



## MINUTES OF MEETING

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

**MEETING:** Public Participation Meeting

**CHAIRPERSON/FACILITATOR:** Ms Mala Rammana

**RECORDED BY:** Mr Vukosi Mabunda

**DATE:** 12<sup>th</sup> February 2020

**TIME:** 18:30 to 21:00

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

ATTENDANCE			
Name	Organization/Association	Name	Organization/Association
<b>Professional Team</b>		<b>Interested &amp; Affected Parties</b>	
Mala Rammana	Kuhle Solutions	Linda Horsfield	Resident
Lebohang Molema	Kuhle Solutions	Cathy Theron	Resident
Mike Wood	City of Johannesburg (CoJ) Ward 104 Councillor	Tabiswa Kunene	Resident
John Endres	Bryanfern Residents Association (BFRA)	Rosemary Sandison	Resident
Brownweyn Craig	BFRA	Claudene Adar	Resident
Kevin James	GladAfrica	Christine Young	Resident
Andre Jooste	GladAfrica	Mark Custers	Resident
Shannon Ramsarup	GladAfrica	Tom Bell	Resident
Adrian Brislin	GladAfrica	Diet M. Engler	Resident
Nivendran Moodley	GladAfrica	Nicolene van der Merwe	Resident
Andrew Woghiren	GA Environment	Elizabeth Russell	Resident
Ntsebo Mkhize	GA Environment	Linda Horsfield	Resident
Kirthi Peramaul	GA Environment	B Fernandes	Resident
Vukosi Mabunda	GA Environment	M.G Manford	Resident
Yogas Reddy	Ruben Reddy Architects	Aanwtte McForlane	Resident
Herman Strydom	Plan Associates	Duncan McFarlane	Resident
<b>Interested &amp; Affected Parties</b>		Louis Mac	Resident
Lesego Tshuwa	Resident	Jacky dos Santos	Resident
Lywwe John	Resident	Henrica Puschavez	Resident
Martin Lamberti	Resident	Juwairiyah Padayachee	Resident
Reuven Bhignault	Resident	Jaylene Guest	Resident



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Yvonne Northern	Resident	France Shao	Resident
Pieter Vizyl	Rinke Blok	Linda van den Berg	Resident
Val Hill	Resident	Magrete Platt	Resident
Monique Hohl	Resident	Barry Platt	Resident
Liwe Hohl	Resident	Tafadzwa Ramherwa	Resident
Val Scott	Resident	Ruth Thembani	Resident
Pieter van den Berg	Resident	Eirini Kalimeri	Resident
Linda Esterhuysen	Resident	Peter Munger	Resident
Rauna Esterhuysen	Resident	Chenth Munger	Resident
Barry Trenton	Resident	Armstrong Ndlela	Resident
Nina Maritz	Resident	Nilesh Mishu	Resident
Martin Nckoweli	Resident	Wessel Pieters	Resident
Paul Nothagri	Resident	Matt Puschavez	Resident
Christel du Toit	Resident	Brendan van Niekerk	Resident
Itumeleng Mogomo	Resident	Moduwgoa Mohlakwani	Resident
J Meyer	Resident	M Pyzikowski	Resident
M Dos Santos	Resident	Wade Brass	Resident
Lizo Sowanelwa	Resident	Adrian Aeckermann	Resident
Elindi van den Heever	Resident	Hendrich Aeckermann	Resident
Mauritz van den Heever	Resident	Ferrucio Fella	Resident
Paul Harwick	Resident	Lynda van Niekerk	Resident
Khumbo Mkhize	Resident	John van Niekerk	Resident
Edgar Mkhize	Resident	R Milles	Resident
Lynette Muscat	Resident	Mike Lhiswarth	Resident
Rolf Schnurr	Resident	Johan Vramier	Resident
Merl Tope	Resident	Brandon Restall	Resident
Claire Protheroe	Resident	Thobile Nxumalo	Resident
Lebohang Molema	Resident	Edgar Mkhize	Resident
William Russell	Resident	Lynette Muscat	Resident
Warren Hinton	Resident	Rolf Schnurr	Resident
Shaine Hinton	Resident	Merl Tope	Resident
Khumbo Mkhize	Resident	Claire Protheroe	Resident
Stefan Puschavez	Resident	Linda Lamberti	Resident
<b>APOLOGIES</b>			
None			
<b>DISTRIBUTION</b>			
Minutes will be sent to the client and all meeting attendees			



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A	<b>1. OPENING &amp; WELCOME (Mala Rammana)</b>	Info.	
	<ul style="list-style-type: none"> <li>• <b>Mala Rammana</b>, the facilitator for the meeting, opened the meeting and welcomed all attendees.</li> <li>• Councilor <b>Mike Wood</b> welcomed everyone present and requested that those interested in joining the projects' working group should meet with either himself or <b>John Endres</b> after the meeting.</li> <li>• <b>Andrew Woghiren</b> outlined the safety procedure.</li> <li>• The technical team introduced themselves and stated their roles on the project.</li> </ul>		
	<b>2. PURPOSE OF MEETING (Mala Rammana)</b>	Info.	
	The purpose of the meeting was presented as a public consultation and information sharing session about the proposed housing developments in Bryanston and to introduce the Rapid Land Release Programme (RLRP). It was further added that the meeting was part of the Public Participation Process which is guided by the National Environmental Management (NEMA) Environmental Impact Assessment (EIA) Regulations, 2014 (as amended).		
	<b>3. RULES OF ENGAGEMENT (Mala Rammana)</b>	Info.	
	<p><b>Mala Rammana</b> provided the following rules of engagement to be followed to ensure a successful meeting:</p> <ul style="list-style-type: none"> <li>• Respect each other's opinions;</li> <li>• Opportunity for questions and answers would be given after the presentation;</li> <li>• Should the question not be answered sufficiently enough, it would be placed on the 'parking lot' which will be a list of questions/issues that will be addressed at a later stage.</li> </ul>		
B	<p><b>PRESENTATION ON VARIOUS ASPECTS OF THE PROJECT</b></p> <p><i>PowerPoint presentation on project was made and various Professional Team Members made input. The presentation which is available on request outlined the following:</i></p>	Info.	



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Item	Description	Responsible	Due Date
	<p><b>1. BACKGROUND INFORMATION</b></p> <p><i>Presented by Andre Jooste – GladAfrica</i></p> <p>The following were highlighted:</p> <ul style="list-style-type: none"> <li>• Gauteng Department of Human Settlements (GDHS) is the responsible government department for identifying suitable sites for human settlement;</li> <li>• Section 26 of the Constitution of the Republic of South Africa, 1996 (Act No. 108 of 1996) – Right to access to adequate housing;</li> <li>• RLRP was launched by the MEC in 2018 in order to assist in alleviating the backlog of housing in Gauteng;</li> <li>• RLRP is a national government initiative with a focus on developing unoccupied and un/under-utilized state-owned land;</li> <li>• Successful implementation of the RLPR will not only assist in alleviating the backlog, but would also decrease the possibility of invasions on vacant land;</li> <li>• RLRP encompasses serviced stands, agricultural sites, housing, etc. in various areas of Gauteng;</li> <li>• Various professional teams were appointed to conduct feasibility studies for various identified state land in 2018;</li> <li>• To date, GDHS has appointed teams of professionals to plan and design suitable living spaces and accompanying infrastructure services. Numerous sites have been identified for housing and some of these are located in Bryanston Ext. 3.</li> </ul>		
	<p><b>2. TOWN PLANNING</b></p> <p><i>Presented by Herman Strydom- Town Planner, Plan Associates Town and Regional Planners</i></p> <p>The following were highlighted:</p>		
	<ul style="list-style-type: none"> <li>• Project covers all three proposed housing sites i.e. Bryanston Ext. 3B, Bryanston Ext. 3C, and Bryanston Ext. 3D.</li> </ul>	Info.	



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	<ul style="list-style-type: none"> <li>• Sites are located close to major transportation routes and economic activities;</li> <li>• All three sites are currently vacant and undeveloped and zoned as 'Residential 1'.</li> <li>• The type of proposed development is medium to high density residential and fits in to the neighborhood with the Ventura Motorsport and the two new developments (Brushwood and Notting Hill) in the area;</li> <li>• The process will include the consolidation of various erven;</li> <li>• A Town planning application still needs to be submitted to the City of Johannesburg Metropolitan Municipality for evaluation.</li> <li>• That application will be followed by a second round of public notices prior the final process of approval.</li> </ul>		
	<p><b>3. ENVIRONMENT</b></p> <p><i>Presented by <b>Ntsebo Mkhize</b> - Environmental Assessment Practitioner, GA Environment</i></p> <p>The following were highlighted:</p>		
	<ul style="list-style-type: none"> <li>• The tasks of the Environmental Assessment Practitioner are guided by legislation such as:               <ul style="list-style-type: none"> <li>○ Constitution of the Republic of South Africa, 1996 (Act No. 108 of 1996);</li> <li>○ National Environmental Management Act (NEMA), 1998 (Act No. 107 of 1998);</li> <li>○ NEMA EIA Regulations 2014 (as amended).</li> </ul> </li> <li>• A Basic Assessment (BA) will be undertaken for Bryanston Ext. 3B due to activities that are listed (Listing Notices 1, Activity 27 and Listing Notices 3, Activity 15) under the NEMA EIA Regulations 2014 (as amended);</li> <li>• BA or EIA is not required for Bryanston Ext. 3C &amp; 3D. However, the sites were assessed and covered because of NEMA S.2: Principles (e.g. transparency and openness) &amp; S.28 Duty of Care for the environment;</li> </ul>		



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	<ul style="list-style-type: none"> <li>Public Participation is a legal requirement as part of a BA, and Public meetings are good practice.</li> </ul>		
	<p><b>Bryanston Ext. 3B</b></p> <ul style="list-style-type: none"> <li>Four erven (3975, 3976, 3977 and 3978) of approximately 1.36 hectares (13 600m<sup>2</sup>);</li> <li>Falls within the Ferndale Valley Arboretum;</li> <li>Will require clearance of indigenous vegetation of more than 1ha, but less than 20ha (LN 1, Activity 27);</li> <li>Will require a Basic Assessment (BA), as confirmed by the competent authority, the Gauteng Department of Agriculture and Rural Development (GDARD) in October 2019</li> <li>The GDARD will make the final decision on whether or not the development will go ahead;</li> </ul> <p><b>Other important information:</b></p> <ul style="list-style-type: none"> <li>Initial Notification of BA Process to I&amp;APs commenced in October 2019;</li> <li>Specialist Studies were completed in February 2020;</li> <li>Draft Basic Assessment Report (DBAR) for review by GDARD, commenting authorities, Public, etc. is scheduled for April 2020;</li> <li>Final Basic Assessment Report (FBAR) submission to GDARD aimed for June 2020;</li> <li>GDARD Final Decision is anticipated in September 2020 after the legislated review period of 107 days;</li> <li>A Water Use Authorization (WUA) process to be undertaken (parallel with the BA) as guided by the National Water Act, 1998 (Act No. 36 of 1998) and can take up to 300 days to obtain;</li> </ul> <p><b>Key Findings of Specialist Reports are as follows:</b></p> <ul style="list-style-type: none"> <li>Heritage Impact Assessment indicated that the remains on site are of a building less than 60 years old.</li> </ul>		



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	<ul style="list-style-type: none"> <li>• Floral Assessment found no threatened or protected floral species</li> <li>• Fauna Assessment found no threatened or protected faunal species</li> <li>• The Avifaunal Assessment found an <i>African Finfoot</i> at two locations along the river system, listed as vulnerable on the regional Red List</li> <li>• The Socio-Economic Assessment key findings were that there will be improved access to housing, changes in sense of place and the perception of decline in property value</li> </ul> <p><b>Bryanston Ext. 3C:</b></p> <ul style="list-style-type: none"> <li>• The site is approximately 0.9254 hectares (9 254m<sup>2</sup>) and occupies erven 3932, 3933, 3933 and 3938);</li> <li>• There is no need for BA or EIA (GDARD confirmation received);</li> <li>• An Environmental Management Plan (EMP) to be compiled (NEMA S28 Duty of Care);</li> </ul> <p><b>Other important information:</b></p> <ul style="list-style-type: none"> <li>○ Specialist studies findings: no heritage resources, no threatened or protected floral species, key avifaunal assessment findings were a pair of Crowned Lapwings and their nestlings, suitable habitat is available outside the site boundaries.</li> </ul> <p><b>Bryanston Ext. 3D:</b></p> <ul style="list-style-type: none"> <li>• The site is approximately 0.42 hectares (4 200m<sup>2</sup>) and occurs on erven 3927 and 2947;</li> <li>• There is no need for BA or EIA (GDARD confirmation received);</li> <li>• An Environmental Management Plan (EMP) to be compiled (NEMA S28 Duty of Care); and</li> </ul>		



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	<ul style="list-style-type: none"> <li>Specialist Studies not required.</li> </ul>		
	<p><b>4. ARCHITECTURE</b></p> <p><i>Presented by <b>Yogas Reddy- Architect, Ruben Reddy Architects</b></i></p> <p><b><i>In-depth details regarding architectural plans for the Bryanston Sites (Bryanston Ext. 3B, 3C and 3D) are available on the attached Presentation. Key Architectural Plans were highlighted as followed:</i></b></p> <ul style="list-style-type: none"> <li>Designs for the RLRP include four storey walk-up's, face brick and plaster structures, etc. which blend in with existing development (Brushwood and Notting Hill Complexes); and</li> <li>Design Philosophy for RLRP is to address sustainable settlement planning and support sustainable livelihoods through integrated social, economic and environmental elements.</li> <li>RLRP designs aim to enhance quality of life and give dignity to the residents of the development. There will be passive and active spaces and places for children to play, a courtyard concept, and efficiencies regarding lighting, use of solar power, orientation of developments to maximize sunlight and reduce electricity consumption etc.;</li> <li>Mr. Reddy presented the three proposed developments as Bryanston Ext 3B, 3C and 3D as follows:</li> </ul> <p><b>Bryanston Ext. 3B:</b></p> <ul style="list-style-type: none"> <li>Design considered the proximity of the river;</li> <li>204 units of 25m<sup>2</sup>, 35m<sup>2</sup> and 45m<sup>2</sup> are currently planned;</li> <li>Design will include courtyard, main entrance, soft landscaping and security house, refuse collection, etc.</li> </ul>		





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	<p><b>Bryanston Ext. 3C:</b></p> <ul style="list-style-type: none"> <li>• Almost two separate developments due the layout of the four erven;</li> <li>• Design concept same as Bryanston Ext. 3B;</li> <li>• Planned 136 units of sizes 25m<sup>2</sup>, 35m<sup>2</sup> and 45m<sup>2</sup>.</li> </ul> <p><b>Bryanston Ext. 3D:</b></p> <ul style="list-style-type: none"> <li>• Design concept same as Bryanston Ext. 3B and 3C;</li> <li>• Planned 80 units of sizes 25m<sup>2</sup>, 35m<sup>2</sup> and 45m<sup>2</sup>.</li> </ul>		
	<p><b>5. TRAFFIC STUDY</b></p> <p><i>Presented by <b>Kevin James</b> - Engineer, GladAfrica</i></p>		
	<ul style="list-style-type: none"> <li>• Traffic Impact Assessment (TIA) assessed on a regional scale and note per site;</li> <li>• The TIA assessed the major/key intersections (North Street and West Avenue, West Avenue and Rocky Street, and Malibongwe Drive);</li> <li>• The TIA was based on level of service or amount of time spent at each intersection. The results ranged from A to F, where A is most acceptable (up to D) and F is very unacceptable;</li> <li>• Majority of the intersections were acceptable except for North and West Street which will require upgrading;</li> <li>• Proposed upgrade for Corner Rocky and West is a traffic light/signal and dedicated priority turning lanes;</li> <li>• Proposed upgrade for corner North Street and West Avenue is a two-way stop which prioritizes traffic from North Street;</li> <li>• Upgrade of the road from Cork Avenue up to the end of Bryanston Ext. 3D which will have a ‘hammer head’;</li> <li>• Creation of a sidewalk along Cork Avenue down to Poplar Street;</li> </ul>		



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	<ul style="list-style-type: none"> <li>Traffic calming with speed humps on Poplar Street and Cork Avenue and pedestrian crossing between Bryanston 3B and Bryanston 3C on Cork Avenue;</li> <li>Possibility of dedicated transportation routes with a taxi/bus stop on Poplar Street;</li> <li>All the proposals have to be finalized and submitted to JRA for their input and recommendations.</li> </ul>		
	<p><b>6. STORMWATER MANAGEMENT</b></p> <p><i>Presented by Kevin James- Engineer, GladAfrica</i></p>		
	<ul style="list-style-type: none"> <li>Stormwater infrastructure will be constructed for each development;</li> <li>Proposal for Bryanston Ext. 3B is to establish a stormwater attenuation pond close to the river to allow stormwater to flow into the river at a controlled rate;</li> <li>Proposal for Bryanston Ext. 3C is to establish stormwater infrastructure which will connect into the new stormwater infrastructure at Bryanston Ext. 3B and eventually discharge into Bryanston River;</li> <li>Proposal for Bryanston Ext. 3D is to establish a new stormwater connection point to connect onto the existing infrastructure along the N1 Western Bypass.</li> </ul>		
	<p><b>7. BULK SERVICES</b></p> <p><i>Presented by Kevin James- Engineer, GladAfrica</i></p>		
	<p><b>BULK WATER</b></p> <ul style="list-style-type: none"> <li>The water supply in the Bryanston area is from the Kensington B Reservoir;</li> <li>The whole water supply in the City of Johannesburg is subjected into a hydraulic model of Joburg Water which can determine water source and sufficiency at any time;</li> </ul>		



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	<ul style="list-style-type: none"> <li>• The demand to be generated by the proposed development is small (less than 4%) on the overall demand for the system;</li> <li>• The system analysis shows there are no upgrades required for the development;</li> <li>• The hydraulic model does however show a need for a pressure reducing valve at Hugo Avenue and Roux Street. Joburg Water will probably be implementing this;</li> <li>• A small bulk pipeline upgrade will be required at the intersections of Kays Avenue and Cedar Street and between Kays Avenue and Blackwood Street,</li> <li>• Overall, there will be minor upgrades to the existing infrastructure for water services.</li> </ul> <p><b>BULK SEWER</b></p> <ul style="list-style-type: none"> <li>• The proposed developments will not have any significant impact on the bulk sewer in the area;</li> <li>• The system shows that the current sewer system is more than adequate to cater for the new developments;</li> <li>• The infrastructure is adequate, but the current practices and management are the source of sewer blockages and overflowing.</li> </ul> <p><b>BULK ELECTRICITY SERVICES</b></p> <ul style="list-style-type: none"> <li>• Electrical supply in the area is derived from the Olivedale Substation and that will be the logical point to source the electricity for the development;</li> <li>• The connection points at each site will be developed;</li> <li>• Consultation with City Power will determine the impact as well as the way forward.</li> </ul>		
C	<b>RECAP OF ISSUES INCLUDED IN THE PRESENTATIONS (Mala Rammana)</b>		



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	<p><b>Mala Rammana</b> thanked the technical team for their presentations and provided a recap of the presentations by discussing which components were discussed by the various members of the Professional Team.</p>		



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D		QUESTIONS AND ANSWER SESSION	
NO	RESIDENT	QUESTION/COMMENT RAISED	RESPONSE
1.	<b>Louis Bond</b>	<p>(a) What happened to the PWV2 route proclaimed in the 1980s and which was planned for the area now proposed for development?</p> <p>(b) The road upgrade stops at Poplar, what is proposed between Poplar and North?</p>	<ul style="list-style-type: none"> <li>• <b>Adrian Brislin</b> responded as follows: In the late 1980's, early 90's, the residents of Sandton voted to de-proclaim the route across Sandton and Randburg and this resulted in a small portion remaining. The section within the sites has been taken off the City of Johannesburg's future road plans. However, the PWV2 is still proclaimed and remains a provincial road.</li> <li>• <b>Mala Rammana</b> added the issue to the 'parking lot'.</li> </ul>
2.	<b>Matthew Sanders</b>	<p>(a) Where can the traffic and sewer studies be obtained?</p> <p>(b) Has the traffic been studied from a holistic level?</p> <p>(c) There are several houses in between the sites, why were they not considered?</p>	<ul style="list-style-type: none"> <li>• <b>Andrew Woghiren</b> responded: Currently the studies are at a feasibility level and once all studies/reports are done, they will be attached to the Draft Basic Assessment Report which will be available for public review.</li> <li>• All studies/reports were compiled for Bryanston 3B, 3C and 3D only, Bryanston 3A has been allocated to a different consulting company.</li> <li>• <b>Mala Rammana</b> added the issues to the 'parking lot'.</li> </ul>



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3.	<b>Elindi van den Heever</b>	Concerned about the flooding and erosion possibilities even with the proposed attenuation pond	<ul style="list-style-type: none"> <li>• <b>Kevin James</b> responded: Any development will result in runoff, but with the planned infrastructure and proper practices/management, flooding should be avoided.</li> </ul>
4.	<b>Mike</b>	What are the sites currently zoned as and what will the zoning be after the development of the sites?	<ul style="list-style-type: none"> <li>• <b>Herman Strydom</b> responded: Bryanston is currently classified as a township. All the sites are currently zoned as <i>Residential 1</i> and applications will be submitted to City of Johannesburg to re-zone them as <i>Residential Area 2</i> and <i>Residential Area 3</i>.</li> </ul>
5.	<b>Justine</b>	(a) Are schools being considered in these areas?	<ul style="list-style-type: none"> <li>• <b>Herman Strydom</b> responded: The sizes of the sites are too small for educational facilities. The responsibility for the provision of educational facilities lies with the Department of Education and not GDHS. Furthermore, there are a number of schools within reasonable distance of the sites</li> <li>• <b>Ntsebo Mkhize</b> added: According to the socio-economic study, there are a number of private schools in the area but no non-fee schools in the area. The parents will therefore, decide where their children will attend school.</li> </ul>



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			<ul style="list-style-type: none"> <li>• <b>Mala Rammana</b> added the issue to the ‘parking lot’.</li> </ul>
6.	<b>Brendon</b>	<p>(a) Are the units going to be sold or rented out?            (b) If they will be rented out, who will be responsible for their maintenance?</p>	<ul style="list-style-type: none"> <li>• <b>Herman Strydom</b> responded: The units will be rented out and a company will be responsible for the maintenance.</li> <li>• <b>Mala Rammana</b> added the issue to the ‘parking lot’.</li> </ul>
7.	<b>Nina</b>	<p>(a) Why is the development being proposed in a conservation area?            (b) What will happen to the flora and fauna in the area?            (c) What policies will be in place to ensure proper maintenance and sustainability of the developments?</p>	<ul style="list-style-type: none"> <li>• <b>Andrew Woghiren</b> responded: Some of these areas are vacant and managed as conservation areas. What we need to understand is that when the land is proposed for development, professional teams undertake preliminary investigations on the feasibilities of the sites, which is what is currently being done for Bryanston Ext. 3 sites and the authorities will make the final decision.</li> <li>• <b>Mala Rammana</b> added: The team cannot answer the question on the tenant profile as the information is not yet available to the team, she then added it to the ‘parking lot’.</li> </ul>
8.	<b>Henrich</b>	<p>Has the City of Johannesburg been consulted with regards with upgrading and maintenance of the bulk services?</p>	<ul style="list-style-type: none"> <li>• <b>Mala Rammana</b> responded: The issue of infrastructure was answered.</li> </ul>



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			<ul style="list-style-type: none"> <li>• <b>Mala Rammana</b> added the issue of maintenance to the 'parking lot'.</li> </ul>
9.	<b>Kevin Northern</b>	Has the team considered the amount of stormwater that comes from the other side of the site from Kays and Hugo into the Bryanston River?	<ul style="list-style-type: none"> <li>• <b>Mala Rammana</b> added the issue to the 'parking lot'.</li> </ul>
10.	<b>Toby</b>	(a) Why is there no report on Bryanston A? (b) Follow up question/comment: Request for a holistic view/impacts of the overall development	<ul style="list-style-type: none"> <li>• <b>Andrew Woghiren</b> responded: The GDHS has appointed different work streams. A different consulting company has been appointed to undertake work on Bryanston A.</li> <li>• <b>Mala Rammana</b> added the issues to the 'parking lot'.</li> </ul>
11.	<b>Malcolm Manford:</b>	(a) Why hasn't anyone touched on the highly fragmented state of these site? (b) What are the costs associated with the development?	<ul style="list-style-type: none"> <li>• <b>Mala Rammana</b> added the issue to the 'parking lot'</li> </ul>
12.	<b>John Endres</b>	Suggested that he was aware of the list of questions from Malcolm, could they draft a list of all questions from the I&APs then forward them to the GA Team? The questions will be on their Bryanfern Residents Association website.	<ul style="list-style-type: none"> <li>• All attendees agreed.</li> <li>• <b>Mala Rammana</b> added the issue to the 'parking lot'.</li> </ul>
13.	<b>Barry Trenton</b>	If 0.75 parking bays are planned per apartment, this will result in a high number of pedestrians in the area, where will the space for pedestrian walkways come from?	<ul style="list-style-type: none"> <li>• <b>Mala Rammana</b> added the issue to the 'parking lot'.</li> </ul>
14.	<b>Angeline Brown</b>	Where is the Client and where is the representation from City of Johannesburg?	<ul style="list-style-type: none"> <li>• <b>Andre Jooste</b> responded: GA is representing the Client. <b>Ntsebo Mkhize</b> added that an invitation to the meeting was extended to the City of</li> </ul>





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			Johannesburg’s City Parks Department but they did not respond to the invite
15.	Rene	<p>(a) Where is the Environmental Management Programme (EMPr) and the Close-Out Plan?</p> <p>(b) Were geotechnical investigations and flood line assessments undertaken?</p> <p>(c) What is the likelihood that the Architect’s designs will change?</p> <p>(d) How have you addressed the NHBRC requirements?</p>	<ul style="list-style-type: none"> <li>• <b>Andrew Woghiren</b> responded: Geotechnical studies were undertaken. Flood lines were considered and will be investigated in the next stage. EMPr will be compiled as part of the BAR and the Close-Out Plan will only be applicable during construction phase.</li> <li>• <b>Yogas Reddy</b> added: The designs were undertaken within limitations given by the Town Planners. As this is the conceptual phase, the Architect followed the local bylaws and SANS 10400. Consultation with National Home Builders Registration Council (NHBRC) will be applicable at the construction phase.</li> </ul>
16.	Lydia	<p>(a) What will happen to all the animals and plants in the area?</p> <p>(b) On the basis of the presentation made earlier, it is advisable that the development becomes self-sufficient and becomes ‘green’?</p>	<ul style="list-style-type: none"> <li>• <b>Mala Rammana</b> added the question and recommendation to the ‘parking lot’.</li> </ul>
17.	Amanda	What is the current density in the area and what will be the addition with the new development?	<ul style="list-style-type: none"> <li>• <b>Mala Rammana</b> added the issue to the ‘parking lot’.</li> </ul>
18.	Zenade	There are no government medical facilities around, where will the residents obtain medical services?	<ul style="list-style-type: none"> <li>• <b>Mala Rammana</b> added the issue to the ‘parking lot’.</li> </ul>



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19.	Sue	The plan for the taxi route is unacceptable.	<ul style="list-style-type: none"> <li>• <b>Mala Rammana</b> added the issue to the ‘parking lot’.</li> </ul>
20.	Hendrik Pieters	<p>(a) What is the budget and quality plan for what was presented?</p> <p>(b) Why is the Gauteng Department of Agriculture and Rural Development (GDARD) involved in developments taking place in Sandton?</p>	<ul style="list-style-type: none"> <li>• <b>Andrew Woghiren responded:</b> GDARD used to be known as the Gauteng Department of Agriculture Conservation and Environment (GDACE). GDARD has a unit called sustainable utilisation of the environment which deals specifically with environmental authorisations and is guided by the National Environmental Management Act (NEMA). They are involved because they are the competent authority for all environmental authorisations in Gauteng.</li> <li>• <b>Mala Rammana</b> added the first issue (a) to the ‘parking lot’.</li> </ul>
21.	Rinke	<p>(a) Questions asked in the first meeting were also asked in this meeting, but still cannot be addressed?</p> <p>(b) What will happen to the rocks, blasting and cost-implication?</p>	<ul style="list-style-type: none"> <li>• <b>Andre Jooste</b> responded: Blasting takes place during construction phase and that will be addressed then. The specifications for blasting will be drawn-up during the tender documentation stage, but the project is quite far from this stage.</li> </ul>
22.	Siphelele	<p>(a) Did anyone in the appointed team actually think the development will work in the area?</p> <p>(b) What about the property value of the houses?</p>	<ul style="list-style-type: none"> <li>• <b>Mala Rammana</b> responded: The team was appointed to assess the feasibility of the development, and this is what is currently being undertaken. The team will finalise all findings and present them to the client and relevant</li> </ul>



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		(c) Will they get feedback from the question and points raised during the meeting?	authorities which will then make the final decision. They will receive feedback from the team.
<b>23.</b>	<b>Alec</b>	Are we being bulldozed into another vote buying project?	<b>Mala Rammanna</b> responded: The issue had already been added into the 'parking lot' along with who and where the client is.



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E		PARKED QUESTIONS/ISSUES/COMMENTS	Info.
<p><i>Please note all issues included in the parking lot will be addressed in the Draft Basic Assessment Report that will issued for public review. These issues are summarised as follows:</i></p>			
		<ol style="list-style-type: none"> <li>1. Issue regarding the development of the PWV2.</li> <li>2. Holistic impact assessment for traffic, environment and bulk services for the entire Bryanston Ext.3 developments.</li> <li>3. Issue of schools and affordability thereof.</li> <li>4. Housing typology, management and sustainability.</li> <li>5. Issue of adequacy and maintenance of the infrastructure.</li> <li>6. The fragmented state of the sites.</li> <li>7. The costs/budget and quality management plan associated with the development.</li> <li>8. Space for roads widening and pedestrian walkways and taxi route (public transport facilities).</li> <li>9. Issue of absence of THE Department of Human Settlements (Client) and City of Johannesburg.</li> <li>10. Flood line studies.</li> <li>11. Density of area and anticipated future density.</li> <li>12. Medical facilities for low-income residents.</li> </ol>	
<b>F</b>	<b>CLOSING REMARKS</b>	<p><b>Councillor (Mike Wood)</b></p> <ul style="list-style-type: none"> <li>• The Department of Human Settlements or their representatives need to avail themselves for the next meeting;</li> <li>• Requested that all persons interested in joining the project's working group/committee to remain behind after the meeting; and</li> <li>• Gave a vote of thanks to all attendees.</li> </ul>	Info.
		<p><b>Working Committee (John Endres)</b></p> <ul style="list-style-type: none"> <li>• Confirmed the existence of the working committee and asked members who are interested in joining to see him after the meeting;</li> <li>• Informed the attendees that there is a dedicated email address for the project (<a href="mailto:rlrp@bryanfern.co.za">rlrp@bryanfern.co.za</a>) and questions and comments can be sent to this email address;</li> <li>• Gave a vote of thanks to all attendees.</li> </ul>	



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		<b>Mala Rammanna</b> closed the meeting at 21:00.	
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