

WF Beetge  
Drakens Ave  
Quellerina  
Roodepoort

[willie@ptruck.co.za](mailto:willie@ptruck.co.za)

0814504849

COMMENTS ON BASIC ASSESSMENT REPORT  
FOR TOWNSHIP DEVELOPMENT – BERGBRON EXT 14 ON THE REMAINDER  
OF PORTION 57 ON THE FARM WATERVAL 211 I.Q.

The following are comments and questions that require clarification. These are based on the on the Basic Assessment for the above mentioned development as compiled by Prism. I am an interested and affected party who lives in the Quellerina area.

## 1 Introduction

1.1 The public participation I feel was inadequate for a project of this nature, not enough Interested and Affected (IAF) were consulted about this development. It took Prism more than a month to arrange for a public meeting following the first Public Participation Process (PPP) which was held with limited IAF representation. Five hours prior to second meeting Prism changed the venue Hoerskool die Burger to Laerskool de la Rey. This resulted in confusion and limited participation from the greater FNQB residents group.

**Q: Will you provide an additional meeting to afford all affected parties to attend the process and give input.**

1.2 The identification of the impacts and their severity was not adequately researched and identified. There is no indication of what statistical methods were used to identify the difference between low, high and medium impacts. What statistical weights were attached to each of the low, medium and high category impacts and how were these categories derived. No real mention whatsoever is made of cumulative impacts which can ultimately have serious implications.

**Q: Will you provide sufficient technical information to mitigate items as identified by IAF**

## 2. Items of Concern

2.1 The area has dense vegetation although it is mainly exotic in nature. This area serves as a green lung for the area. The trees photosynthesize during the day and absorb carbon dioxide in the process thus cleaning the air. Oxygen is then given off to the air making it easier to breathe. Once the vegetation is removed this function will fall away. Added to this a development of approximately 560 units will in all probability result in between 560 to 1020 additional cars to the area. This will increase air pollution to the area, as the trees will no longer be there to remove carbon dioxide from the air. This aspect has received no attention. It is not simply a question of the removal of the vegetation. Complex relationship exist

between vegetation and the air. Although new vegetation will, in all probability, be planted in the future, the same density of vegetation will no longer exist resulting in a more polluted atmosphere.

**Q: Provide solution to the carbon footprint caused by the development**

- 1.3 Sense of place is what defines an area and impacts your decision when procuring a home for your family. Mention is made in the report that the sense of place will not be lost, I beg to differ. The beautiful sight of the green vegetation will be replaced by brick and stone. I bought in the area because of the proximity to the vegetation and the view that it provides. So to say that the sense of place will not be affected is a misnomer. The visual impact of two or three story units does not fit in with the surrounding buildings which are one story in height, further ruining the sense of place.

**Q: How will you maintain the sense of place in the development and design of the project.**

- 1.4 It seems that the government does want project like this to take place to provide accommodation for lesser income peoples. The pricing according to the Prism meeting will be set between R 650 000.00 to R 900 000.00.

**Q: How much subsidy will be effectively given to the new home owns, how much will it cost the person that procure this, and how will it be financed.**

- 1.5 Local houses are priced from R 2 000 000.00 upward. The new development seems to be low cost housing.

**Q: Explain how this is not low cost housing**

- 1.6 Traffic volumes needs to be better understood. This is sort of glossed over in the report. Between 551 to 1020 additional cars to the area will increase the traffic density, to an already problematic area. Mention that there is a good bus service and public transport system is not true. I have lived in the area for 17 years and I am lucky if I see one bus per day. Taxis use Gordon Road and are already problematic. The self-styled taxi rank at the corner of Gordon Rd. and Lange Rd often causes traffic build up. Fig 4 indicating existing traffic volumes is incorrect as Boschendal Drive does not exist as indicated. This indicates that the traffic sample as used is no indication of the expected traffic volumes. The study does not allow for any busses, taxi's, rubble removal, emergency vehicles, ambulances possible landing space to airlift critical patients form Berg Clinic. Additional pedestrian in the area are also not discussed

**Q: Please provide a contingency plan to enable pre, primary and secondary schools for the additional children.**

- 1.7 If we assume 551 units, it was mentioned by a school governing body official that the average expected children per family is three. This will in time add 1653 additional children to the area. The current school system is already overflowing in all the suburbs.

**Q: Please provide a traffic study indicating the full impact of the pedestrian and all other vehicle movement in the area. Consider the impact of other traffic to the**

**current facilities as well. Surrounding areas also need to be included, Quellerina, Northcliff, Albertsville etc.**

1.8 Electricity supply capacity is sufficient to the area. We are not convinced that the 33kV supply cables, transformers and other electrical infrastructure can host the additional load due fact that the COJ is now in a breakdown maintenance mode rather than routine and preventative maintenance mode. The existing 6.6kV board does not have any spare feeder breakers. The power system also requires a dual ring feed to ensure continued supply of power to these dwellings.

**Q: Please provide more information regarding the integration of the new power supply to the existing Florida Glen Substation. The impact on existing users must not be neglected.**

1.9 In your proposed layout plan of the units no servitude is allowed for the said electrical mini substations required to power the dwellings. No cable servitudes are shown or explained.

**Q: Please provide more information regarding the integration of the new power supply to the existing Florida Glen Substation to Bergbron 14**

1.10 The current water supply is sufficient to the area at present, but very vulnerable to power outages and old infrastructure. A large new pipeline has been built to service the main Waterval Depot reservoirs. This does not however aid in any way the water towers in the area feeding the current residents dwellings, and does not add any additional capacity to the reticulation system.

**Q: Please provide more information regarding the proposed source of water and how you plan to achieve the 4 bar pressure in each dwelling as is the standard requirement.**

1.11 The portion 57 of the Farm Waterval 211 IQ have a 100% rain water absorption rate. This water is currently feeding the water table underneath the mountain. In the Zandra Rd area there is a natural spring that feeds water to the other side of Matoppo Rd.

**Q: The Mountain needs to be study to determine the effect of removing this natural source of water feeding the underground water table of the area and surrounding areas. The impact on boreholes in the surrounding area also needs to be understood.**

1.12 The sewerage system in the area is already under strain. Blockages occur from time to time. The occurrence of blockages in the area as experienced currently is high, this is unsatisfactory and the impact of the additional water volume not properly studied. The current COJ installation cannot cope with the existing load, the additional load will put all current residences at risk of blockages Maintenance of the existing infrastructure as discussed before is not a priority for COJ. The current study imply that each of the units consume 600 litres of water daily that does not get dumped into the sewerage system. This seems to be impossible, where do the excess water drain to.

**Q: We need a proper sewerage study to indicate the true water volume and the tie-in to the existing system.**

1.13 Waste removal. Each unit will be equipped with a wheelie bin. To put these down, real estate is required. The removal of these bins will probably take more than one day. The current area consisting of 500 houses already take the whole day to remove the trash.

**Q: We need a waste disposal plan to ensure that the waste can be successfully removed without major impact on the surrounding area.**

1.14 Additional wheelie bins result in additional bin diggers. The bin diggers in the area has been identified as two group, the ones truly earning a living and the ones gathering information to sell in aid of local crime.

**Q: We need a plan to minimise the impact of these characters on waste day.**

1.15 Security issues on the current land was mentioned by Prism. The said that a lot of murders happen on the land. The information is based purely on one resident's opinion. This resident is not at all involved in any crime fighting initiative in the area. The opinion is not exactly true as only one murder was done on the land in 2008. It was explained that it was a burglar that was shot by a resident and the dogs on the mentioned portion 57 land finally added to the demise of the burglar.

**Q: We need factual statements of the area security and not assumptions.**

1.16 The meeting held at Learskool de la Rey did not provide any answers to the questions as asked by IAF. It does not seem the right thing to do to submit a report where there not sufficient feedback provided to the IAF. The true impact of this project can thus not be properly assessed, this make it difficult for all to understand the impact.

**Q: Will Prism and Renico submit and incomplete report to GDARD where the public participation was unsuccessful due to factors in their control**

1.17 Dr Meeuwis did submit a report with concerns.

**Q: Provide feedback on this report, another copy will be provided to you.**