



# GA Environment

**COMMENTS AND RESPONSES REPORT FOR THE PROPOSED  
RIETFONTEIN MIXED USE DEVELOPMENT AS PART OF THE  
RAPID LAND RELEASE PROGRAMME FOR THE GAUTENG  
DEPARTMENT OF HUMAN SETTLEMENTS, CITY OF  
JOHANNESBURG METROPOLITAN MUNICIPALITY**

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## 1. INTRODUCTION

This Comments and Responses Report (CRR) captures the comments and issues raised by Interested and Affected Parties (I&APs) and authorities during the initial notification phase of the Scoping and EIA process for the Proposed Rietfontein Mixed Use Development as part of the Rapid Land Release Programme for the Gauteng Department of Human Settlements.

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

- An advertisement was placed on page 5 of the 28<sup>th</sup> January 2020 to 3 February 2020 edition of the Lenasia Rising Sun;
- On-site notices presenting the project were erected on site and at visible and accessible locations close to the site on the 27<sup>th</sup> of January 2020.;
- Notification letters were compiled and distributed to all adjacent landowners on the 27<sup>th</sup> of January 2020 and the distribution of electronic versions of the notification letters is ongoing;
- A public meeting was held on the 16<sup>th</sup> of January 2020 with the residents of Lehae;
- A focus group meeting was held with the ward councillor of Ward 8 (Mr Mosotho Tsotetsi) and the CoJ Region G Manager (Mr Mickey Padayachee ) on the 18<sup>th</sup> of November 2019. An additional meeting was held with the Ms Patricia Nkosi (Region G Manager) for housing on the 06<sup>th</sup> of February 2020.

**Table 1** indicates the name of the I&AP, their organisation, the date of the receipt of the comments, their communication methods well as the response of the Environmental Assessment Practitioner (EAP) to the comment. This report contains all comments that have been received to date.

## 2. COMMENTS AND RESPONSES

Table 1: Comments and responses for the Proposed Rietfontein Mixed Use Development

NO.	TITLE	NAME	SURNAME	ORGANISATION/ COMMUNITY	DATE OF RECEIPT OF COMMENT	COMMUNICATIO N METHOD	COMMENT	RESPONSE
<b>2.1 General comments related to the project</b>								
2.1.1	Mr	Anwar	Suleman	Lenasia Muslim School	28 <sup>th</sup> February 2020 and 04 <sup>th</sup> March 2020	Email and telephonic discussion	The school is not intending to object to the project. However, as the Lenasia Muslim School is a semi-private institution, the concern is that the proposed development must not be located too close to school boundaries. If this is not possible, the infrastructure proposed along the fence of the Lenasia Muslim School must at least be a school as part of the proposed	Comment is noted. Subsequent to the telephonic discussion undertaken on the 4th of March 2020. GA Environmnt responded to Mr Suleman via email on the 4th of March thanking him for the hs interest in the project and provided him with an image showing him the distance of the proposed development from the school.

							new development	
2.1.2	Mr	Masud	Mahomed	Fast Car Auto	24 <sup>th</sup> February 2020	e-mail	Fast Car Auto is looking forward to the housing project and hopes to gain from it in the form of increased business at our fitment centre and carwash. However, as security is a concern, I would just like to find out if the Developer will subsidise housing.	With regards to the subsidy to improve your security systems, the Gauteng Department of Human Settlements (GDHS) is unfortunately unable to assist with this. Regarding Contactors involved in the project, this will be the responsibility of the GDHS and is not a process that we as Environmental Consultants get involved in. The best that we can do is to recommend the appointment of local Contractors in the project as far as possible provided they meet the GDHS requirements which are currently unknown to us. I trust the above clarifies your queries.
2.1.3	Ms	Nazeera	Kalla	N/A		email	I have been a resident in Extension 10 for the past 20 years and would like to object to the housing project;	Your concerns are noted. The Gauteng Department of Human Settlements (GDHS) under the Rapid Land Release Programme (RLRP) is planning housing in

							<p>It is becoming ridiculous where government is just putting housing and squatters in the Lenasia area, especially in the extension 9 and 10 area. This has devalued houses and has increased the crime and cost of living for low income households.</p> <p>There are plenty of vacant lands in Gauteng for e.g. there is a lot of vacant land in Soweto, Sandton going towards Pretoria. Why should the housing be placed in Lenasia, this is a discrimination against Indians.</p> <p>At first the community was kicked out of the white townships and were placed in Lenasia and now that they have built themselves and</p>	<p>various areas of Gauteng. These areas include low, medium and high income households. The latter includes areas such as Bryanston. As land grabs and the subsequent illegal occupation of land have become a common part of the South Africa landscape, through the RLRP and other similar initiatives, the land will be utilised for well-planned and well- serviced developments. A team of professionals have been appointed to ensure this and are currently undertaking various studies for the project. While the GDHS cannot control the conduct of the residents in each of their developments, the Department will undertake all measures in their powers minimise any potential negative impacts brought by the development on adjacent areas.</p> <p>We look forward to your further</p>
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							<p>cannot afford to move anywhere else they are continuously bombarded with squatter camps which are claiming for free service deliveries. This is now becoming a nuisance and why cant the housing program be moved to Houghton or any of the exclusive areas?</p> <p>The residents have to deal with crime and stealing of electricity in the area and they has residents experience suffering with no electricity and plus they have to pay for the cost of all these crime related expenses.</p> <p>On the 13<sup>th</sup> of March Ms Kalla responded to GA Environment’s response indicating the following:</p> <p>Land grabs should be</p>	<p>participation on the project</p> <p><u>Response provided on the 13<sup>th</sup> of March 2020</u></p> <p>Thank you for your e-mail. Your concerns are noted. The best that the GDHS can do is to implement relevant measures to remove any illegal squatters on the land.</p>
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							<p>considered as a big issue</p> <p>And if the housing department is going to put up low cost housing then they should make sure that there are no squatters as those same shacks are being rented out to other people once they have been allocated a house.</p> <p>It is unfair that some individuals refuse to pay for service deliveries and want to cause issues when they don't have lights and continue to steal electricity and water but are collecting an income from renting out their shacks.</p> <p>For the past 15 years they have been suffering and this would not be entertained in the higher class suburbs.</p>	
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							Mr Kalla indicated that GA Environment does not know what they have to go through.	
2.1.4	Mr	Younis	Rasool	N/A	6 <sup>th</sup> February 2020	email	Mr Rasool required clarity whether the proposed houses would be RDP as majority of their houses are valued over R8000.00. It would be a huge impact if it would be RDP housing as an example is in Kliptown /Pimville RDP housing turned into a slum area more shacks were built in the same plots. There is also a school nearby and many of the houses are bonded and the proposed housing should be the same standard as we have in our area which have a divisive community of all races hardworking responsible citizens. Also enquired if there will be	<p><u>Response provided on the 10<sup>th</sup> of February 2020</u></p> <p>Thank you for your interest in the project. Your concerns regarding the type of housing and the related impact on property values is noted. The final decision on the housing typology will unfortunately be decided by the Gauteng Department of Human Settlements (GDHS) . Although lost cost housing is proposed, details of the subsidy model has yet to be provided by the GDHS. With regards to facilities, there is a proposal for the allowance of these. Based on currently available information, the development will include commercial activities, a school/schools, infrastructure</p>

							facilities provided or only housing.	upgrades, etc. to support the housing. As part of the Environmental Impact Assessment, we'll ensure that you are updated about the availability of any reports that may aid in responding to your queries and concerns.  We look forward to your further participation on the project
2.1.5	Ms.	Nozipho	Maduse	City of Johannesburg – Environmental Infrastructure and Services Department	5 February 2020	Email	<u>Remaining extent of Portion 129 Rietfontein 301-IQ</u> The City's GIS shows the following: <ul style="list-style-type: none"> <li>• The property is owned by the CoJ and measures about 3955481,02 square metres.</li> <li>• It is zoned agricultural and mapped as affected by the bioregional plan,</li> </ul> Please include and	<u>Response provided on the 5<sup>th</sup> of February 2020</u>  Thank you very much for the information. We'll ensure that these are addressed in the Reports.

							<p>address the following in the BAR and address impacts:</p> <ul style="list-style-type: none"> <li>• Landowner consent</li> <li>• Ecological study</li> <li>• Outline scheme report which talks to existing and proposed infrastructure services and addressed stormwater management in line with the Stormwater Management by-law</li> <li>• Provision of open space</li> </ul>	
2.1.6		I&AP	N/A	Lehae Community Member	16 January 2020	Public Meeting	<p>If the community had not attended the meeting, how would the EAP have contacted them.</p>	<p>A public meeting is not legislated in terms of the EIA regulations 2014 (as amended) however the regulations do prescribe that the EAP shall ensure I&amp;APs are notified of the project. Communication to the community will include the following:</p>

								<ul style="list-style-type: none"> <li>• Newspaper adverts;</li> <li>• Site notices and</li> <li>• Distribution of notification letters.</li> </ul>
2.1.7		I&AP	N/A	Lehae Community Member	16 January 2020	Public Meeting	The community feels hijacked, as government should have informed them first of the project then appointed consultants.	Comment has been noted, however the objective of the Public Participation process is to inform all stakeholders of the proposed development.
2.1.8		I&AP	N/A	Lehae Community Member	16 January 2020	Public Meeting	Why does the attendance register request that your organisation be filled in. This can place a community member at a disadvantage.	GA Environment has noted your comments and will consider an alternative for future registers.
2.1.9		I&AP	N/A	Lehae Community Member	16 January 2020	Public Meeting	Will the community get an opportunity to review the site plan?	A draft site plan will be included in the Draft Scoping report which will be made available for public review. A detailed plan will be made available during the EIA phase of the project.
<b>2.2 Request to Register as an Interested and Affected Party (I&amp;AP) and for a House</b>								
2.2.1	Ms	Faldiela	Ibrahim	Lenasia	31 January 2020	email	Expressed her interest in the Gauteng Rapid Land	Thank you for your interest in the project. Do please note that

							Release Programme and would like to register for a house in Rietfontein farm No 301 IQ	GA Environment was appointed to undertake environmental assessments as part of the proposed housing project. The process of registration for the acquisition of a house is handled directly by the Gauteng Department of Human Settlements and not by GA Environment.
2.2.2	Mr	Imraan	Seedat	Lenasia	5 <sup>th</sup> February 2020	email	<p>Requested that the (Residents of the formal areas of Lenasia) be informed as Interested and affected Parties regarding development at the portion 129 of the farm Rietfontien No 301IQ</p> <p>A list of interested and affected persons can be submitted on request to GA Environment.</p> <p>Requested dates and schedules as to the development planning process and progress so</p>	<p><u>Response provided on the 5<sup>th</sup> of February 2020</u></p> <p>Thank you for your interest in the project. We unfortunately do not have any dates at the moment we'll certainly keep you abreast of the availability of any Reports for Public comment. We'll also notify you of any proposed meetings where applicable.</p>

							they can avail ourselves in advance.	
2.2.3	Mr	Yusuf	Ibahim	Lenasia	31 January 2020	email	I Yusuf Ibrahim would like to register for a house in the Farm Rietfontein No 301 IQ	<p><u>Response provided on the 5<sup>th</sup> of February 2020</u></p> <p>Thank you for your interest in the project. GA Environment was appointed to undertake environmental assessments as part of the proposed housing project. The process of registration for the acquisition of a house is handled directly by the Gauteng Department of Human Settlements and not by GA Environment.</p> <p>.</p>

### 3 SUMMARY COMMENTS AND CONCLUSION

The comments captured in this report were obtained during the Notification Phase of the Scoping Process. The comments received were limited crime, decrease in property value of adjacent properties, business opportunities from the proposed development, request for hosing as well as registration as I&APs. It is anticipated that additional comments on the above-mentioned as well as other issues will be obtained subsequent to the issuing of the Draft Scoping Report for review.