be developed. An attempt should be made to address and mitigate issues and concerns identified, as part of the proposed development.

Francesca Lessing responded that she did not agree with Lizelle's statement and that it was a legal requirement to conduct public participation and that the public did have the power to stop the proposed development by for example declaring the area a protected area.

Lizelle Gregory clarified that there is a need for housing developments, but as community you can object to the development. If Bokamoso is of the opinion that the project should not go ahead due to sensitive issues identified (i.e. mining pollution), Bokamoso will state this in the EIA Report. The public can appeal against the Decision if an authorisation is issued.

Speaker: Mrs Kgomo – Kingfisher Place

Mrs Kgomo raised her concern regarding the photos presented not having depicted any landscaping as part of the development and enquired whether the houses will be fenced as part of the development or whether residents will be required to fence stands themselves as the

latter is not visually appealing when installed by residents of low cost housing.

Lizelle Gregory responded that the proposed development will comprise of green areas such as parks and walkways as a certain portion of the development must be set aside for green areas, and photos were only used as examples of housing typologies. The question regarding whether or not houses will be fenced as part of the development or not, will be responded to in the EIA Report. Lizelle cannot answer at this stage.

Speaker: Linda Nel – Estate Agent

Ms Nel confirmed that there is indeed a need for housing in Boksburg, but that developers had to look at the future growth of Boksburg and the affect that the proposed development will have the future growth of Boksburg and on existing property values. Focus should be on long term growth of Boksburg. Low cost housing should be on the southern side of North boundary Road.

Lizelle Gregory responded that the Low density bonded housing was aimed to provide housing to a “higher income group”. These higher income houses will be constructed along the northern boundary of the proposed development site.

Lizelle proposed that EMM and Town planners respond in terms of EMM IDP and Spatial Development Plan (SDP).

Speaker: Michael – Tusk Security

Michael stated that security was an existing concern to residents of Boksburg and enquired how security will be catered for as part of the proposed development.

Lizelle responded that security will be considered and addressed as part of the proposed Mixed Use Development.

Speaker: Jason Mansfield – Property Manager

Mr Mansfield stated that property development is aimed at making money and to provide subsidised housing is one thing, but to maintain subsidised housing is a different story. Recommend look at sectional title which stipulates how properties should be managed. Mr Mansfield said that he could not see the value of subsidised housing near Sunward Park as it will only devalue the surrounding property values.

Lizelle Gregory stated that feedback will be obtained from the project team regarding sustainability of the project. Market Study as well as Socio-Economic study will be conducted as part of the proposed development, and mitigation measures proposed therein will be considered during the EIA Phase.

Mr Mansfield added that he was concerned that foreign labourers will be utilised to construct the proposed development instead of local labourers and that he would like to see the local population benefit from the proposed development. Mr Mansfield also enquired whether Leeuwpoort Developments were a local company.

Lizelle responded that Leeuwpoort Developments was indeed a local company and will use local labour where possible.

Speaker: Jabulani Kgomo – Kingfisher Resident

Mr Kgomo raised a concern regarding the enforcement of by-laws e.g. tuck-shops, do not want to see shabeens etc.

Lizelle responded that the idea is to have a planned development with decent infrastructure.

Speaker: Mr Wiese

Mr Wiese raised his concern regarding the absence of a Waste Management Plan considering the limited capacity of the existing landfill site.

Lizelle Gregory responded that waste shall be addressed during the EIA Phase and that EMM had to prove that services including waste facilities have the capacity to cater for the proposed development. A Waste Management Plan might also be required as part of the EMP included in the EIA Report.

Speaker: Trevor Mashabane – Kingfisher Resident

Mr Mashabane enquired about business opportunities and to what extent local experts will be utilised as part of the development.

Lizelle responded that business owners may contact the Developers representative Mr Pottie Potgieter. The idea of the development is to utilise local businesses. This development is a joint venture between the local authority and a private developer.

Pottie Potgieter responded that Leeuwpoot Developments (Pty) Ltd is a Private Company with Bigen Africa and Urban Dynamics as main shareholders. Leeuwpoot Developments (Pty) Ltd entered into a partnership with EMM to develop the proposed Leeuwpoot South Mixed Use Development.

Pottie also stated that the development starts with bulk infrastructure and that two reservoirs are planned in order to cater for the additional water users. Mr Potgieter mentioned that surrounding roads will also be upgraded as part of the proposed development, from which the public will benefit. The aim is to provide a sustainable development.

Speaker: Francesca Lessing – Local Resident

Ms Lessing enquired regarding completing the Fauna and Flora Assessment as there is a herd of buck moving through the proposed development site, and jackal as well as aardvark have been spotted.

Lizelle Gregory responded that Site visits and studies were conducted during Q4 of 2016, but studies still have to be completed.

Ms Lessing stated that the land was still zoned as “Agricultural” and enquired whether the process of rezoning has commenced.

Lizelle responded that the proposed development site belongs to EMM and occurs within the Urban Edge and therefore do not require permission from the Department of Agriculture to be developed, but that a Town planning process for purpose of rezoning has already commenced.

Speaker: Pieter Botha - Resident at Kingfisher Place

Mr Botha enquired whether an additional off-ramp will be installed from the N17 as part of the proposed development.

Mr Potgieter responded that a preliminary TIS was conducted and it will be considered as part of the final Traffic Impact Study.

Speaker: Marius – Councillor Ward 32

Marius enquired whether any objections were received against the proposed development.

Lizelle Gregory said objections were received and Comments & Response Report addressing concerns and objections raised will be made available during the EIA Phase.

Marius stated that he did not receive a response on the objections raised for Reiger Park.

Lizelle Gregory responded that Bokamoso was only gathering feedback from I&APs during the Scoping Phase and that concerns will only be addressed during the EIA phase.

Marius stated that he attended the CPF meeting where Police confirmed they cannot provide the required Police Service to Boksburg.

Lizelle responded that it will be captured as part of the issues raised and that Safety and Security was listed in the presentation as one of the preliminary issues identified.

Speaker: Dr Johnny Naude – Sunward Park

Dr Naude enquired whether a survey was launched amongst rate payers to obtain their views regarding the proposed development, and stated that EMM does not support local.

Lizelle Gregory said she was unable to comment on statement made regarding EMM.

Speaker: Mr Duncan Harrison – Local Resident

Mr Harrison stated for the record that the slides presented were unreadable. Mr Harrison also enquired whether EMM has a stake in the development and what their role in this development was. Lizelle apologised and again undertook to make presentation available.

Mr Du Buisson of EMM responded that the proposed development was a partnership between Leeuwpoort Developments (Pty) Ltd and EMM. Funding comes from USBG fund and any profit generated from the project will be injected back into EMM.

Speaker: Pieter Botha - Resident at Kingfisher Place

Mr Botha enquired whether social facilities such as Hospitals and Clinics were considered as part of the proposed development.

Lizelle responded that Social facilities were planned as part of the development, what have been identified is Police capacity and the need for schools.

Mr Botha requested that EMM respond in writing to the questions raised during this meeting and in the Comments and Issues Register completed at Pappachinos.

Lizelle responded that Bokamoso shall compile the minutes and request EMM to approve and respond to questions raised.

Mr Botha stated that he did not notice a representative from Boksburg advertiser being present at the meeting and requested that they be invited to future meetings.

Speaker: Adriaan Wiese – Sunward Park

Mr Wiese mentioned that he did not notice an advert in the Boksburg Advertiser as if the project was kept under wraps, and stated that attendance was poor due to poor advertising. Mr Wiese suggested that the entire process start from scratch.

Lizelle responded that an advert was published in the Boksburg Advertiser to inform the public of the project, and which invite the public to register as I&AP's. Only persons or Body Corporates who registered as I&APs were invited to the public meeting. Another public meeting will be held during the EIA Phase. If you have any persons to be registered as I&APs, please provide us with their names.

Speaker: Unknown speaker

A speaker suggested that the public be informed of meetings in future by means of notice on municipal accounts.

Lizelle mentioned that there is no intention to hide the project as she will not be attending this meeting and inviting public to raise their comments or concerns if the plan was to hide the project.

Speaker: Trevor Mashabane – Kingfisher Resident

Kingfisher Resident Mr Mashabane suggested that Home Owners Association be informed of the proposed development.

Speaker: Jabulani Kgomo – Kingfisher Resident

Mr Kgomo requested that SAPS be invited to the next public meeting to present their plan on Safety and Security for the area, and that the Department of Education be invited to the meeting to present their plan for providing Education facilities in the area.

Lizelle responded that she was not sure whether it would be possible to get organs of state to attend the meeting, but that concerns raised will be investigated and addressed during EIA Phase.

If Bokamoso recommends mitigation measures in the EMP pertaining to number of education facilities or Safety and Security pertaining to the development, it will be binding if project receives environmental authorisation, i.e. the Developer will have to implement what is recommend.

Speaker: Mokgadi Kgomo – Kingfisher Resident

Mrs Kgomo enquired regarding the monetary value of housing to be constructed.

Mr Potgieter responded that the bonded houses mix ranged from 300-700m² in size and that smaller developers will be responsible for construction of bonded housing. FLISP housing ranged in value from R 320,000 to R 420,000 and funding is supplied by Government.

Speaker: Jabulani Kgomo – Kingfisher Resident

Mr Kgomo stated for the record that he objects to RDP housing as part of the development.

Lizelle responded that the public has the right to object.

Speaker: Linda Nel – Estate Agent

Mrs Nel stated that Boksburg has need for houses valued at R 1 million.

North boundary Road was always meant as the names states, to serve as boundary between different housing developments.

Linda enquired what happened to the Reiger Park Residential Development comprising of low cost housing.

Lizelle requested that Linda place summary of Boksburg history in writing in order to assist Bokamoso with review of issues and concerns.

Speaker: Pieter Botha - Resident at Kingfisher Place

Mr Botha stated that the conditions associated with Title Deed of his property are very strict. He wanted to know how these strict rules will be applied in order to prevent residents from constructing shack next to their houses.

Lizelle responded that the concern raised was noted.

Speaker: Charles Crawford – Ward Councillor Reiger Park

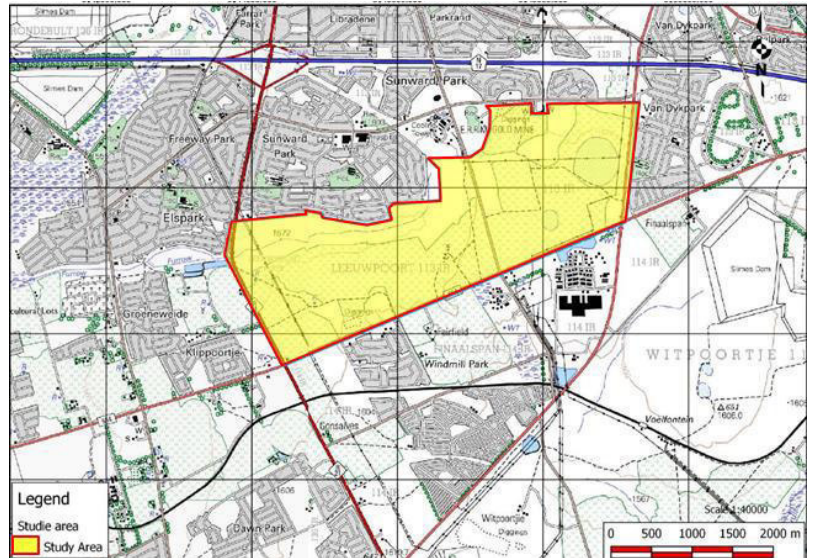
Mr Crawford enquired who the developer was as they cannot be traced.

Lizelle responded that the information will be disclosed.

NOTICE OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION AND WATER USE LICENSE APPLICATION

Notice is hereby given that an application for environmental authorization in terms of the EIA Regulations, 2014 (Regulations in terms of Chapter 6 of the National Environmental Management Act, 1998, as amended) will be lodged with the Gauteng Department of Agriculture and Rural Development. A Water Use License Applications (WULA) in terms of the National Water Act, 1998 (Act No. 36 of 1998) is also required.

Project Description: The proposed project is for establishment of a township currently known as Leeuwpoot South (which will be phased and known as various extensions of Sunward Park) by Leeuwpoot Development (Pty) Ltd in collaboration with Ekurhuleni Metropolitan Municipality, south of Sunward Park, Boksburg, Ekurhuleni, Gauteng Province. It aims to serve as mixed use development, [(Residential 1, Residential 3, Residential 4, Business 2, Business 3, Special (for clinic, retirement village and frail care, gate houses, and agriculture and other uses with consent), Public Services, Community Facility, Transportation, and Public Open Space)], on a part of the remaining extent of the Farm Leeuwpoot 113 IR. The proposed development is 6.5km south of the Boksburg CBD just south of Sunward Park. The R 554 runs along the southern boundary of the proposed development, with the R 21 running along the western boundary and the M43 running along the eastern boundary.



Listing Activities Applied for: in terms of the NEMA EIA Regulations, 4 December 2014; GNR 983 (Listing Notice 1) Activity 9, 10, 11, 12, 19, 22, 24, 26, 27, 28, 31 & 32; GNR 984 (Listing Notice 2), Activity 4, 6, and 15; and GNR 985 (Listing Notice 3), Activity 12 & 14.

Water Uses applied for: Section 21 (c) and (i), and possibly (a), (b) and (j)

Date of Notice: 1 September 2016 – 30 September 2016

In order to ensure that you are identified as an Interested and/or Affected Party (I&AP) please submit your name, contact information and interest in the matter, in writing, to the contact person given above **within 30 days from start date of this Notice**.

The proposed development requires applications subject to a **Scoping and Environmental Impact Assessment Process** and a **Water Use License Application**. All registered I&APs will be allowed 60 days to comment on the **Water Use License Application** and 30 days on the **Scoping and Environmental Impact Assessment Process** upon release of the documentation.

Queries regarding this matter should be referred to:

Bokamoso Landscape Architects and Environmental Consultants CC

Public Participation registration and Enquiries: **Juanita De Beer**

Project Enquiries: **Anè Agenbacht**

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Dear Landowner/Tenant

1 September 2016

You are hereby informed that Bokamoso Environmental Consultants were appointed (as EAP) by Leeuwpoot Developments (Pty) Ltd in collaboration with Ekurhuleni Metropolitan Municipality to conduct the **Scoping and Environmental Impact Assessment Process** in terms of the amended 2014 NEMA EIA Regulations for the proposed Leeuwpoot South mixed use development on a part of the remaining extent of the Farm Leeuwpoot 113 IR, Boksburg, as well as **Water Use License Application** in terms of the National Water Act, 1998 (Act 36 of 1998).

The proposed land-use for the study area is as follows: Mixed use development [(Residential 1, Residential 3, Residential 4, Business 2, Business 3, Special (for clinic, retirement village and frail care, gate houses, and agriculture and other uses with consent), Public Services, Community Facility, Transportation, and Public Open Space)].

In terms of Regulation No. R982 published in the Government Notice No. 38282 of 4 December 2014 of the National Environment Management Act, 1998 (Act No. 107 of 1998) governing Environmental Impact Assessment (Notice 1, 2 and 3 – Government Notice R983, R984 & R985) of the 2014 amended NEMA Regulations, the EAP must inform all landowners and tenants within 100m from the study area of the proposed development.

This letter serves as notification to you, (landowner/tenant) of the property located within a 100m of the proposed activity. Bokamoso requests that you supply the contact details of any tenants or other interested and affected parties that reside or work on the property to Bokamoso. Bokamoso will then also supply these parties with the necessary notification letters.

Alternatively, you are also welcome to distribute copies of your notification to these parties. We will however require proof that you supplied the notices to the tenants, landowners, workers etc. Another option is to act as representative on behalf of these parties.


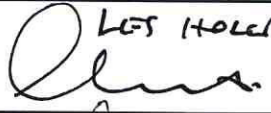

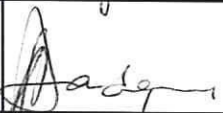
Please confirm within 30 days from start date of this notice (via email/fax) that you received the landowners/tenant notification and this letter. Also indicate in this confirmation letter whether you have tenants on your property and your preferred method of tenant/worker notification. The proposed development requires applications subject to a **Scoping and Environmental Impact Assessment Process** and a **Water Use License Application**. All registered I&APs will be allowed 60 days to comment on the **Water Use License Application** and 30 days on the **Scoping and Environmental Impact Assessment Process** upon release of the documentation.

Regards

.....
Lizelle Gregory/Juanita De Beer





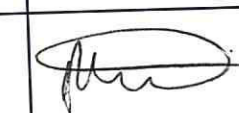
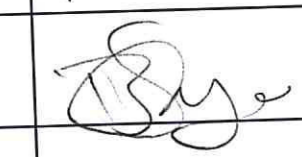
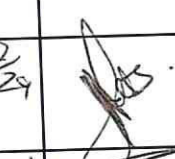

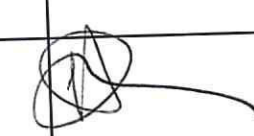
Leeuwpoot South - Landowner Notification

Acknowledgement of Receipt of land owner notification concerning the proposed Leeuwpoot South Project.

	Name	Address	Contact Details	Signature
1	Gate	Keurboom nr 42	Email: Fax: Tel:	
2	Laerskool Van Dyk Reinette W.	41v Keurboom + Waxberg Street	Email: reinettewd@gmail.com Fax: 086 458 6917 Tel: 011 915 3803	
3	Gate	Keurboom nr: 24 " 22.	Email: Fax: Tel:	
4	Gate	Keurboom nr. 20 " 18	Email: Fax: Tel:	
5	Gate	Keurboom nr. 16 " 12	Email: Fax: Tel:	
6	Gate	Keurboom nr. 6	Email: Fax: Tel:	
7	SGRGO SOLUTIONS CC	Corner of North Boundary + MICKINDO RD	Email: Fax: Tel: 0826503480	LES HOLLANDT 
8	CORRECTIONALS SERVICES.	BARRY MARAIS ROAD/NORTH BOUNDARY, BOKSBURG	Email: Fax: Tel:	NWVA/HUYSEN. 
9	EBDA. Lodge		Email: Fax: Tel:	
10			Email: Fax: Tel:	
11			Email: Fax: Tel:	
12			Email: Fax: Tel:	
13			Email: Fax: Tel:	
14			Email: Fax: Tel:	
15			Email: Fax: Tel:	



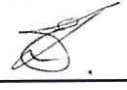
Leeuwpoot South - Landowner Notification

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	Name	Address	Contact Details	Signature
1	Gate.	Bert Lacey 73 Uiterkyk 214	Email: Fax: Tel:	
2	Gate	Uiterkyk 212 Bert Lacey 72	Email: Fax: Tel:	
3	Gate	Bert Lacey 73 " 86	Email: Fax: Tel:	
4	Gate	Bert Lacey 71	Email: Fax: Tel:	
5	PAPACHINOS Muy GENAT	201 Kingfisher Sunward	Email: Fax: Tel:	
6	CHIES Grobbelaar	Kingfisher Trichard. Sunward Pm.	Email: Fax: Tel:	
7	Telkom soc Patelo Kybu	40 Kingfisher Trichardt Rd	Email: Fax: Tel:	
8	Sunward life Style	40 Kingfisher Trichardt Rd	Email: Fax: Tel:	
9	Ville d fleur McDonald. Homeowners.	Refused to give contact details. McDonald will give the Notice to Manage	Email: Fax: Tel:	
10	Vignette Sella	Kingfisher Avenue Sunward Jnr	Email: Fax: Tel:	
11	Sunward Palms Centre Will contact manager.	Hand delivered	Email: Fax: Tel:	
12	Oilgro Plus Sunward	Kingfisher Avenue	Email: sunward@ Fax: oilgro.co.za Tel:	
13	HANKIES J.F.GAS & Maintenance	Keurboom & Essenhout.	Email: workforcivils Fax: @gmail.com Tel:	
14	Henk Jan Jansen	56 Keurboom	Email: Fax: Tel:	
15	Gate	40 Keurboom 46 "	Email: Fax: Tel:	

Leeuwpoot South - Landowner Notification

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	Name	Address	Contact Details	Signature
1	Magg's Deetlefs	Uiterkyk Rd Aquarius Rd 64	Email: maggsloves2 Fax: laugh@gmail.com Tel: 076 9919995	
2	Gate	66 Aquarius Rd	Email: Fax: Tel:	
3	Gate	206 Uiterkyk Rd	Email: Fax: Tel:	
4	Gate	208 Uiterkyk Rd	Email: Fax: Tel:	
5	Gate	210 Uiterkyk Rd	Email: Fax: Tel:	
6	Gate	220 Uiterkyk Rd	Email: Fax: Tel:	
7	Gate	222 Uiterkyk Rd	Email: Fax: Tel:	
8	Gate	224 Uiterkyk Rd	Email: Fax: Tel:	
9	C. BIRNARD 08	226 Uiterkyk Rd	Email: Fax: 011-913-2147 Tel: 083-377-632	
10	E. Labuschagne	228 Uiterkyk Rd	Email: elize@retrofitccas.co.za Fax: Tel: 011896-5996	
11	Gate	NG Gemeente Van Dyk Park Keurboom Straat 64	Email: Fax: Tel:	
12	Gate	Van Dyk Tennis Club	Email: Fax: Tel:	
13	Gate	Keurboom Straat number-60	Email: Fax: Tel:	
14	Gate	Keurboom Straat number-58	Email: Fax: Tel:	
15	Gate	Keurboom Straat number-56	Email: Fax: Tel:	


Leeuwpoot South - Landowner Notification

Acknowledgement of Receipt of land owner notification concerning the proposed Leeuwpoot South Project.

	Name	Address	Contact Details	Signature
1	Gate	Keurboom Street Number 54	Email: Fax: Tel:	
2	Gate	Keurboom Street number-52	Email: Fax: Tel:	
3	Gate	keurboom Street number-46	Email: Fax: Tel:	
4	Gate	Keurboom Street number 44	Email: Fax: Tel:	
5	Gate	Keurboom Street number-40	Email: Fax: Tel:	
6	Gate	Keurboom Street number-38	Email: Fax: Tel:	
7	Gate	Worberry Str number 2	Email: Fax: Tel:	
8	Gate	Kershout Str number-3	Email: Fax: Tel:	
9	Gate	Kershout Str Number-30	Email: Fax: Tel:	
10	Gate	Keurboom Str number 28	Email: Fax: Tel:	
11	Gate	Keurboom Str number 26	Email: Fax: Tel:	
12	Gate	Keurboom Str number-14	Email: Fax: Tel:	
13	Gate	Keurboom Str number-10	Email: Fax: Tel:	
14	Gate	Keurboom Str number-8	Email: Fax: Tel:	
15			Email: Fax: Tel:	

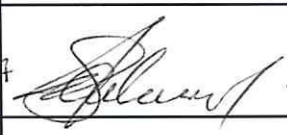
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	Name	Address	Contact Details	Signature
1	83 Sapele St Gate.	Gate.	Email: Fax: Tel:	
2	81 Sapele St Gate.	Gate	Email: Fax: Tel:	
3	79 Sapele St Gate.	Gate	Email: Fax: Tel:	
4	90 Sapele St Gate.	Gate	Email: Fax: Tel:	
5	88 Sapele St Gate.	Gate	Email: Fax: Tel:	
6	86 Sapele St Gate	Gate	Email: Fax: Tel:	
7	79 79 Tambotie St. Gate	Gate	Email: Fax: Tel:	
8	12 Tambotie St Gate	Gate	Email: Fax: Tel:	
9	14 Tambotie St. 11 Tambotie St		Email: Fax: Tel:	
10	12 Tambotie St.		Email: Fax: Tel:	
11	Gate	Nr Brabantweg St. Gate	Email: Fax: Tel:	
12	Gate.	Nr Brabantweg	Email: Fax: Tel:	
13	Gate	Nr 10. Brabantweg 8 b	Email: Jackie.Smitaidab@gmail.com Fax: Tel:	
14	Gate	12 Brabantweg. 14 Brabantweg.	Email: Fax: Tel:	
15	TRINITY COMMUNITY CHURCH	CRESTA RD SUNWARD PARK	Email: TCCSP.BILL @GMAIL.COM Fax: Tel: 011 9133330	

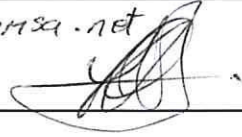
Leeuwpoot South - Landowner Notification

Acknowledgement of Receipt of land owner notification concerning the proposed Leeuwpoot South Project.

	Name	Address	Contact Details	Signature
1	Gate	8 Kwartel Rd	Email: Fax: Tel:	
2	Gate	9 Kwartel Rd	Email: Fax: Tel:	
3	Gate	6 Constellation Rd	Email: Fax: Tel:	
4	Gate	8-Constellation Rd	Email: Fax: Tel:	
5	Gate	10-Constellation Rd	Email: Fax: Tel:	
6	WALTER KOELEMOR	12 Constellation Rd	Email: walter@fnb Fax: connect-20-24 Tel: 0823175775	
7	Gate	16 Constellation Rd	Email: Fax: Tel:	
8	Gate	18 Constellation Rd	Email: Fax: Tel:	
9	Gate	22 Constellation Rd	Email: Fax: Tel:	
10	Gate	24 Constellation Rd	Email: Fax: Tel:	
11	Gate	27-Constellation Rd	Email: Fax: Tel:	
12	Gate	25-Constellation Rd	Email: Fax: Tel:	
13	Gate	23-Constellation Rd	Email: Fax: Tel:	
14	Gate	28 Constellation Rd	Email: Fax: Tel:	
15	Gate	31 Constellation Rd	Email: Fax: Tel:	



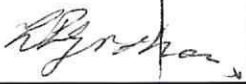
Leeuwpoot South - Landowner Notification

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	Name	Address	Contact Details	Signature
1	Gate	40 Gesternte Rd	Email: Fax: Tel:	
2	Gate	42 Gesternte Rd	Email: Fax: Tel:	
3	Gate	44 Gesternte Rd	Email: Fax: Tel:	
4	Gate	46 Gesternte Rd	Email: Fax: Tel:	
5	Gate	52 Gesternte Rd	Email: Fax: Tel:	
6	Gate	54 Gesternte Rd	Email: Fax: Tel:	
7	Gate	63 Gesternte Rd	Email: Fax: Tel:	
8	LDA LOMBARD	69 Gesternte Rd	Email: laurie@telkomza.net Fax: — Tel: 0833108071	
9	Gate	66 Gesternte Rd	Email: Fax: Tel:	
10	Gate	68 Gesternte Rd	Email: Fax: Tel:	
11	Gate	70 Gesternte Rd	Email: Fax: Tel:	
12	Gate	3-Leo-Rd	Email: Fax: Tel:	
13	Gate	4-Leo-Rd	Email: Fax: Tel:	
14	Gate	2-Leo-Road	Email: Fax: Tel:	
15	Gate	Constellation Rd Number 4	Email: Fax: Tel:	

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	Name	Address	Contact Details	Signature
1		Sapele Str number-1	Email: Fax: Tel:	
2		Sapele Str number-100	Email: Fax: Tel:	
3		Sapele Str Number-98	Email: Fax: Tel:	
4		Sapele-Str Number-96	Email: Fax: Tel:	
5		Sapele Str Number-94	Email: Fax: Tel:	
6		Sapele-Str Number-92	Email: Fax: Tel:	
7		coner Sapele Str & Tambotie number-84	Email: Fax: Tel:	
8	Mrs D.A. Pinheiro	Brabant-weg Number-2	Email: Fax: Tel: 073 7313936	
9		Brabant-weg Number-4	Email: Fax: Tel:	
10	Melanie Rooney Freeway Park	6 Brabant str Pendennis-Rd number 16	Email: Fax: Tel: 0718652462	
11		Brabant-weg number 7	Email: Fax: Tel:	
12		Brabant-weg number-7	Email: Fax: Tel:	
13	L. GRAYM.	Brabant-weg number-14	Email: Fax: Tel: 0936501530	
14		Gesternte-weg & coner-Pollux weg-2	Email: Fax: Tel:	
15		Gesternte-weg 4	Email: Fax: Tel:	

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	Name	Address	Contact Details	Signature
1	Gate	Gesternte 66 " 67	Email: Fax: Tel:	
2	Gate	Gesternte 79	Email: Fax: Tel:	
3		Leo Rd 8 " 6.	Email: Fax: Tel:	
4		Constellation	Email: Fax: Tel:	
5	Gate	Kwartel Rd 13. " 11.	Email: Fax: Tel:	
6	Gate	Kwartel Rd 15 Constellation nr. 1	Email: Fax: Tel:	
7	Gate	Constellation nr. 3 " 5	Email: Fax: Tel:	
8	Gate.	Constellation 7 " 9	Email: Fax: Tel:	
9	Gate.	Constellation 11 " 13	Email: Fax: Tel:	
10	Gloënia Bambo	15 Constellation Rd.	Email: globambo@gmail.com Fax: 011 622 5354 Tel: 076 888 9895	0621416405
11	Gate	Constellation 17 " 19	Email: Fax: Tel:	
12	Gate	Constellation 14 " 21	Email: Fax: Tel:	
13	Sward	20 Consterb Sward	Email: Fax: Tel:	
14	Gate	Uiterkyk 200 " 202	Email: Fax: Tel:	
15	Gate	Uiterkyk 204	Email: Fax: Tel:	

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	Name	Address	Contact Details	Signature
1	Gate	Gesternte Rd Nr 1.	Email: Fax: Tel:	
2	Gate	Gesternte Rd Nr. 3	Email: Fax: Tel:	
3	Gate	Gesternte Rd Nr 5 Gesternte Rd nr. 7	Email: Fax: Tel:	
4	Gate.	Gesternte Rd nr 9. " nr. 11	Email: Fax: Tel:	
5	Gate	Gesternte Rd. 13. " 15	Email: Fax: Tel:	
6	Gate	Gesternte Rd 17 " 19	Email: Fax: Tel:	
7	Gate	Gesternte Rd 21 " 23	Email: Fax: Tel:	
8	Gate	Gesternte Rd 25. " 27	Email: Fax: Tel:	
9	Gate.	Gesternte Rd 29 " 31	Email: Fax: Tel:	
10	Gate	Gesternte Rd 33 " 35	Email: Fax: Tel:	
11	Gate	Gesternte Rd 34 " 32	Email: Fax: Tel:	
12	Gate	Gesternte Rd 37 " 39	Email: Fax: Tel:	
13	Gate.	Gesternte Rd 41 " 43	Email: Fax: Tel:	
14	Gate	Gesternte 48 " 50	Email: Fax: Tel:	
15	Gate	Gesternte 61 " 65.	Email: Fax: Tel:	





Leeuwpoot South - Landowner Notification

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	Name	Address	Contact Details	Signature
1	Gate	6 Gesternte Rd	Email: Fax: Tel:	
2	Gate	8 Gesternte-Rd	Email: Fax: Tel:	
3	Gate	11 Gesternte Rd	Email: Fax: Tel:	
4	Gate	Fisant Str	Email: Fax: Tel:	
5	Gate	14 Gesternte Rd	Email: Fax: Tel:	
6	Gate	16 Gesternte Rd	Email: Fax: Tel:	
7	Gate	18 Gesternte Rd	Email: Fax: Tel:	
8	M. Russell.	Gesternte Rd 20	Email: mike@mubermmedicall.co.za Fax: Tel: 082 522 6555	
9	Gate	22A Gesternte Rd	Email: Fax: Tel:	
10	Gate	22 Gesternte Rd	Email: Fax: Tel:	
11	Gate	24 Gesternte Rd	Email: Fax: Tel:	
12	Gate	26 Gesternte Rd	Email: Fax: Tel:	
13	Gate	28 Gesternte Rd	Email: Fax: Tel:	
14	Gate	36 Gesternte Rd	Email: Fax: Tel:	
15	Gate	38 Delty Rd	Email: Fax: Tel:	

Leeuwpoot South - Landowner Notification

Acknowledgement of Receipt of land owner notification concerning the proposed Leeuwpoot South Project.

	Name	Address	Contact Details	Signature
1	8 Gate	Avalone Str 8	Email: Fax: Tel:	
2	LIENKEN	26 APEX STR WINDMILL PARK	Email: lienken@live co.za Fax: Tel: 081 302 1868	
3	Gate	APEX STR	Email: Fax: Tel:	
4	Gate	12 APEX STR	Email: Fax: Tel:	
5	NTOMBI	14 APEX STR	Email: Fax: Tel: 0725790862	
6	Dudu	14 APEX	Email: Fax: Tel: 083 37 30 384	
7	NUYELWA	3 CAMEROON ST	Email: Fax: Tel: 0767 44 1941	
8	Gate	7085 ISIKHOVA STR	Email: Fax: Tel:	
9	Gate	7084 Amadada-Str	Email: Fax: Tel:	
10	Gate	7083 Amadada-Str	Email: Fax: Tel:	
11		7082 Amadada-Str	Email: Fax: Tel:	
12	Gate	7081 Amadada-Str	Email: Fax: Tel:	
13	Gate	7080 Amadada-Str	Email: Fax: Tel:	
14	Gate	7079 Amadada-Str	Email: Fax: Tel:	
15	Gate	7078 Amadada-Str	Email: Fax: Tel:	