

## **SCOPING PHASE - PUBLIC PARTICIPATION PROCESS**

THE PROPOSED ESTABLISHMENT OF A SUBSIDISED RESIDENTIAL DEVELOPMENT AT RIETFONTEIN, SOUTH OF ALBERTON, EKURHULENI METROPOLITAN MUNICIPALITY, GAUTENG PROVINCE

**(GDARD Ref - Gaut: 002/13-14/E0038)**

### **COMMENTS, ISSUES AND RESPONSE REPORT**

#### **PUBLIC PARTICIPATION PROCESS**

**26 JULY 2013 – 03 SEPTEMBER 2013**

**DATE OF COMPILATION: 30 AUGUST 2013**

#### **PREPARED BY:**

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The following comments were raised during the Public Participation Process (Scoping Phase) for the proposed project.

A **Ward Councillors Focus Group Meeting** took place on **12 July 2013 at the Eden Park Municipal Office**. The following comments were raised during the meeting:

NO	Comment	Ward Councillor and area	Date	Response
1	<p>The local newspaper to be sourced for the placement of the advertisement should be the <b>ALBERTON RECORD</b>.</p> <p>There is also a free municipal paper called <b>TAME TIMES</b> which is more accessible to the local people.</p>	<p>Clr. Gladstone Zide WARD 53 Eden Park, Greenfields</p>	<p>FGM 12 July 2013 Eden Park</p>	<p>Marissa Botha indicated that Naledzi Environmental Consultants CC would select one local newspaper to place the advertisement. The suggestion is valid and the advert will be placed in the <b>ALBERTON RECORD</b> instead of the Southern Courier.</p> <p>We would enquire at the Katilehong 2 Customer Care Centre on the details of the publishers of TAME TIMES and determine if it would be possible to place the advert in this paper as well and what are the costs involved.</p>
2	<p>What is the demand basis for this project proposal?</p> <p>Is it for:</p> <p>a) Decongestion of the area;</p> <p>b) Is the project aimed at the surrounding areas or outside area?</p>	<p>Clr. Johannes Matabane WARD 101 Tsietshi Phase 5</p>	<p>FGM 12 July 2013 Eden Park</p>	<p>Marissa Botha indicated that this project is considered as a new project.</p> <p>The development would provide subsidized housing to address the need for social housing in the area. The focus</p>

	<p>c) Which is the focus area for the project? d) When will the project kick start?</p> <p>Currently there is a waiting list at the Gauteng Dept. of Housing to relocate people from Ward 59 to Palm Ridge Extension 9. Is this project an initiative to address the housing demand for people on that waiting list or is this a new project?</p>			<p>area is anticipated to be the broader Palm Ridge area. The development would first provide accommodation to surrounding areas and subsequent thereto focus on outside areas.</p> <p>The subsidised development would consist of a mix of housing typologies from subsidised housing, affordable housing and apartments for rent.</p> <p>The kick start of the project is anticipated once environmental clearance is received for the project, land has been acquired from the respective landowners and the township application has been approved. These processes can take up to 3-4 years. Therefore it may take 4 years before the official construction is undertaken for services and housing component.</p>
3	<p>What is the target group for the development in terms of income groups?</p> <p>How is the development different to the currently undertaken</p>	<p>Clr. Robert Pienaar WARD 58 Palm Ridge</p>	<p>FGM 12 July 2013 Eden Park</p>	<p>The target groups for the development area lower income and medium income families.</p>

<p>decongestion/relocation projects?</p> <p>There is a filter on the target groups in the area:</p> <ul style="list-style-type: none"> <li>✓ RDP for those who do not qualify for a bond and income is below R 1500;</li> <li>✓ For people whose income is too high to qualify for RDP housing however their income is too low to qualify for a bond;</li> <li>✓ People who qualify for a bond;</li> </ul> <p>The area mostly has backyard dwellers that have been residing in the area for a very long time whom are on a waiting list for relocation at GDoH. We struggle in the area when areas are earmarked for new development and it is made known to the communities. There is a conflicting interest in terms of the demand for the area. People on the waiting list would think; how can they propose new housing for outsiders and we are on the list and the demand is for surrounding areas?</p> <p>We have had a case where the backyard dwellers have invaded such a development proposal site.</p> <p>So the focus of the development needs to be stated. Otherwise we may be providing information to the wrong people and creating a misunderstanding amongst the communities.</p>			<p>This is a holistically considered development which would be an integrated, sustainable human settlement. This form of development would allow people to live near work opportunities, close to schools, clinics and other amenities.</p> <p>This scale of the project is different from the current relocation projects undertaken in the area. The proposal would provide accommodation to a planned 13 900 families.</p> <p>The development would assist to provide accommodation to the greater Palm Ridge area which is anticipated to be the focus area for this project.</p>
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4	<p>What are the roles and responsibilities between Gauteng Department of Housing and Ekurhuleni on this project?</p> <p>Is there a preference for relocation of the current database backlog?</p> <p>Ekurhuleni is busy obtaining accreditation to be able to providing housing in its jurisdiction, taking over from Gauteng Department of Housing. Please also explain in this regard.</p>	<p>Clr. Johannes Matabane Ward 101 Tsietsi Phase 5</p>	<p>FGM 12 July 2013 Eden Park</p>	<p>The proposal is led in partnership with EMM to alleviate the problem of adequate housing. Gauteng Department of Housing is the main role player in development of this subsidized residential development to assist EMM and address the demand in the area.</p> <p>It is not known at this stage whether there is a preference for relocation of the current database backlog. More detailed information may present itself during the EIA phase of the study.</p>
5	<p>The comment/ questions posed by Clr. Matabane are imperative for response. We need to know which is the focus area for this project, or is it a new project. Is it part of a decongestion initiative?</p> <p>We have many experiences of invasions in the wards. We are afraid that with the transfer of this information to people it may cause confusion and pose conflict to the current relocation projects and initiatives in area and off course demand.</p>	<p>Clr. Robert Pienaar WARD 58 Palm Ridge</p>	<p>FGM 12 July 2013 Eden Park</p>	<p>Noted. The focus area is greater Palm Ridge area and will have the objective to decongest the area.</p>
6	<p>Where do you as councillors propose we host the public meeting for this project? Greenfields Community Hall?</p> <p>What time and date would be suitable?</p>	<p>Marissa Botha Naledzi Environmental Consultants CC</p>	<p>FGM 12 July 2013 Eden Park</p>	<p>Clr. Gladstone Zide – Ward 53 indicated that according to the project information, location and considering transport routes the PALM RIDGE</p>

				<p>COMMUNITY HALL would be the most suitable.</p> <p>The meeting should be hosted in August 2013 preferably on a Wednesday as many other political and council meetings are scheduled on the other week days. I suggest Wednesday the 14<sup>th</sup> of August 2013 or 21<sup>st</sup> of August 2013.</p> <p>The most appropriate time would be at 17:00pm.</p> <p>Naledzi can book the venue with Amanda van Zyl at the Katlehong 2 Customer Care Centre.</p>
7	<p>We will contact Amanda van Zyl and confirm a booking for the Palm Ridge Community Hall.</p> <p>How should we inform the communities and which are the most important community leaders to inform besides the notifications in the newspapers and notices?</p>	<p>Marissa Botha Naledzi Environmental Consultants CC</p>	<p>FGM 12 July 2013 Eden Park</p>	<p>Clr. Gladstone Zide indicated that we need to determine the interest groups. We as councillors would inform community leaders of the public meeting and brief them on the project and location. We would also bring them to the public meeting when scheduled and confirmed.</p>

				<p>Clr. Robert Pienaar indicated that there would possibly be a need to load hail the details and distribute flyers.</p> <p>Clr. Gladstone Zide indicated that the flyers can be dropped at the Eden Park Municipal Office. The councillors would distribute the fliers.</p>
8	We must be specific on how we invite and who we invite. Do we only inform community leaders and organisations in the area or is it randomly the whole public?	Clr. Gladstone Zide WARD 53 Eden Park, Greenfields	FGM 12 July 2013 Eden Park	<p>Marissa Botha indicated that ward councillors and community leaders would be more key to consultation than the general public. Remember that the Scoping and EIA process is aimed at issues pertaining to the environment and social consequences for the study site and immediate surroundings.</p> <p>The project team will be available at the public meeting to provide information and provide responses to questions and issues. More detailed information would also be available at the public meeting.</p>
9	Site notices should be placed at: ✓ Palm Ridge Clinic	Clr. Gladstone Zide WARD 53	FGM 12 July 2013	Marissa Botha indicated that Naledzi would consider the suggested areas

✓	Eden Park (in area) municipal office, clinic	Eden Park,	Eden Park	aside from the placement of notices on the development site.
✓	Katlehong 2 Customer Care Centre, churches	Greenfields		

A Landowners Public Meeting was held on **14 August 2013, 13:00hrs at the 2 Shy Hall along 5 Drift Road in the Kliprivier area.** the following comments were recorded during the meeting:

NO	Comment	Commenter	Date	Response
10	Why do our properties need to be evaluated?	Mr. Brian Jacob Siggs Landowner Portion 40 of Rietspruit 152IR	14 August 2013 Kliprivier Public Meeting	Mr. Paul Kotze indicated that the development site is in private ownership. Gauteng Department of Housing would need to acquire the properties from the holders in order to commission the project. The properties therefore need to be evaluated by a property evaluated (property negotiator) to determine the value of each property in order to determine the purchase price.
11	I cannot provide comments, information regarding my property to the Department of Housing. If they want to develop on our properties they should consult us directly.	Mr. Jacob Siggs Landowner Portion 40 of Rietspruit 152IR	14 August 2013 Kliprivier Public Meeting	Mr. Paul Kotze indicated that the proposed development property will first be assessed to determine its environmental feasibility, which can take up to a year to complete. Thereafter the Department of Housing would appoint a property evaluator to determine value of the properties. Not only



				the property has value it also refers to existing structures and activities undertaken on the respective properties. The process can take up the 2 years before any direct consultations would be undertaken between the directly affected landowners and Gauteng Department of Housing. GDoH would purchase the land according to the outcome of the property evaluations and consultations with landowners by the evaluators.
12	<p>A severe increase in traffic is foreseen from this development. Excessive traffic movement on above ground infrastructure may cause excessive pressure on underground water compartments and pose a risk of the aquifer water table to cave in (sinkhole).</p> <p>There would be a need to upgrade and widen existing road infrastructure due to the foreseen increase in traffic.</p> <p>Environmental Impact Assessments have already been undertaken on the property. Geotechnical pits have been excavated in the southern side of the site. Why is Naledzi conducting the work again?</p>	Mr. Rudi Ritz Landowner Portion 30 of Rietspruit 152IR	14 August 2013 Kliprivier Public Meeting	<p>Ms Marissa Botha indicated that the comment is valid. The area is underlain with dolomite which poses a risk for sinkhole development. The Kliprivier Groundwater Compartment is located just west of the development site. More focus will however be placed on the dolomitic constraints of the site itself. A Dolomitic Stability assessment would be undertaken to delineate such areas and provide recommendations for recommendations on land uses within these area and for infrastructure.</p> <p>Post meeting note: Some sinkholes form when the land surface is changed; the substantial weight of the new material can trigger an underground collapse of</p>

			<p>supporting material, thus causing a sinkhole.</p> <p>A Traffic Impact Assessment will be conducted to assess the potential increase in traffic generated by the proposed development. The assessment would also provide recommendations as to the infrastructure requirements to accommodate the development such as widening of roads and upgrading of existing road infrastructure.</p> <p>Noted.</p> <p>Naledzi Environmental Consultants CC has to date not conducted any geotechnical investigations on the site. Previous assessments and geotechnical tests were undertaken by separate developers for township establishment on the property in the past 2 to 3 years. Their assessments are however only relevant to their development approaches.</p> <p>The proposal by Gauteng Department of Housing to establish a subsidized residential development is a new project therefore a new EIA process or separate</p>
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				assessment and investigations would be undertaken.
13	Will the Gauteng Department of Housing abandon the project if the majority of landowner owners do not support the establishment of the subsidized residential development?	M. Bouca Representing Ms. Linda Salzmann Portion 84 of Rietfontein 153IR	14 August 2013 Kliprivier Public Meeting	<p>Mr Paul Kotze indicated that all the I&amp;APs will be given a chance to comment within the proposed project and all the comments will be forwarded to the Department of Housing so that they respond to them and he further indicated that the department is the one which will decide on whether the project should stop or go ahead, depending on the comments received from the I&amp;APs.</p> <p>Marissa Botha added by indicating that only the GDoH has the authority to decide whether to cease the project or proceed with the project and planning thereof. Abakhi Consortium through Naledzi Environmental Consultants and KoPlan can only record this comment and convey the sentiments to the department for consideration and response.</p> <p>Each issue and query raised by the I&amp;APs will be conveyed to GDoH and recorded in an Issues and Response Report which would form part of the Scoping Report. GDoH would ultimately have to response to</p>

				<p>such a query.</p> <p>Mr. Paul Kotze from Koplan added in the light of the discussion that 90% of the time when development proposals are announced public are against the proposal. As the project progresses and harmony is created through frequent consultation and convey of project information the sentiments tend to change. A landowner forum would need to be created to highlight the sentiments of the directly affected landowners as they would be the major affected parties in this notification and consultation process.</p>
14	<p>What is Naledzi's experience in terms of the outcome of such a scenario? (where the public opposes the proposed development) Do the developers in the end cease the projects or do they continue irrelevant of the sentiments?</p> <p>For how long has Naledzi being conducting these assessments are there no usual outcome scenarios that can allow for an overall comment?</p>	<p>Mrs Catherine Sinclair Kliprivier Ratepayers Association Surrounding land owner 20 Boundary Road, Klipwater</p>	<p>14 August 2013 Kliprivier Public Meeting</p>	<p>Marissa Botha indicated that Naledzi Environmental Consultants CC have been conducting EIA's for the past 10 years for all types of developments. The impacts of such sentiments on a project are seldom similar.</p> <p>The Environmental Assessment Practitioner cannot decide or provide a quick feedback on the probable outcome. The authority of such a decision lies always with the applicant / developer. The EAP can</p>

				therefore not speak or respond on the developers behalf. The developer has to consider the financial implications and costs that have already been spent for the project planning and for it to progress to this level. This remains a business decision to be made by GDoH. The land is privately owned and GDoH would need to secure tenure of land before the project can be commissioned.
15	<p>I would just like to know who is Abakhi Consortium and what is the legal presentation of the consortium?</p> <p>Because the consortium can surely not only include Marissa Botha for Naledzi and Paul Kotze from KoPlan? Where are the other representatives?</p> <p>Is the Abakhi Consortium affiliated with Abakhi Construction?</p>	<p>Ms Minee Hendricks Landowner Portion 85 of Rietfontein 153IR</p>	<p>14 August 2013 Kliprivier Public Meeting</p>	<p>Marissa Botha indicated that Abakhi Consortium comprises a group of professionally allied consultants in the fields of engineering, Town &amp; Regional Planning as well as an Environmental Assessment Practitioner. This group would conduct the administrative processes required for the proposed project to be commissioned which includes the Environmental Impact Assessment (EIA) study, Township Establishment application, development layout, as well as the plan and quantify of required engineering services. These processes would be facilitated by the respective consultants in an allied manner.</p> <p>The Abakhi Consortium consists of a lead consultant, project manager and steering</p>

				<p>community formed by the group of consultants who would facilitate the tasks at hand for the consortium.</p> <p>The lead consultant/ project manager and entire project team forming part of the consortium was called to the meeting however did not attend. Thus the engineers on the project, project manager and lead consultant as well as the applicant for the proposal did not show today. We would like to apologise for their absence.</p> <p>This Abakhi Consortium is in no way affiliated with Abakhi Construction.</p>
16	<p>If the department buys this land from the landowners where would they relocate to or stay? The majority of them are old people who depend on their rural agricultural activities as their livelihood.</p> <p>Developments are assessed individually and not in a collective manner. The area is experiencing many pressures for development and the collective impact from all the development proposals on the rural agricultural activities is not assessed.</p> <p>Another concern comes to mind. The area doesn't have a school and the Department of Education has indicated that they do not</p>	<p>Mrs Catherine Sinclair Kliprivier Ratepayers Association Surrounding land owner 20 Boundary Road, Klipwater</p>	<p>14 August 2013 Kliprivier Public Meeting</p>	<p>Paul Kotze indicated that the government is busy trying to grow the economic level of people by providing them with better services.</p> <p>The property evaluator appointed on the project would not only evaluate the value of the properties but also the current activities (business/commercial/rural agricultural) undertaken on the property as well as structures and buildings brought</p>

	<p>have the funding to build a school for the area.</p> <p>With the additional development there would be an increased need for educational facilities. Many developments allow stands for schools however are many times not developed for the township. Where would children from the development attend school?</p> <p>The provision of social facilities such as schools must be secured and guaranteed in conjunction with the housing development.</p>			<p>onto the properties.</p> <p>The current small businesses operating within the development area must be relocated to suitable business premises and their continuation must be secured. The development must not cause job losses.</p> <p>The Environmental Impact Assessment Study to be undertaken for the development would assess cumulative impacts. Cumulative effects refers to the impact of an activity that in itself may not be significant, but may become significant when added to the existing and potential impacts eventuating from similar or diverse activities in the area.</p> <p>Noted.</p>
17	<p>We are highly aggravated by a developer that applies unscrupulous techniques to acquire our land for development purposes. This developer indicated to us that should we not be willing to sell our land they would develop all around us and eventually build us out.</p> <p>Whenever we refuse to sell our properties, people tend to call us</p>	<p>Mrs Roxanne Du Toit 79 Napoleon Street Garthdale AH</p>	<p>14 August 2013 Kliprivier Public Meeting</p>	<p>Noted. Mr. Paul Kotze indicated that we are aware now that there are developers pressuring landowners to sell off their properties at extremely low market values.</p> <p>We are however not associated with these</p>

	<p>racists.</p> <p>The majority of land owners are old people, and how are they to cope with all these new proposals and forceful negotiation techniques by developers trying to take their land for low prices.</p> <p>The landowners in the area are placed under extreme pressure to sell their land at low values. We will not sell our properties to developers or government to at such low prices. We have high sentiments for area as we have been residing in the area for many years.</p>			<p>developers. We want to create harmony within the process and with landowners. The intent is not to force landowners to sell their properties. We would like to create a landowners forum with directly affected landowners to convey project information and seek inputs on the layout of the residential developments. In terms fo the surrounding landowners (south of R550 Heidelberg Road). The layout can be designed as to place the RDP component of the development towards the existing settlement boundary and the subsidized and bonded units towards the R550 Heidelberg Road. The township layout can therefore be designed to curb the negative social impacts surrounding landowners are foreseeing.</p>
18	<p>There will be a need to provide further safety and security in the area of the new development. Will the development also cater for a police station and will roads be upgraded in the study area. How will you be design or plan the township layout?</p>	<p>Mr Piet Hamman Surrounding landowner 31 Napoleon Road Greenvalley</p>	<p>14 August 2013 Kliprivier Public Meeting</p>	<p>Mr. Paul Kotze indicated that community services such as a Police Station would be provided for in the township layout. There would also be sufficient roads within the township to ensure mobility.</p> <p>He also indicated that he still needs to familiarise himself with the area and</p>



				environmental features on site. Thereafter he would be able to design and plan the layout and placement of housing typologies based on the environmental study findings.
19	An I&AP Indicated that the the existing sewage waste water works for the area is over capacitated. It cannot serve further demand. Raw sewerage are leaking into streams. We smell the odours form the agricultural holdings.		14 August 2013 Kliprivier Public Meeting	Ms Marissa Botha indicated that the consulting engineer forming part of the Abakhi Consortium will quantify the services demand and compile a Bulk Engineering Services Report which would outline the services demand and
20	The majority of the attendees who are giving inputs at the meeting are not directly affected landowners. I propose that Naledzi Environmental Consultants arrange another meeting only focusing on consultation with directly affected landowners. Our sentiments are different to the surrounding landowners.	Mr. Brian Jacob Siggs Landowner Portion 40 of Rietspruit 152IR	14 August 2013 Kliprivier Public Meeting	Noted.
21	How much will we be compensated when the Department of Housing purchase our properties?	An Interested & Affected Party	14 August 2013 Kliprivier Public Meeting	Mr. Paul Kotze indicated that Gauteng Department of Housing will appoint a professional property evaluator evaluate the property values and negotiate the land buying prices. He further indicated that if the property owner is content with the price he/she can further negotiate with the Department of housing.
22	What would happen to our properties when Naledzi Environmental Consultant starts with geotechnical investigation	An Interested and Affected Party	14 August 2013 Kliprivier	For this phase of the EIA study we are only first scoping the potential environmental impacts. During this stage no investigations

	on our land? Will there be excavations and invasive activities?		Public Meeting	<p>would be undertaken. Once the Scoping Report findings are submitted to GDARD. Once approved it permits us to proceed to the Impact Phase during which the actual investigations are undertaken. It does not necessary require invasive activities which would physically change any features on the properties.</p> <p>Because the land is in private ownership, Naledzi Environmental Consultants CC requires landowners consent to conduct these investigations as we would require access to the properties to conduct such. We would therefore like to humbly request that landowners just fill in our landowners consent form to enable us to conduct the investigations. The investigations do not entail invasive activities. Only the Geotechnical investigation would require the excavation of medium sized holes/trenches at specific points on site to determine the soil strata and also dolomitic stability of the site.</p>
23	Which location of the development site has been specifically	Interested and Affected Party	14 August 2013	Mr. Paul Kotze indicated that the development layout has been devised yet.

	identified for the RDP houses?		Kliprivier Public Meeting	<p>We are still to familiarise ourselves with the site characteristics such as geotechnical constraints, ecological constraints and also the location of streams and wetlands as well as storm water management. The outcome of the environmental feasibility would guide the layout plan. Once these areas have been delineated we can start planning the development layout and placement of the mixed housing typologies in terms of RDP, subsidized and or bonded housing.</p> <p>Ms. Marissa Botha added that more detailed information would be available during the Impact Phase of the EIA study which would be contained in the Draft Environmental Impact Report. Another public meeting would be scheduled during this phase to convey the findings of the assessment and possibly also the layout design.</p>
24	The continued needs to development rural agricultural areas result in the loss of agricultural land and also the loss of land with agricultural potential, from which food is produced. If all	Mrs Catherine Sinclair Kliprivier	14 August 2013 Kliprivier	Mr. Paul Kotze indicated that a land capability mapping study was completed during 2006 for Gauteng Province (Gauteng Agricultural Atlas) with the objective to

	<p>the last parcels of agricultural land surrounding the urban areas are also transformed there would be no land available to produce food.</p> <p>There is only 1 agricultural hub set out by the atlas for Ekurhuleni which is located far from the area at Bapsfontein.</p>	<p>Ratepayers Association Surrounding land owner 20 Boundary Road, Klipwater</p>	<p>Public Meeting</p>	<p>identify and protect areas of high agricultural potential. The result of this study was subsequently classified and grouped into the following 5 classes:</p> <ul style="list-style-type: none"> <li>○ Agricultural hubs</li> <li>○ Important agricultural sites</li> <li>○ Incorporated within the urban edge</li> <li>○ Overlapping the urban edge</li> <li>○ Protected area</li> </ul> <p>The study site does not encompass an area set out as an agricultural hub.</p> <p>The site also does not qualify as high potential agricultural land. GDARD are very strict in their measures to conserve agricultural land.</p>
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A Landowners Public Meeting was held on **14 August 2013, 17:00hrs at the Palm Ridge Community Centre, Palm Ridge Road**. The following comments were recorded during the meeting:

NO	Comment	Commenter	Date	Response
25	<p>Is it possible for me to be part of the team that will be investigating alternative designs for sanitation to be used for the housing units? We have designed a toilet that may have a lower risk of causing ground water pollution than the regular flush toilet.</p>	Mr Don Freeks	<p>14 August 2013 Palm Ridge PM</p>	<p>Mr. Paul Kotze indicated that every interested party is welcome to participate within the proposed project.</p>

	<p>I form part of Yonke Bonke C S. We designed a toilet as follows:</p> <ul style="list-style-type: none"> <li>• Doors eliminate hand to mouth cross contamination;</li> <li>• Doors are gravity powered aided</li> <li>• Use toilets waterless</li> <li>• Flush using grey and or clean water</li> <li>• Use when sewage systems is blocked</li> <li>• Government departments and or community can stop sewage flow in cases of maintenance and or sewage blockages whilst toilet is still in use</li> <li>• Patented Toilet was nominated as 1 of 5 finalist in the ABSA Design Citizen competition 2013.</li> </ul>			
26	<p>There are some people who practise agriculture on the proposed development property. Have these people been informed of the development? Are they aware that they might have to cease these activities?</p>	Mr Luvo Majeke	14 August 2013 Palm Ridge PM	<p>Marissa Botha (Naledzi Environmental Consultants) indicated that the affected land owners and tenants have been notified &amp; consulted about the proposed project.</p> <p>Naledzi Environmental Consultants CC conducted a site visit to the study site and distributed Background Information Documents to the cattle farmers and livestock farmers and also provided details to all the landowners. The project has also been announced in the Alberton Record on 26 July 2013. The Councillors have also distributed flyers in the local area. We further provided notification letters to people</p>

				on the southern border of the settlements, bordering the site.
27	Will there be documentation of the findings of the impact assessment in the local community language so that they could better understand the findings?	Musa	14 August 2013 Palm Ridge PM	Mrs Marissa (Naledzi Environmental Consultants) indicated that there are people who speak the community local language (Zulu) who will be involved during the Environmental Impact Assessment process.
28	What housing designs are the Department of Housing proposing to build?	Mr Velile	14 August 2013 Palm Ridge PM	Mr. Paul Kotze indicated that a town planner will be drawing up the layout of the residential development. The development would cater for a mix of housing typologies which accommodate most income groups. The houses would be affordable for most income groups.  He further indicated that the proposed development will accommodate ±13 900 families and also provide for shopping centre, transport facilities, churches, schools. It would be an integrated development where people

				can live, work and play.
29	Who would qualify to purchase a house?	Musa	14 August 2013 Palm Ridge PM	Mr Paul Kotze indicated that those who are in need of the houses will have first preference, referring to people living in backyard shacks who have already applied for housing at GDoH. The area in need is the greater Palm Ridge area. Once the existing demand for the surrounding area has been met, preference would be given to outside areas.
30	May local people participate in the construction of the development? There would be a need for shopping centres within the development. We would like to be involved in the tender process and construction thereof.	An interested party	14 August 2013 Palm Ridge PM	Mr Paul Kotze indicated that anyone may participate in the tender process and construction of the residential development.
31	Will the construction phase of the development kick off and for what duration would it continue?	Musa	14 August 2013 Palm Ridge PM	Mr. Paul Kotze (Desert Dream Town Planners) indicated that the construction phase might only kick off in two years. The project team is currently busy conducting the Scoping & EIA process, once the process is completed, he (Paul Kotze) will commence with the planning & designing of the residential

				development and housing component. Once the layout for the development is approved Gauteng Department of Housing can commence with the construction of the development.
32	<p>Who would acquire the properties for the development? When would they acquire the properties?</p> <p>Who would determine the value of the properties and the actual purchase price?</p> <p>Will the development kick off?</p>	Mr Johannes Mahlangu	14 August 2013 Palm Ridge PM	<p>Marissa Botha (Naledzi Environmental Consultants) indicated that Gauteng Department of Housing would purchase the land from the land owner after the Scoping &amp; EIA process has been completed. The site first needs to be deemed environmentally feasible.</p> <p>Mr. Paul Kotze (Desert Dream Town Planners) indicated that Gauteng Department of Housing would appoint a professional property evaluator to estimate the property value and to negotiate the property purchase prices. Should the landowner not be content with the purchase price they can further negotiate with the GDoH until they reach an agreement.</p> <p>Marissa Botha (Naledzi Environmental Consultants) indicated that it might take some years before the</p>



				construction phase starts as the properties are owned by the private land owners and must be acquired post the completion of the Scoping and EIA process.
33	Will the farmers practising informal farming activities be compensated so that they continue with their farming activities?	Mr Bongani Mofu	14 August 2013 Palm Ridge PM	Mr. Paul Kotze (Desert Dream Town Planners) indicated that he is still going to conduct a land use survey and also confirm the land uses undertaken on the respective properties. He further indicated that the proposed project will not lead to the loss of any small jobs opportunity for the community.
34	Will another public meeting be scheduled for the project?	Councillor Johannes Matabane	14 August 2013 Palm Ridge PM	Marissa Botha (Naledzi Environmental Consultants) indicated that the public meeting was advertised in the Alberton Record and flyers were distributed as notification of the meeting. There would be the addition of a public meeting during the Impact Phase of the process which would provide more information on the project and also the findings of assessment that was undertaken.

35	Has a name been selected for the proposed residential development? Can the community members provide ideas for naming the development?	Mr Bongani Mofu	14 August 2013 Palm Ridge PM	<p>Mr. Paul Kotze (Desert Dream Town Planners) indicated that everyone is welcome to suggest a name for the proposed residential area and he further indicated that the proposed names will be sent to the Department of Housing and Ekurhuleni Metropolitan Municipality for approval.</p> <p>He further indicated that the community members can send their suggested names to the consultants through email or they can alternatively send the suggested names to their Ward Councillor so that he can forward their suggestions to Naledzi Environmental Consultants.</p>
36	Is the Gauteng Department of Housing is only targeting people from the Ekurhuleni Municipality to stay within the proposed housing area?	Mr Bongani Mofu	14 August 2013 Palm Ridge PM	<p>Mr Paul Kotze reiterated that those who are in need of the houses will have first preference, referring to people living in backyard shacks who have already applied for housing at GDoH. The area in need is the greater Palm Ridge area. Once the existing demand for the surrounding area has been met, preference would be given to outside</p>

				areas.
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Further comments were received during the public participation process from Interested and Affected Parties from 26 July 2013 – 03 September 2013. The following comments were received either by email or fax:

NO	Comment	Commenter	Date	Response
37	<p>Will the business node planned for Stands 47 and 48 continue?</p> <p>Is there a road planned to go through the properties?</p> <p>What types of houses are proposed to be constructed?</p>	Jacob Rautenbach Due South Truck Inn	Received on a Comments and Registration Form 23 July 2013	<p>We are aware that business rights have been applied for on stand 47 and 48 for the Due South Truck Inn along the R550 Heidelberg Road. Gauteng Department of Housing would need to relocate the businesses and compensate the developer for the loss incurred.</p> <p>The Town Planner appointed on the project would study all road network proposals in the area and determine if any such servitudes and plans impact the development property. At this stage there is no information on such roads. To design the township layout the town planner would need to take cognisance of any servitudes registered on site as well as infrastructure plans.</p>

				The development proposal is to build a mix of housing typologies such as subsidized housing, bonded houses, apartments for rent.
38	<p>I refer to your letter dated July 2013 and wish to advise that, Eskom distribution existing <b>MV 11KV Reticulation lines and HV88KV</b> are <b>affected</b> with a structure and building restriction below and above the ground 11 m from the centre of each line.</p> <p>However Eskom distribution will raise no objection to the proposed development provided Eskom rights and services are acknowledged and respected at all times, and the requirements as laid down by the Occupational Health and Safety Act No 85/1993, are complied with. As additional safety measures Eskom require that the following conditions are complied with:</p> <p><u>The applicant must be advised that:</u></p> <p>This application must also be sent to Eskom Transmission group as they are also affected: Contact Lungile Motsisi at 011 800 5734</p> <p>The Power supply will be subject to availability of electricity supply and to Eskom obtaining the necessary servitudes, or alternatively that the Developer grants the servitude free of charge.</p> <p>Eskom must have ingress to and egress from its services at all times.</p> <p>Eskom will not allow any encroachment whatsoever e.g. buildings, dams, dumping etc. onto its servitude.</p>	SB Nkalanga Eskom Land Development Manager	Letter 25 July 2013	Noted.

	<p>The evens affected by the existing and future Eskom services should be made subject to a 9 metre building line restriction from the centre of the power line.</p> <p>Future building, civil, electrical, water and sewerage services plans must be presented to Eskom for perusal and approval prior to any work proceeding in the vicinity of Eskom services</p> <p>Additional power supply will be subject to Eskom obtaining the necessary servitudes and availability of electricity supply</p> <p>Any modification whatsoever to Eskom services as a result of this application will be to the developers account.</p> <p>This wayleave is only valid for six months due to the constant infrastructure development over the area. If construction is over the six month period, a re-application must be submitted.</p>			
39	<p>The department acknowledges receipt of the notification for the application. Ekurhuleni Metropolitan Municipality would like to be registered as an interested and affected party.</p> <p>Specific comments on the application will be made upon receipt of the electronic version and Scoping and Environmental Impact Assessment Report. All correspondence regarding this application must be sent to the legislative Compliance Section of the Environmental Resource Management Department.</p>	<p>Sonia Mothodini HoD: Environmental Resource Management Ekurhuleni Metropolitan Municipality</p>	<p>Letter dated 23 July 2013</p>	<p>Noted.</p>
40	<p>How much would the houses cost in the development?</p> <p>When will the units be constructed?</p>	<p>Sipho Patrick Mtombeni Palm Ridge</p>	<p>Comment and Registration</p>	<p>The cost per unit is not available at this stage as the project has just been initiated through the Environmental Impact Assessment Study which first</p>

			Sheet 24 July 2013	<p>need to determine if the site is environmentally feasible for residential development.</p> <p>The development would consist of a mix of housing typologies consisting of subsidized housing, bonded houses and apartments for rent. The social housing component is aimed at low to medium</p> <p>Firstly the EIA process must be conducted and environmental authorisation must be issued by GDARD. Further administrative process would follow and also land acquisition as the land is privately owned. It may take another 3-4 years before the construction phase will kick off.</p>
41	We will obey the SA Governments decisions.	Abdul Ahmad Rasheed Landowner Portion 52, 53 of Rietspruit 152IR	Comment and Registration 14 August 2013	Noted.
42	Map required with intended development and clarity of the parties in the Abakhi Consortium.	Minee Hendricks Landowner Portion 85 Rietfontein 153IR	Comment and Registration Sheet	The map was made available to Ms. Hendricks via email. A map is also included in the Scoping Report appendices of the location of the

			14 August 2013	<p>development site.</p> <p>The members of the Abakhi Consortium amongst others include:</p> <ul style="list-style-type: none"> <li>• Desert Dream Town Planners in alliance with KoPlan Town Planners,</li> <li>• Naledzi Environmental Consultants CC,</li> <li>• TN Molefe Group of Companies Pty Ltd (Civil Engineers)</li> <li>• Bukhosi Engineering</li> </ul> <p>During the Impact Assessment Phase of the EIA study more details on the members of the consortium would be made available.</p>
43	What is the value of our properties and what will Gauteng Dept. of Housing offer us for our properties?	Louis Koen Portion 41 Rietspruit 152IR		Gauteng Department of Housing would appoint a professional property evaluator to estimate the property value and to negotiate the property purchase prices. Should the landowner not be content with the purchase price they can further negotiate with the GDoH until they reach an agreement.

				Therefore the value of the property is not known at this stage and offers from Gauteng Department of Housing would be handled through the property evaluator / land negotiator.
44	<p>We (Aeterno Town Planning Pty Ltd) has submitted 2 township establishment applications namely Palm Ridge Extension 10 and Palm Ridge Extension 11 on behalf of the registered owner Greenfield Gardens (Pty) Ltd to the Ekurhuleni Metropolitan Municipality – Germiston Customer Care Centre.</p> <p><b><u>Palm Ridge Extension 10</u></b> is located on Portion 89 and Portion 90 of the farm Rietfontein 153 IR. A township application was prepared in terms of Section 96 (1) of the Town Planning and Township Ordinance 1986 (No 15 of 1986) and submitted to the Germiston Council on 1/10/2012. Most of the comments have been obtained and are positive.</p> <p><b><u>Palm Ridge Extension 11</u></b> is located on Portions 31, 32, 33, 56 and 58 of the farm Rietspruit 152 IR. A township application was prepared in terms of Section 96 (1) of the Town Planning and Townships Ordinance 1986 (No 15 of 1986) and submitted to the Germiston Council on 31/7/2012. A positive ROD has been obtained from GDARD and most other comments have been received.</p>	Alex van der Schyff Aeterno Planning	Email received 09 July 2013	<p>Portion 89, 90 of the farm Rietfontein 153IR is included in the proposed development site for the subsidized residential establishment by Gauteng Department of Housing. Therefore the portions of land are included in our Scoping and EIA process to be conducted for the project</p> <p>Portions 31, 32, 33, 56, 58 of the farm Rietspruit 152IR do not form part of the proposal by Gauteng Dept. of Housing and does not form part of the Scoping and EIA process for the project.</p> <p>We take note of the applications lodged by Aeterno Planning on behalf of Greenfield Gardens Pty Ltd on the specified portions.</p>



45	<p>With reference to your letter dated 31 May 2013, we advise as follows:-</p> <p>The development of the Rietspruit/Waterval area has been in detailed planned and the proposed development show that all the portions West of the K91 will be utilized for affordable housing (bonded housing) namely portions 27, 28, 29, 30, 59, 31, 58, 32, 57, 33, 56, 55, 83, 84 &amp; 27 of Rietspruit farm 152. All the portions on the East of the K91 must be utilized for subsidized residential development. This include the following, portion 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99/153, portions 55, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54/152.</p> <p>Please note Greenfields Gardens (Pty) Ltd own the following units Portions 32, 32, 33, 58, 56/152 and 89 &amp; 90/153. A full environmental study has been done on all these portions and town planning layout. We are currently negotiating with Council to do a subsidized residential development on 89 &amp; 90/153.</p> <p>The total development of the Riespruit/Waterval area comprises of 30 000 stands of which 15 000 stands will be affordable housing (bonded housing) and 15 000 will be for subsidized residential development by Province.</p> <p>We are in possession of all the studies but please contact Mr Alex van der Schyff from Aeterno Planning (012) 361-9559 for detailed information.</p> <p>We have knowledge of all the owners of all the portions and they can be contacted through the attorneys Van Staden en Booysen</p>	Harry Gey van Pittius Greenfield Gardens Pty Ltd	13 June 2013	Noted.
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	INC, contact person Jacques van Staden (011) 867-5723.			
46	<p>Please register the Klipriver- Suikerboschrand Conservancy as an Interested and Affected Party regarding the above proposed development.</p> <p>It would be appreciated if the following instances /persons could be registered as well.</p> <p>Midvaal Local Municipality Mr. H Human Development and Planning 0163607400 / 0795073554</p> <p>ERWAT Ms. Loura Roode 0836798834</p> <p>Klipriver Ratepayers Association Ms Catherine Sinclair 0741119910</p> <p>Klipriver Community Policing Forum Mr. Peter Boxall 0827755060</p> <p>KLIPCON Conservancy Mr. Andrew Barker 0832744424</p> <p>Residents: Mrs Alta Duvenhage 0833722110 Mrs Alice Botha 0824626181 Mr Hans Nielsen 0795768675 Mrs Yolanda Vermeulen 0823892423</p>	Roxy Du Toit Chairperson Suikerboschrand Conservancy	Registration Letter – per Email 02 Sept 2013	The registration request has been noted. The parties listed have either already been registered or have been added to the database.

<p>Unfortunately we cannot comment or object as we were given no input except information on how the whole EIA Process will be conducted. Questions could not be put to Gauteng Housing as they did not even bother to show up.</p> <p>I just hope we get a better response now that Ms Botha is conducting the process as we are still waiting for a response to 4 e mails addressed to Ms Bonita Mtengwa dated 6th January 2012, 20th February 2012, 12<sup>th</sup> April 2012 and 25<sup>th</sup> July 2012.</p> <p>It would be appreciated if another, informative, public meeting could be held with all the role players present as well as a site plan with a layout of the proposed development. It is impossible to comment or give input if you do not have an idea as to what is planned.</p> <p>It is hoped that surrounding proposed developments and their subsequent impacts will be taken into account and negated. Please look at <b>Ekurhuleni Housing: Migration area 4</b> for the adjoining properties (2008/2009) where approximately 10,000 families from</p>			<p>Noted.</p> <p>Noted.</p> <p>During the Impact Assessment Phase of the EIA study (2<sup>nd</sup> Phase) another public information session would be held. The information session would present more detailed information on the project such as layout plan for the proposed development, service requirements as well as the findings of the Environmental Impact Report. Specialist Assessments would have been completed by the time of the information session which would present more information on the feasibility of the site for development and impacts foreseen.</p> <p>The 13 900 families to be accommodated in the proposed development is proposed on the same</p>
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	<p>informal settlements will be settled.</p> <p>If we take into account the 10,000 houses from the proposed Waterval development, the 13,900 houses from your development and the approximately 10,000 (2008/2009) informal settlement families, Zonkesizwe then the whole R550 on the northern side from NAMPAK to Magagula Heights consist of houses. So much for Infill Housing and sustainable solutions. Talk is cheap and unfortunately it is the poorest of the poor which get dumped on the outskirts of cities and towns with no amenities, transport or job prospects or a chance to uplift themselves .Here they must eke out a meager existence far from the affluent who don't want to be reminded that it could so easily have been them living in these miserable circumstances had life treated them differently. Yet time after time developers and their consultants come out and perpetuate all the old mistakes of the hated Apartheid Cities.</p> <p>We reserve the right to comment / object as and when information is available.</p>			<p>land as the Waterval project. Therefore it would either be the 10 000 units from the Waterval project or the 13 900 families from the proposed subsidized residential development. Current Housing projects are mostly located on inexpensive land on the urban periphery.</p> <p>The scale of the project and demand in the area does not allow for infill development. EMM and GdoH are facing pressures and challenges with regards to housing projects.</p> <p>Pressures and challenges experience with current housing projects includes:</p> <ul style="list-style-type: none"> <li>• High community expectations in terms of land size and level of service;</li> <li>• Land scarcity; and</li> <li>• the funding system, not allowing for purchasing of centrally located land, due to higher land prices (infill).</li> </ul>
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