

**Irene x 80**  
**PUBLIC MEETING**  
**Date:25 June 2009**  
**Project No : 1226612266**

**1. Present**

<b>Name &amp; Surname</b>	<b>Representing</b>	<b>Postal Address</b>	<b>Tel / Cell</b>	<b>Fax</b>	<b>E-mail</b>
Eddie Bielfeld	CH College	Box 621, Irene, 0062	012 667 1360 083 305 5473	012 667 1367	ebielfeld@cornwall. co.za
Robert Hartman	CWH resident	Box 717 CWH 0178	083 414 4197		<a href="mailto:Robert@multi.cat.co.za">Robert@multi.cat.co.za</a>
Loubser de Kock	CWH resident	Box 185 CWH 0178	082 823 4574	012 672 63115	<a href="mailto:Loubser.dekock@za.sabbgroup.com">Loubser.dekock@za.sabbgroup.com</a>
Wim Terblanche	CWH resident	Box 210 CWH 0178	082 786 7970	012 667 3091	Win.terblanch@eon.co.za
Peter Cownie	CWH resident	Box 365 CWH 0178	083 676 3796	011 849 8886	<a href="mailto:peter@hat.co.za">peter@hat.co.za</a>
Jan Snyman	CHHOAss.	Box 1 CWH 0178	082 655 9102	011 522 5508	<a href="mailto:Jan.snyman@sasol.co.za">Jan.snyman@sasol.co.za</a>
Sonja Semmelink	CWH resident	Box 12480 Hatfield 0028	083 417 7818	012 343 5128	<a href="mailto:lci@global.co.za">lci@global.co.za</a>
Jon Busser	Urban Dynamics	Box 291803 Melville	082 653 4155	011 482 9959	<a href="mailto:jon@urbandynamics.co.za">jon@urbandynamics.co.za</a>
Deshi Bhaktawar	CWH resident	Box 45 Noordwyk 1687	082 956 0496	012 667 4575	bakwatar@mweb.co.za
Carlo Machine	resident	Box 350 CWH 0178	082 521 1115	086 589 4868	<a href="mailto:carlomach@absamail.co.za">carlomach@absamail.co.za</a>
Rob Jonker	resident	Box 308 Irene	082 804 7032		<a href="mailto:enerkim@telkomsa.net">enerkim@telkomsa.net</a>
Olivia Fox	M&T		082 445 4911		<a href="mailto:livyfox@gmail.com">livyfox@gmail.com</a>
Wim Lotz	M&T				<a href="mailto:wim@mtdevelopment.co.za">wim@mtdevelopment.co.za</a>
Cobus	M&T				cobus@mtdevelopment.co.za
Gwen Theron	GAA	Box 13776 Hatfield 0028	083 302 2116	012 366 0111	gtheron@golder.co.za

**2. Apologies**

None

### **3. Opening, welcome and introduction**

Prof. Theron introduced herself and welcomed those present at the meeting. The meeting was noted as part of a formal environmental process and therefore a formal opportunity for I&AP's to give inputs into the Environmental Impact Assessment (EIA) process. The agenda for the meeting was read and accepted by those present at the meeting. GT introduced the other members of the professional team:

- Olivia Fox – M&T
- Wim Lotz – M&T
- Cobus – M&T
- Jon Busser – Urban Dynamics - townplanner

### **4. Purpose of the key stakeholder meeting**

The meeting sought to achieve the following:

- Provide an opportunity for I&APs to obtain clear and accurate information regarding the proposed activity;
- Provide I&APs with an opportunity to indicate their viewpoints, issues and concerns regarding the planned activity;
- Inform I&APs about their role and responsibility in the process; and
- Discuss the way forward.

### **5. Background Information**

The meeting took the format of an informal discussion with questions from the attendees. The description and location of the area where the proposed development is intended was discussed:

- Irene x80 – the remaining extend of Portion 330 Doornkloof 391JR application. This portion forms part of a larger development on portion 330 Doornkloof, which is being addressed under another application.
- Site is approximately 16.32 ha and falls within Tshwane Metropolitan Municipality
- The site was bought by M&T from Centurus and the Basic Assessment process as registered under the previous submission will be continued. Ref No GAUT 002/08-09/N0112
- The development proposal are being amended from a sport and recreation oriented facility to an office development.

### **6. Discussion**

Wim Lotz from M&T developments presented to the proposal is that are currently on the table as being at the following:

- direct entrance from Nelmapius Road as indicated on the plan
- office development on all the portions of land
- a small canteen located central to the development
- a 0.5 FAR which translates into a 50%footprint located closest to be existing residential areas

- a maximum of two stories along the boundary located closest to the existing residential areas
- the "park component" of the development will exclusively provide for the office park and the communal facilities.
- the erven adjacent to Nellmapius may include a slightly wider commercial spectrum of rights such as showrooms etc.

Mr. de Kock from the residents association and then presented the meeting with a list of issues to be addressed during the meeting. It was agreed that the responses will be given as the questions are listed, and an open discussion will follow as part of the proceedings.

<b>Comments from CWH residents</b>	<b>Response</b>
<b>a. Constitution of this meeting</b>	
<ul style="list-style-type: none"> <li>• Where does this meeting fit into the EIA Process?</li> </ul>	<p>The meeting forms part of the public participation process that is required by the NEMA legislation. This is a key stakeholder meeting, and other discussions or meetings may be held with the concerned parties, if it is found to be necessary.</p>
<ul style="list-style-type: none"> <li>• Was the roadside and newspaper advertisements being done to make anybody other than CHHA aware of this development?</li> </ul>	<p>The process will again be advertised as required by NEMA. Notices will be placed in the newspaper as well as along the roadside. However, the previous process is still in place and the interested and affected parties that took part in that process are automatically added onto the list for this revived process.</p>
<ul style="list-style-type: none"> <li>• Is this the only public meeting regarding the current definition to be held.</li> </ul>	<p>Not necessarily, as required additional meetings will be held with key stakeholders.</p>
<ul style="list-style-type: none"> <li>• What is the project schedule and estimated time before the first soil is turned and construction will commence</li> </ul>	<p>The environmental and town planning processes will be completed in an approximately 6- 9 months. Construction may commenced in 12 to 18 months. Hopefully by mid 2010.</p>
<ul style="list-style-type: none"> <li>• When can we expect the Draft Scoping Report for comment.</li> </ul>	<p>There will not be a draft scoping report. This is a basic assessment process since the land is smaller than 20 hectares. The draft basic assessment document will be made available in the first or second week of July 2009.</p>
<b>b. Specific Zone definition</b>	
<ul style="list-style-type: none"> <li>• What is the land use zoning application that are currently being sought in terms of town council definitions, commercial, light industrial, etc?</li> </ul>	<p>The original map that was sent out with the invitation to participate in the meeting indicated that the land uses included light industry, office, hotel, restaurant, and commercial facilities. However, that land use was changed and the revised land use will be for a high-end office development, with limited restaurant facilities. Application is made for the following activities:</p> <ul style="list-style-type: none"> <li>• direct entrance from Nellmapius Road as indicated on the plan</li> <li>• office development on all the portions of land</li> <li>• a small canteen located central to the development</li> <li>• a 0.5 FAR which translates into a 50% footprint located closest to be existing residential areas</li> <li>• a maximum of two stories along the boundary</li> </ul>

	<p>located closest to the existing residential areas</p> <ul style="list-style-type: none"> <li>all the infrastructure and services associated with the land uses</li> </ul> <p>The final application for the specific zoning will be presents as part of the Development facilitation Act (DFA) application.</p>
<ul style="list-style-type: none"> <li>Are you aware that there was a landfill area next to stand 368.</li> </ul>	<p>A thorough geotechnical investigation has been completed for the entire site.</p>
<ul style="list-style-type: none"> <li>What is the alternatives that will also be evaluated under the EIA process if the zone application is unsuccessful</li> </ul>	<p>The area is indicated, by the spatial development frameworks for the area, as a development node surrounding the R21 intersection and the alternatives will be selected according to the appropriate land uses for such a node.</p> <p>The alternatives will include some of the original land use activities planned such as light industrial and commercial. It will be indicated that these land uses are not economically viable at this time and therefore will not be considered.</p>
<ul style="list-style-type: none"> <li>How can the Estate entrench itself in this zoning application to protect us against future changes in zoning.</li> </ul>	<p>There are two processes that allows the estate land owners to take part.</p> <p>One being the environmental process The second be the DFA process</p> <p>Both of these processes allows participation and interaction between the applicant, consultants, and the residents. Both processes are advertised and the stakeholder list that is being put together in both processes are used by the consulting teams to interact with the stakeholders.</p> <p>Both processes are open and transparent and allow for interaction at various stages of the process.</p>
<p><b>c. Traffic Impact on Nellmapius Drive to Irene</b></p>	
<ul style="list-style-type: none"> <li>The current traffic on Nellmapius Drive is already a huge problem during peak hours. Takes 30-40min in the morning from Estate Entrance to the Irene 4 way stop depending on whether there is pointsman on duty or not.</li> </ul>	<p>The traffic in the area is noted as a concern. There are plans for a full upgrade of the major access routes in the area with Olievenhoutbosch Road being extended to link Nellmapius Road into Alexander Road.</p>
<ul style="list-style-type: none"> <li>Olievenhoutbosch Road is currently proclaimed as the save-all for the developments in this area but the realisation of it is pretty sketchy and only promises are made.</li> </ul>	<p>The regional road network will be implemented as development occur in the area. Historically the local authority was responsible for the upgrades of the infrastructure, however, developers in the area are now implementing the majority of these required upgrades. Agreements are made with the local authority to implement the upgrades rather than to pay the services contributions.</p> <p>It is anticipated that the road upgrades for the area will occur in a similar manner.</p>
<ul style="list-style-type: none"> <li>Will the traffic impact study only address the impact of this development or the collective impact of all M&amp;T activities in this area to guarantee that Olievenhoutbosch Road will suffice</li> </ul>	<p>The TIA will address the impact of the proposed development on the road network, considering existing development and latent land use rights. While doing so, the existing road network is considered and while considering upgrades, if any, to accommodate new development, the authorities planned network is taken into consideration.</p>
<ul style="list-style-type: none"> <li>Traffic Impact Study to address increased traffic during</li> </ul>	<p>The traffic impact study will address the impact of the development on the existing road network and will</p>

<p>construction and the operational phase of the development. The available infrastructure for these aspects needs to be judiciously allocated.</p>	<p>propose the required upgrades. The study will take into account public transportation such as taxis, as well as pedestrian movement in the area. Construction traffic will not be addressed as part of the TIA, but will be addressed in the EMP.</p>
<p><b>d. Visual Impact</b></p>	
<ul style="list-style-type: none"> <li>Properties looking down on the development is concerned about the aesthetics of the proposed development</li> </ul>	<p>It is proposed that the buildings immediately adjacent to the residential boundaries will be limited to two storey development with a green buffer introduced between the office development and the residences. Furthermore they will be very strict architectural control guidelines, to direct any development on the site. These guidelines will be presented as part of the DFA submission, and will thus be available for scrutiny by the stakeholders.</p>
<ul style="list-style-type: none"> <li>The roofing standard of the Route21 Park is not acceptable and would be a gleaming eye sore to the northern slope properties. Reflection from the afternoon on seas of glittering IBR is not acceptable.</li> </ul>	<p>The comment is noted, and an attempt will be made to steer clear of similar architectural features. The intention is to create a high end office development with aesthetically pleasing architecture fitting into the architectural style of Irene.</p>
<ul style="list-style-type: none"> <li>The Hotel along the lines of the Irene Country Lodge would be favourably considered.</li> </ul>	<p>A hotel is no longer proposed for the property</p>
<ul style="list-style-type: none"> <li>Backyard management by the potential new businesses is a concern, one has to just drive around the back of Irene Village Mall to appreciate the full effect of what it could become.</li> </ul>	<p>The buildings that are envisioned will not require backyard activities, and the entrances to the office buildings will most likely be located to face the residential units. A parking buffer strip will to include a green buffer will be implemented between the offices and the boundary.</p>
<p><b>e. Noise Impact</b></p>	
<ul style="list-style-type: none"> <li>Noise levels during the construction phase need to be assessed.</li> </ul>	<p>The environment management plan will address the times during which the construction activity may take place on the site. These times are usually limited to normal office hours. The environmental control officer will be required to monitor and report on the activities to GDACE.</p>
<ul style="list-style-type: none"> <li>Restaurants and nightclubs tend to create a problem in residential areas. Currently the noise from Irene Village Mall carries rather well at night to residents in that side on the Estate. Estate would like to insist that no Restaurants, clubs etc be allowed to close to the Estate Perimeter.</li> </ul>	<p>The current proposal excludes restaurants and nightclubs. Only a small canteen-type restaurant, to serve as the specific needs of be offices, is envisioned. This facility will be located away from the residential boundaries and will be located central to the development.</p>
<ul style="list-style-type: none"> <li>Air-conditioning plants from the new development buildings at night will be a hindrance to Estate residents.</li> </ul>	<p>The comment is noted and special care will be taken in the architectural designs to prevent the air-conditioning units from facing towards the residences.</p>
<ul style="list-style-type: none"> <li>Noise needs to be limited to office hours please.</li> </ul>	<p>Activities will be limited to office hours.</p>
<p><b>f. Security Impact</b></p>	
<ul style="list-style-type: none"> <li>The maintenance of Estate security during and after the construction phase needs to be secured.</li> </ul>	<p>The office complex as a unit will have 24 hour security which will include a permanently manned security station, as well as fences with electrification. Surveillance cameras may also be implemented. It is thus envisioned that security will be increased on the residential boundary.</p>
<ul style="list-style-type: none"> <li>The Estate's Security Rights and</li> </ul>	<p>Currently the estate patrols the security boundary on the</p>

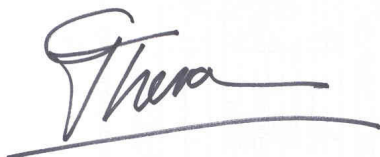
<p>Guarantees needs to be entrenched in the title deeds of all future perimeter properties adjacent to the Estate.</p>	<p>property of M&amp;T. this may not be possible with the envisioned development, since M&amp;T will not be willing to provide a 3m access road along the boundary.</p>
<ul style="list-style-type: none"> <li>• Parking areas next to the estate perimeter would go a long way to ensure no direct infringement on boundary properties.</li> </ul>	<p>The intention would be to create a buffer between the office buildings and the residential areas by locating both a parking area as well as a green buffer immediately along the boundary.</p>
<p><b>g. Environmental Management</b></p>	
<ul style="list-style-type: none"> <li>• Red Data animals, birds and plants needs to be identified in addressed in the EIA Scoping report.</li> </ul>	<p>A thorough ecological investigation was completed for the site.</p>
<ul style="list-style-type: none"> <li>• The affect of run-off water in this dolomitic sensitive area needs to be addressed</li> </ul>	<p>A thorough geological investigation was completed for the site. There are no dolomitic conditions on the site.</p>
<ul style="list-style-type: none"> <li>• Please ensure that the area is not subject to ridges. Applicability needs to be assessed.</li> </ul>	<p>The GDACE policies was assess and will be presented as part of the basic assessment report.</p>
<ul style="list-style-type: none"> <li>• Light waste creation industries would not be preferred at all.</li> </ul>	<p>There will be no light industrial use on the site.</p>
<p><b>h. Land Value Impact</b></p>	
<ul style="list-style-type: none"> <li>• The Estate is concerned that the property values of its perimeter properties will be impaired and which to secure that this would not happen.</li> </ul>	<p>The comment is noted, however, the area is indicated on the SDF as a development node, and the applicant is proposing a high-end office development on the property. The land value should thus not be affected.</p>
<ul style="list-style-type: none"> <li>• The Estate provides a specific upmarket value to the area. The impact of this the development on the Estate needs to be minimalised.</li> </ul>	<p>The same comment as above.</p>
<p><b>i. General</b></p>	
<ul style="list-style-type: none"> <li>• Although upgraded the current water supply to the Estate do drop away during peak periods.</li> </ul>	<p>It is the responsibility of the local municipality to provide adequate services for developments that are approved with in their jurisdiction. To provide upgraded services the municipality requires contributions from developers. The applicant will be contributing its fair share to the required upgrades of the services. The services report completed for the application will be included in the draft basic assessment for review.</p>
<ul style="list-style-type: none"> <li>• The electricity supply from the substation is not sufficient and it regularly drops-out due to overloading or lightning strikes</li> </ul>	<p>The same comment as above. However, the applicant M&amp;T has secured sufficient electricity for the development to be serviced adequately.</p>
<ul style="list-style-type: none"> <li>• This development and the Northwest sloping side of Cornwall Hill is particularly prone to lightning strikes. Please keep it in mind.</li> </ul>	<p>The comment is noted.</p>
<p><b>j. Other comments that was not included in the written submission.</b></p>	
<ul style="list-style-type: none"> <li>• The building aesthetics</li> </ul>	<p>It was agreed that a aesthetic committee would be appointed to oversee the architectural designs for the property, since the applicant would not necessarily build all the buildings in the development. It would this be necessary to control the architectural styles for the various properties.</p>

	The Cornwall residents requested to be represented on the aesthetic committee.
<ul style="list-style-type: none"> <li>Please explain in a flow chart how the EIA and the DFA fits together.</li> </ul>	See summarized steps below.

Summarized steps		1-2 mo	3-4 mo	5-6 mo	7-8 mo	9-10 mo	11-12 mo	13-14 mo	15-16 mo
Register application to authority	EIA								
	DFA								
Advertise for the process	EIA								
	DFA								
Hold public participation meeting	EIA								
	DFA								
Complete specialist studies	EIA								
	DFA								
Submit draft for review	EIA								
	DFA								
Finalise and submit to authority	EIA								
	DFA								
Hold prehearing	EIA								
	DFA								
Hold hearing	EIA								
	DFA								
Await authority decision	EIA								
	DFA								
Appeal decision	EIA								
	DFA								
Await appeal response	EIA								
	DFA								

**7. Way forward**

- Minutes of the meeting will be distributed to registered I&AP's.
- Draft Basic Assessment report will be put out for review for 30 days – I&APs will be notified.
- Advertisements will be done.
- The I&APs will be notified of the DFA process in due time by Urban Dynamics.



**SIGNATURE :**  
**GOLDER ASSOCIATES AFRICA (PTY) LTD**