

BASIC ASSESSMENT

for the

**Proposed Establishment of a Mixed Use Development within
Portion 64 of Farm Vlakfontein 238 IQ, Tshepisoong Extension 4,
Johannesburg West, Gauteng Province****GDARD Reference No.: 002/16-17/E0131****Comments and Responses Report**

Version 1: Draft Basic Assessment Report

This Comments and Responses Report (CRR) captures the comments and issues raised by stakeholders during the Announcement and Draft Basic Assessment Report (DBAR) review Phases of the Environmental Authorisation Process (Basic Assessment) for the proposed Establishment of a Mixed Use Development within Portion 64 of Farm Vlakfontein 238 IQ, Tshepisoong Extension 4, Johannesburg West, Gauteng Province.

As part of the announcement and DBAR review process, a Background Information Document (BID), with a comment and registration sheet was posted and distributed to potentially Interested and/or Affected Party (I&AP) during August 2016. The BID was also forwarded through emails and site notices were also put up in August 2016. Two adverts were also placed in two newspapers.

Subsequent to the comments received from the I&APs during the DBAR review and comment period, posters to notify the I&APs of the public meeting were placed at the public places identified, on 22 September 2016. Emails and SMSs notifications were also sent to all registered stakeholders. Telephonic follow ups with some of the registered stakeholders were also made to confirm the public meeting (5 October 2016) attendance. Furthermore, Emails and SMSs notifications were circulated to the registered stakeholders to announce the availability of the minutes for the public meeting for review and verification on 19 October 2016.

TABLE OF CONTENTS

1.	COMMENTS RECEIVED FROM THE COMPTETENT AUTHORITY	1
2.	COMMENTS RECEIVED FROM THE COMMENTING AUTHORITIES	3
3.	COMMENTS RECEIVED FROM INTERESTED AND AFFECTED PARTIES	7

Abbreviations:

BID	Background Information Document	CoJ	City of Johannesburg
DBAR	Draft Basic Assessment Report	EAP	Environmental Assessment Practitioner
EATT	Environmental Advisory Task Team	ECO	Environmental Control Officer
EIA	Environmental Impact Assessment	EMPr	Environmental Management Programme
FBAR	Final Basic Assessment Report	GDARD	Gauteng Department of Agriculture and Rural Development
I&AP	Interested and/or Affected Party	IEM	Integrated Environmental Management
JW	Johannesburg Water	PPP	Public Participation Practitioner
RDP	Reconstruction and Development Programme	SUDS	Sustainable Urban Drainage Systems

No.	COMMENT / CONCERN / RECOMMENDATION	RAISED BY & WHEN	RESPONSE
1. COMMENTS RECEIVED FROM THE COMPETENT AUTHORITY			
1.1	Acknowledgement letter of the DBAR and application forms from the Gauteng Department of Agriculture and Rural Development (GDARD).	BELOT, Boniswa (GDARD), Emailed Letter, 25 August 2016	Email acknowledged. Virginia Ramakuwela, Zitholele Consulting (EAP)
1.2	Alignment of the activity with applicable legislations and policies The development has a direct bearing on the National Environmental Management Act (NEMA) (Act NO. 107 of 1998) (as amended) at both national and provincial levels. The proposed development corresponds with the activity applied for under the Environmental Impact Assessment (EIA) Regulations, 2014, (GN R.983) Listing Notice 1, Activity 28 and 31 published under the NEMA.	KAPSOSIDERIS, Aristotelis (GDARD), Emailed Letter, 28 September 2016	Agreed. Applicable activities have been listed in both the Application form and Basic Assessment Report. Virginia Ramakuwela, Zitholele Consulting (EAP)
1.3	Guidelines GDARD requirements In addition to what is listed in the DBAR that will be incorporated in the Final Basic Assessment Report (FBAR), the Department would require the following documents in order to undertake a thorough review and reach a credible decision on your application: (a) The site is not ecologically important but a water body abuts the site along its western border. Any possible impacts that this will have on the building and construction activities must be incorporated into the FBAR. (b) Further to the above, a wastewater treatment works is located further to the west of the site and possible impacts thereof must be identified and mitigation measures proposed in the Environmental Management Programme (EMPr). In		The Wetland Assessment Opinion subsequent to the site visit by the Wetland Specialist confirmed that the impoundment is a storage pond that forms part of the nearby wastewater treatment works infrastructure. Therefore, it is not considered a natural surge water ecosystem nor wetland habitat. The EAP has further concluded that no impacts are anticipated to arise as a result of the impoundment that may affect the proposed development. Virginia Ramakuwela, Zitholele Consulting (EAP) No foreseeable impacts from the wastewater treatment that may affect the proposed development. The possible impact that could occur is smell; however, the wastewater treatment work is located further away from the proposed development site. No I&APs has raised the impacts to the community resulting from the wastewater treatment work.

	addition, principles of Sustainable Urban Drainage Systems (SUDS) must be integrated in the development of the storm water and drainage designs.		Based on the above, it has been concluded that no impact is anticipated to the proposed development as a result of the wastewater treatment works. The EAP has further recommended that the principles of SUDS be integrated into the storm water and drainage designs for the development. Virginia Ramakuwela, Zitholele Consulting (EAP)
	(c) A register of the I&APs must be included in the FBAR with their comments and issues raised being responded to accordingly.		Please refer to Appendix E6, E7 and E9 for the CRR, comments from I&APs on DBAR and copy of I&APs register (database) respectively. Virginia Ramakuwela, Zitholele Consulting (EAP)
	(d) The site notice and newspaper advert must be clear and legible and must include the name of the newspaper it was advertised in and the date in which the advert was placed.		Please refer to Appendix E1 and E3 for the proofs of site notices and newspaper advertisements respectively. Virginia Ramakuwela, Zitholele Consulting (EAP)
1.4	Alternatives A number of alternatives were assessed in the report including the No-Go option. Consideration should also be given to alternatives relating to efficiency and renewable technologies in energy, and other resources in the FBAR.		The proposed alternatives relating to energy efficiency and renewable technologies have been included in Section D, point 4 of the FBAR. The energy efficiency and renewable technologies relate to the power supply, lighting, water heater/geysers, air conditioners as well as other resource which include rain water harvesting is also included. Virginia Ramakuwela, Zitholele Consulting (EAP)
1.5	Assessment issues on the site The DBAR lists information on environmental issues on the site that will require further investigation as has been mentioned in point 1.3 above.		Please refer to 1.3 above for the responses on this point. Virginia Ramakuwela, Zitholele Consulting (EAP)
1.6	Locality map and layout plans or facility illustrations A detailed large scale layout plan/map with a descriptive legible legend portraying the proposed activity and indicating the total footprint of the proposed development overlying all the sensitivities of the site is required. The layout plan must clearly depict the portion numbers of the application as well		Please refer to Appendix A of the FBAR for the layout map and sensitivity maps clearly indicating the total footprint of the proposed development and even of the proposed development. Virginia Ramakuwela, Zitholele Consulting (EAP)

	as the proposed individual erven of the proposed development. All sensitivities need to be delineated in accordance with GDARD minimum requirements for Biodiversity Assessments.		
1.7	EMPr A site (project) specific EMPr is included in the DBAR which is both practical and enforceable. However, the EMPr must be amended to correct the declaration by the Developer, Contractor and Environmental Control Officer (ECO) so that it corresponds with the actual proposed site, the farm portion and farm name. The EMPr must comply with the content requirements as stipulated in Appendix 4 of the EIA Regulations, 2014.		The Contractor and the ECO have not been appointed yet for the proposed development. Therefore, the EMPr will be updated with the details of the Contractor and the ECO once the Environmental Authorisation has been granted and prior to construction activities commence as their details are not known at the current stage. In addition, declaration by all parties as stipulated will be complied with and communicated to the Department once the appointments have been made and prior to commencement with the proposed development. Virginia Ramakuwela, Zitholele Consulting (EAP)
1.8	Public Participation Process It is noted that the DBAR has been circulated for comments and responses. Any further comments and responses thereto must be included on the FBAR and the applicant must address any issues raised by I&APs adequately. Please note that the application may be prejudiced by not addressing issues raised by the I&APs adequately. Should there be any other information that needs to be added that will benefit the decision making process, it must be included in the FBAR.		Please refer to Appendix E1 – E9 of the FBAR for proofs of all PPP that has been undertaken for the proposed development. The storm water management plan will be compiled by the appointed contractor post environmental authorisation process. The storm water management plan will be submitted to the local authorities (CoJ) for review, comments and approval prior to commencement of construction activities. Virginia Ramakuwela, Zitholele Consulting (EAP)
2. COMMENTS RECEIVED FROM THE COMMENTING AUTHORITIES			
2.1	The Department: Integrated Environmental Management (IEM) discussed the report at IEM's Environmental Advisory Task Team (EATT) meeting on 06 September 2016 and would therefore like to comment as follows: The abovementioned property falls within the jurisdiction of the City of Johannesburg Metropolitan Municipality (CoJ). Please be informed that this office does not provide	HLONGWANE, Gabisile (Mogale City), Emailed Letter, 06 September 2016	Zitholele Consulting hereby acknowledges your prompt comment. Please note that your comment will be reflected in the project's Comments and CRR that will be submitted to GDARD with the Basic Assessment Report for decision. However, Mogale City Local Municipality will be removed from this project's stakeholder database immediately and will not receive further correspondences on this project.

	comments on properties that fall outside the jurisdiction of Mogale City. The relevant authority (CoJ) must therefore be contacted in this regard.		Virginia Ramakuwela, Zitholele Consulting (EAP)
2.2	According to our records, the Environment and Infrastructure Services Department of CoJ has not received a copy of the report for comments. We will only be able to supply comments once we have received the report. We do not comment on the notice but need the entire report in order to provide comments. In case a report was submitted, please supply us with proof of delivery and the person who signed for it so that we can track it. We require the hard copy in order to comment.	RATSHITANGA, Mashudu (CoJ), Emails, 19 September 2016	Email Acknowledged and proof of delivery of CD containing DBAR to CoJ attached to email. Hard copy of the DBAR provided to Mr Gift Mabasa at the following details: City of Johannesburg Metropolitan Municipality 118 Jorissen Street. 6th Floor Traduna Building Braamfontein Johannesburg 2000 Tricia Njapha, Zitholele Consulting (PP Practitioner)
2.3	Description of the project The proposed township development entails the development of a mixed business (retail and associated uses), residential development for the middle income group, public open space and street/road. The rationale for the proposed project including the locality of the site as well as the surrounding land uses has been clearly explained and defined in the report. Guidelines, policies/legislations The project takes into account relevant legislation/policies and guidelines applicable to the proposed activity as contemplated in the EIA Regulations, 2014. The proposed development is in line with RSDF for Region C. Description of Alternatives From the information provided in the report, two (2) alternatives were considered, namely: Proposal and 'No-go' alternatives due to the applicant's ownership of the site.	MAKWELA, Modise (CoJ), Emailed Letter, 31 October 2016	Acknowledged. Comments noted. Virginia Ramakuwela, Zitholele Consulting (EAP)

	Description and assessment of the identified environmental issues The assessment of impacts identified, though discussed briefly, adheres to the minimum requirements as provided by the EIA Regulations, 2014. Evaluation and presentation of mitigation measures The evaluation and mitigation measures for the identified impacts for all the phases of the project are discussed in detail in the Report. The mitigation measures proposed for the identified impacts are considered satisfactory.		
2.4	Public Participation From the information provided in the report, the PPP is being conducted.		Agreed. The PPP was in progress at the time of DBAR review. The DBAR public review period commenced on the 19 August to 20 September 2016. In addition, public meeting was held on 5 October 2016, Refer to Appendix E of the FBAR for all the PPP documentations and proofs. <i>Virginia Ramakuwela, Zitholele Consulting (EAP)</i>

2.5	Recommendations Based on the review of the Report and the site visit conducted, the Environment and Infrastructure Services Department has no objection to the proposed township establishment. However, the following recommendations must be strictly adhere to: a) A detailed storm-water management plan must be designed for the site in order to minimise the generation of surface runoff and storm-water through the adoption of the principles of Water Sensitive Urban Design (WSUDS) and Sustainable Urban Drainage Systems (SUDS) which provide various options such as bio-retention ponds, enhanced swales and grass lined channels, stone filled infiltration ditches, permeable paving, etc.. The said plan must be submitted for comments and approval by both the Johannesburg Road Agency (JRA) and CoJ's Environment and Infrastructure Services Department. b) Provision must be made within the site itself for storm water attenuation to address run-off impacts of the proposed development, such that the post development run-off volumes and intensity does not exceed the pre-development run-off from the site. c) The attenuation pond must be grassed, fenced and shall remain private for safety purposes. d) A recreational open space must be provided on site as per CoJ Opens Space guidelines and that no open space bulk contributions should be accepted. e) A detailed signed confirmation letter from Johannesburg Water that the site has sewer		The storm-water management plan will be developed by the appointed contractors post environmental authorisation process and prior to commencement of construction. The storm-water management plan will be developed according to the recommended principles, namely: WSUDS and SUDS. All approvals will be acquired from both JRA and CoJ's Environment and Infrastructure Services Department prior construction begins. Virginia Ramakuwela, Zitholele Consulting (EAP) The storm water attenuation for the development site will be included in the latter storm-water management plan that will be subjected to review, comments and approvals by both JRA and CoJ's Environment and Infrastructure Services Department prior construction begins. Virginia Ramakuwela, Zitholele Consulting (EAP) The proposed attenuation pond will be constructed according to these recommendations. Refer to Section A: Activity Information, sub-heading 'Description of proposed project activities' of the FBAR. Virginia Ramakuwela, Zitholele Consulting (EAP) The said recommendations will be considered and necessary approvals with the council are underway. Virginia Ramakuwela, Zitholele Consulting (EAP) Please refer to the letter from Johannesburg Water (JW), dated 2 March 2016, for the requested confirmation,
-----	--	--	--

	networks infrastructure developed for the proposed site prior to the commencement of the project must be sought. The said signed confirmation letter must be attached in the FBAR.		attached as Appendix F2 (Other Permit Applications – Municipality) of the FBAR. Virginia Ramakuwela, Zitholele Consulting (EAP)
3. COMMENTS RECEIVED FROM INTERESTED AND AFFECTED PARTIES			
3.1	The initial Environmental Impact Assessment (EIA) included portion 21, 23, 63 & 64 of Farm Vlakfontein 238 IQ, (a) Why is this Basic Assessment only for portion 64?	MAJOVA, Zweli (Tshepisong Resident) Telephone Call, 26 August 2016	Due to mining issues the owner of these properties decided not to develop portions 21, 23 and 63 at this time. Portion 64 is easy accessible from Kagiso and from a developing point of view it makes sense to develop this stand first regarding road surfaces and civil services. Claudette Denner, Toplan Consulting (Client's Town Planner Consultant)
	(b) What are the developer's plans on the other three portions, 21, 23 & 63?		Portion 21, 23 and 63 will be developed at a later stage, once Portion 64 is a legal township (Proclaimed). The remaining portions will be developed with residential stands to provide for the growing housing need in the area. Depending on the needs of residence, proposed walk ups could be developed. However, this is all market and time-based related. Claudette Denner, Toplan Consulting (Client's Town Planner Consultant)
	(c) Has the developer appointed Construction Engineers yet? Who is going to undertake the construction work?		The engineers appointed at this stage are only busy with the required services and traffic reports to ensure that water supply, electrical capacity and proper access will be available and provided. Only once the rights are approved by town planning and Gauteng Department of Agriculture and Rural Development (GDARD) has given consent may any developer break ground. At this stage there is no contractor on board to assist with construction. Further, NO building plans can be approved until proclamation of the township. Proclamation would only take place in mid-2017, after approval from GDARD and then town planning.

			However, you are requested to send your company brochure and details to present to the registered owners (Mr Antonio Cremona) to cremona@netactive.co.za. <i>Claudette Denner, Toplan Consulting (Client's Town Planner Consultant)</i> Further correspondences with regard to the appointment of Construction Engineers will be communicated independently of this Basic Assessment process, between the developer and Mr Majova. Therefore outcome of these correspondences will not be captured in the CRR for submission to the authority for decision on this application. <i>Virginia Ramakuwela, Zitholele Consulting (EAP)</i>
3.2	The community needs are most met by the centre through support groups, food distributions and counselling sessions. When construction begins, consideration to build a centre for the community should be considered. Because Boitshoko Home Based Care is a need and we can't take away a need from the people because of money or development sake. So please investigate the issue further.	MAPHOSA, Thomas (Tshepisong Resident) Comment Sheet, 25 August 2016	The owner has advised that the Business Stand located along Kagiso Road on the proposed development will include a building/space to relocate the Boitshoko Home based Care to. This would be included in the buildings plans prior to construction of the entire development. It is envisaged that the proposed location of the Boitshoko Community Based Centre would be on the south eastern section of the business stand (refer to development layout map). Site Plans and building plans will only be finalised after proclamation of the township. <i>Claudette Denner, Toplan Consulting (Client's Town Planner Consultant)</i>
3.3	Suggested that the following issues of concern be investigated in the BA: • To put bulk infrastructure with necessary resources; • Extend the number of housing units; • Water and sanitation, electricity supply; and • There are no police stations, schools and clinics.	TAU, Thabo (Tshepisong Resident) Comment Sheet, 26 August 2016	Bulk infrastructure such as road surfaces and storm water, electricity, water and sanitation will be addressed on plan during the design phase prior to the construction of buildings. NO building plan or any construction will be allowed by Council, until such time as the infrastructure plans are approved, installed and accepted by CoJ Council. Due to the size of the development, in terms of the housing provided, there are no requirements from the authorities regarding the provision of land for schools or clinic.

			The owner of the property has requested that a satellite police unit be accommodated on the business stand, as well as a basic clinic. The business stand will thus provide shops for general groceries, banks, take-aways, clinic, police office. The design of the township layout allows for single residential homes (140). Although this does not alleviate the housing need, it provides a start in the housing requirements. The development of the other three farm portions in future will provide walk-up units which will increase the number of housing units and will also require the developer to provide land for a school. However, note that although land will be provided, the government will be responsible for the construction of the school. <i>Claudette Denner, Toplan Consulting (Client's Town Planner Consultant)</i>
3.4	My suggestion would be that Boitshoko Community Home Based Care be housed in a certain portion of the Mixed Use Development and also to extend the number of housing units as there is a shortage of houses in the area.	MOLEFE, Daniel (Tshepisong Resident) Comment Sheet, 24 August 2016	Provision will be made on the Business stand for Boitshoko Community Home based Care. The increase of housing units will be addressed in the future development of Portion 63, 21 and 23. <i>Claudette Denner, Toplan Consulting (Client's Town Planner Consultant)</i>
3.5	We would like to be updated and add inputs towards the infrastructure development to achieve the main objectives of the contractors in the most effective way. I am interested in doing business with the appointed contractor and to partake in the fullness of this project.	MCHUNU, Muzikayifani (Tshepisong Resident) Comment Sheet, 23 August 2016 MALATSI, Ramosidi Robert (Kagiso Resident) Emailed Comment Sheet, 16 September 2016	This could be done only once the rights for residential and business stands have been approved by the local authority, and these rights have been proclaimed legal rights. Hereafter, the design of the infrastructure will take place. <i>Claudette Denner, Toplan Consulting (Client's Town Planner Consultant)</i> However, if you have a registered company, you may send your company brochure and details to present to the registered owners (Mr Antonio Cremona) to cremona@netactive.co.za. Mr Cremona envisaged to promote the employment (both Temporary and Permanent as they may be available) of the local residents, which will be considered in the construction contractor appointment

			process. Virginia Ramakuwela, Zitholele Consulting (EAP)
3.6	We would like to be updated about any issues concerning our community, youth and service delivery.	CHAUKE, Basani (Tshepisong Resident) Comment Sheet, 23 August 2016	Issues such as these could be communicated through the Ward Councillor, who can relay the communities' response back to the owner/developer for any matter relating to the proposed development. Claudette Denner, Toplan Consulting (Client's Town Planner Consultant) The proposed process will fall outside the objectives of this environmental impact assessment and is envisaged to take place subsequent to a decision being reached on this application for Environmental Authorisation. This comment is however noted and this information has been sent to the proponent for further action after a decision on the environmental authorisation has been reached. Dr. Mathys Vosloo, Zitholele Consulting (EAP)
3.7	Housing backlog: It is in the best interest of our community since a lot of people still struggle to own their own home.	MPENSI, Makhosazana (Tshepisong Resident) Comment Sheet, 08 September 2016	Unfortunately the government has found it difficult to provide in the communities housing needs. This is why single land owners all over South Africa have taken it upon themselves to take undeveloped farm land and through a legal process with local authorities obtain rights to be able to alleviate the housing demand. However, these houses are not government owned and the construction there-of is for the developer's pocket. Thus, sales or rental agreements will be in terms of real estate requirements. Claudette Denner, Toplan Consulting (Client's Town Planner Consultant)
3.8	Yes, we need this development in this area.	MTSHALI, Gloria (Tshepisong Resident) Comment Sheet, 01 September 2016	Agreed. This area has a lot of potential for a thriving community. Although the process is slow with the local authority, we are hopeful to be able to start construction within 2017. Claudette Denner, Toplan Consulting (Client's Town Planner Consultant)

3.9	The development brings economic benefits in job opportunities and a decent environment.	MAJOLA, Zweli (Tshepisong Resident) Comment Sheet, 30 August 2016	Agreed. Not only will people be able to get employment during the construction phase, the built of a shopping centre will provide job opportunities on various levels from managers to cleaners. <i>Claudette Denner, Toplan Consulting (Client's Town Planner Consultant)</i>
3.10	Boitshoko Community centre wants to be allocated space to render their services – Multipurpose Hall	NKOPANE, Nthabiseng (Tshepisong Resident) Comment Sheet, during DBAR Public Review Period	Provision will be made on the Business stand for Boitshoko Community Home based Care. <i>Claudette Denner, Toplan Consulting (Client's Town Planner Consultant)</i>
3.11	I would like Boitshoko to remain where it is as it plays a huge role in helping the community.	NDINISA, Thokozane (Tshepisong Resident) Comment Sheet, 07 August 2016	Boitshoko will remain in the vicinity. Thus, the current building will be demolished and a new building within the business stand will be constructed to house this centre activities. <i>Claudette Denner, Toplan Consulting (Client's Town Planner Consultant)</i>
3.12	Non-Governmental Organisation (NGO) will be affected, so I refuse the application because the NGO will be affected. The NGO will be affected therefore I refuse the application because the NGO will be left stranded. I like the idea with my reasons based on the development and the employment opportunities but my concern is on the part of Boitshoko infrastructure. I think the entire community will be affected and the beneficiaries. This project is a great development for the community and its land value, but the Home Base Care of the Boitshoko since its services are helping the community, it should be allocated space and given offices somewhere, to continue servicing the needs of the community.	MAVUNDA, Solani (Tshepisong Resident) Comment Sheet, 01 September 2016 MABASO, Phakamile (Tshepisong Resident) Comment Sheet, 12 September 2016 SELAELO, Lepato (Tshepisong Resident) Comment Sheet, during DBAR Public Review Period DINTO, Mpho (Tshepisong Resident) Comment Sheet, during DBAR Public Review Period	Provision will be made on the Business stand for Boitshoko Community Home Based Care. Thus, the NGO's activities will continue once the construction of the proposed Mixed Use Development is completed. <i>Claudette Denner, Toplan Consulting (Client's Town Planner Consultant)</i> The construction of the mixed use development will be planned in such a way that construction on one portion will commence with the construction of the community facility while the existing centre is still operational. Therefore only once the community centre is opened in the new development will the existing infrastructure that currently house the centre be demolished. In the event that this arrangement cannot be fulfilled, the developer has committed to provide temporary space for the NGO to continue operating until such time it can move to the newly completed space in the mixed use development. <i>Dr. Mathys Vosloo, Zitholele Consulting (EAP)</i>

3.13	Is the Cheese factory going to be taken away?	HLATSHWAYO, Siphwe (Tshepisong Resident) Public Meeting, 5 October 2016	The Cheese factory will not be taken away. Virginia responded making use of a layout map, attached as Appendix C that the proposed development will only be placed within the red boundary. Therefore, the Cheese factory will not be affected. <i>Virginia Ramakuwela, Zitholele Consulting (EAP)</i>
3.14	How is the proposed development going to benefit the local community?		It is not known at this stage how many people will be employed but the proposed development will not only create some contract jobs during the construction phase but also some contract to permanent jobs during operations of the business, which will consider the local communities but obviously people will need to apply for the jobs and follow the process to be employed. In addition, The proposed development will bring some services (shops such as restaurants, ATMs, mobile police stations and clinics, etc.) closer to the community in such a way that they will not have to travel far for such kind of services. That is also another benefit from this proposed development to the local community. The development will also provide low cost housing to the willing to buy/rent and qualifying community members. <i>Claudette Denner, Toplan Consulting (Client's Town Planner Consultant)</i>
3.15	Who is the target for the houses?		With regard to the target for the proposed houses, the land is private and the proposed development cannot be viewed as Reconstruction and Development Programme (RDP). So the target will be the local community members of Tshepisong and other nearby communities as nearing the time of completion, the sales process will be advertised on newspapers and people of Tshepisong. However, it is not known at this stage how much the houses will cost. <i>Claudette Denner, Toplan Consulting (Client's Project Managers)</i>
3.16	Are you aware of the original layout of Tshepisong? On the original layout of Tshepisong there were some issues with the Geotech but that has been resolved now.	NTULI, Water (Tshepisong Resident) Public Meeting, 5 October 2016	Yes. We are aware of the original layout of Tshepisong. <i>Claudette Denner, Toplan Consulting (Client's Town Planner Consultant)</i>

3.17	The proposed development is to get Mr Cremona to get richer and not empower the local community. He feels that it will only benefit the community 0% as there is no interaction between Mr Cremona and the local community. But we take out our money to buy cheese but nothing in return from him. He referred the relationship between Mr Cremona and the community as a “one way traffic”.		The community will benefit from the proposed development as follows: • The proposed development will bring some services (shops such as restaurants, ATMs, mobile police stations and clinics, etc.) closer to the community in such a way that they will not have to travel far for such kind of services. That is also another benefit from this proposed development to the local community; • The development will also provide low cost housing to the willing to buy/rent and qualifying community members; and • Although it is not known at this stage how many people will be employed, the proposed development will not only create some contract jobs during the construction phase but also some contract to permanent jobs during operations of the business, which will consider the local communities but obviously people will need to apply for the jobs and follow the process to be employed. <i>Claudette Denner, Toplan Consulting (Client's Town Planner Consultant))</i>
3.18	Currently, the applicant does not promote the local economic empowerment at his current business. If you can ask how many people are employed by the Cheese factory and are Tshepisong locals, you'll find very few to none because he employed people from Mozambique. The community have problems with the Cheese factory as there is some water that comes from the factory and it sometimes prevents or make it difficult for the learners and their teachers to go to school as it flows along the roads. This problem has been reported and nothing is done. There is no cooperation from the Mr Cremona and the community is frustrated as they think he does not care about the local people. Cllr Sylvia Monakale suggested having a meeting with Mr Cremona as soon as possible. We know that the proposed development site is private but if Mr Cremona does not want to meet or cooperate with the community, he can take his land and go.	Cllr MONAKALE, Sylvia (Ward 128 – Councillor) Public Meeting, 5 October 2016	The request will be forwarded to the applicant, Mr Cremona and will revert back with the dates when he is available for the meeting. <i>Claudette Denner, Toplan Consulting (Client's Town Planner Consultant))</i> Post meeting note: It must be noted and understood that the proponent's staff procurement process and relationship between the community and proponent has no bearing on the proposed project. Although this comment is duly noted and this comment has been forwarded to the proponent, resolving of such issues and facilitating a meeting between the community and the proponent does not form part of this environmental assessment process for the development site and will have to be resolved between the community and the proponent in a separate process outside of this environmental assessment process.

			<i>Dr. Mathys Vosloo, Zitholele Consulting (EAP)</i> The employment of blacks in the factory – out of a compliment of 23 employees, only two are from Mozambique, the balance of 21 have South African identity documents. The requested meeting will be scheduled between Mr Cremona and the community through the ward councillor outside the BA process. <i>Antonio Cremona, Applicant</i> According to the plan, they are going to include the roads that will link up with the Tshepisong area off the Kagiso Drive. From the size of the proposed development, they are not mandated to make provision of the roads infrastructure in Tshepisong. That is government's mandate. <i>Claudette Denner, Toplan Consulting (Client's Town Planner Consultant)</i>
3.19	How about the road in the area, are they going to construct them?		
3.20	When are you going to organise Mr Cremona to come see us?	ZIBI, Thami (Tshepisong Resident) Public Meeting, 5 October 2016	It has been noted that most of the issues are not necessarily concerning the proposed development but the existing Cheese factory owned by the applicant (Mr Cremona). This will be communicated with Mr Cremona to establish his availability to have a meeting with the community. However, this is out of the BA process scope and will therefore be undertaken separately from this process. <i>Mathys Vosloo, Zitholele Consulting (EAP)</i>
3.21	There is some sewer leakage with bad smell from the Cheese factory. With regard to the water problem, JW instructed Mr Cremona to construct another water infrastructure but that has not been done to date as the problem still persists.	GALESHEWE, Macdonald (Tshepisong Resident) Public Meeting, 5 October 2016	Before any construction can take place, they will need to upgrade the existing infrastructures which are subjected to the approval from the local authority (CoJ). However, the problem will be confirmed with Mr Cremona to find the solution. <i>Claudette Denner, Toplan Consulting (Client's Town Planner Consultant)</i> The Cremona Cheese Factory has been operating on plot 21 since 1972. In all the years, we have NEVER had a sewerage problem until the community started moving in.

			Since then, we have had endless problems with the sewerage due to the community blocking the sewerage so that it overflows to enable their mealies to be watered. Mr A Cremona has gratuitously allowed them to plant mealies/vegetables on his land. We have on numerous occasions called out plumbers, at our own costs, to unblock the sewerage. We have also had meetings with the community, The Department of Health (Richard 082 464 9384 and Samuel samuelp@jhb.org.za) and Johannesburg Water (Mr Green 071 683 2602). Despite this, the community were still removing the manhole covers, eventually at our own costs, we had heavier manhole covers made and then covered them with heaps of sand to endeavour to stop the community from opening them up and blocking them. <i>Antonio Cremona, Applicant</i>
--	--	--	---