



## PUBLIC CONSULTATION MEETING MINUTES

DATE: 22 August 2025

TIME: 10H00

| CLIENT:                                                                                                            | ENVIRONMENTAL ASSESSMENT PRACTITIONER:                                                           |
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| <b>JB MARKS LOCAL MUNICIPALITY</b><br>Cnr Walter Sisulu & Wolmarans<br>Dan Tloome Complex<br>Potchefstroom<br>2520 | <b>VHULUVHI GROUP</b><br>11 Silwer-Eike Avenue<br>Huweloord Ext 17<br>Tshwane<br>Gauteng<br>0157 |

### PROJECT DESCRIPTION:

JB Marks Local Municipality proposes township establishments which will consists of 432 stands of residential, business, educational, public space and institutional areas in land covering 84,2225 hectares. The Housing Development Agency on behalf of JB Marks Local Municipality has appointed Vhuluvhi group to conduct Environmental Impact Assessment for the proposed township establishment.

| ITEM                                  | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |                    |
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| <b>1. Welcome and Introduction</b>    | Caiphus Mukwevho, the Lead EAP for the project, chaired the meeting and welcomed everyone to the public consultation meeting for the proposed township establishment on the remaining extent of portion 46 and portion 58 & 59 of the farm Elandsheuvel 436 IQ in the Grimbeek Park Area, within the jurisdiction of JB Marks Local Municipality, North-West province. He introduced herself and asked for permission to start the meeting at 10H05 to give time to some who might still want to join. |                     |                    |
| <b>2. Attendees</b>                   | <b>Names</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Organisation</b> | <b>Designation</b> |
|                                       | Caiphus Mukwevho                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Vhuluvhi Group      | Lead EAP           |
|                                       | Reginald Bono Gotho                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Vhuluvhi Group      | Assistant EAP      |
|                                       | Ndivhuwo Tshiila                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |                    |
|                                       | Thomas Muswede                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                     |                    |
|                                       | Marlize Lubbe                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |                    |
|                                       | Annette Stander                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                     |                    |
|                                       | Claudine Roos                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |                    |
|                                       | Professor R Alberts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |                    |
|                                       | Olympus Luthada                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                     |                    |
|                                       | Mmanageng Malatji                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |                    |
|                                       | Sean Trautmann                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | JB Marks            | Ward Counciller    |
|                                       | Chris Hattigh                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |                    |
| <b>3. Purpose of the meeting</b>      | Caiphus Mukwevho highlighted that the purpose of the meeting is an EIA presentation for the proposed township establishment on the remaining extent of portion 46 and portion 58 & 59 of the farm Elandsheuvel 436 IQ in the Grimbeek Park Area, within the jurisdiction of JB Marks Local Municipality, North-West province                                                                                                                                                                           |                     |                    |
| <b>4. Vhuluvhi Group Presentation</b> | Caiphus Mukwevho, the lead EAP of the project gave a PowerPoint presentation about what will be done throughout the process of EIA.                                                                                                                                                                                                                                                                                                                                                                    |                     |                    |
| <b>5. Discussion</b>                  | <b>QUESTIONS /COMMENTS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>RESPONSE:</b>    |                    |

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|  | <b>Professor R Alberts:</b> I want to know why there online meeting only and why there was no option for physical meeting because I feel like I am legitimating a process that go against the regulations so I will be leaving the meeting since it's not legitimate.                          | <b>EAP:</b> Virtual and physical meeting a both recognized form of meeting on NEMA                                                                                                                                                                            |
|  | <b>Thomas Muswede:</b> What was the reason for the elapsing of first Environmental Authorisation on the proposed side?                                                                                                                                                                         | <b>EAP:</b> Vhuluvhi Group was not the one doing the EIA process of the first EIA so the answer for that can't be given.                                                                                                                                      |
|  | <b>Thomas Muswede:</b> Which Road network will the proposed development use to access the site?                                                                                                                                                                                                | <b>EAP:</b> The traffic studies have only identified 1 access to site which is Herman Street.                                                                                                                                                                 |
|  | <b>Thomas Muswede:</b> What kind of house subsidy that the municipality want to provide since there is already high value residence around the side so any low-quality residence will decrease the value of the area, and it won't be fair to those who have already invested around the area? | <b>EAP:</b> Your comments will be compiled and submitted to applicant so that they can see if the reduce number of subsidized housings.                                                                                                                       |
|  | <b>Thomas Muswede:</b> Is this process just being done to let us know about the project or are we given room to vent our frustration on the whole development?                                                                                                                                 | <b>EAP:</b> This process is not to notify you only but also capture your inputs and comments about the process. Since its still on EIA process your comments can be used as conditions on final Basic Assessment and be used for Environmental Authorisation. |
|  | <b>Ndivhuwo Tshiila:</b> What type of flood line that was done, 1:100, 1:20 or 1:50?                                                                                                                                                                                                           | <b>EAP:</b> The flood line is 1:100.                                                                                                                                                                                                                          |
|  | <b>Ndivhuwo Tshiila:</b> You have mentioned that you will be using Herman Street, my main concern with that road is will you be upgrading that road? Will you be doing a rehab?                                                                                                                | <b>EAP:</b> The engineering would recommend a road and advice on what need to be done including the bulk services that will be needed.                                                                                                                        |

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|  | <p><b>Ndivhuwo Tshiila:</b> On the next meeting can we please have specialists available so they can be able to answer specific questions accurately.</p>                                                                                                                                                                                                                                             | <p><b>EAP:</b> Yes, once we have issued all the draft reports the next meeting will have all the specialists who did the specific report.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|  | <p><b>Sean Trautmann:</b> My first question, were you on site?</p>                                                                                                                                                                                                                                                                                                                                    | <p><b>EAP:</b> Yes, we have been on site many times.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|  | <p><b>Sean Trautmann:</b> Okay keep this in mind if you would suggest building there, since the land have been used for agriculture and there is an existing canal running through to service that other farms down the line</p>                                                                                                                                                                      | <p><b>EAP:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|  | <p><b>Sean Trautmann:</b> You talked about Mooi river and flood line just behind the proposed township the Mooi river meet Loopspruit river which then pulls up when we have floods which will mean that all those proposed extensions of buildings will be totally under water so can you say you guys have taken that into consideration when Mooi river meets Loopspruit on the southern side?</p> | <p><b>EAP:</b> Yes, we have assessed the site during the time where it was water logged and we did mention that there will be a need to shift the development if the development is to go ahead way outside the Mooi river because once the area have been developed especially with the residential use the water logged could then affect the houses within the area and the river that runs from the east it is outside the flood line but it was looked at and it couldn't fall within the flood line of 1:100 which will be mainly portion 46 which is close to the buffer of the flood line.</p> |
|  | <p><b>Sean Trautmann:</b> In your honest opinion do you think this development do you think this project is doable while looking at the soil type which is dominated by clay profile?</p>                                                                                                                                                                                                             | <p><b>EAP:</b> .</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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|  | <b>Chris Hattingh:</b> Question 1, Has the detailed Geotech assessment studies done to know more about soil type and high levels of water on site?                                                                             | <b>EAP:</b> The Geotech studies were done and results came back advising to develop portions 46 and 58 and small part of portion 59.                |
|  | <b>Chris Hattingh:</b> Question 2, What are engineering solutions that are being proposed to make the foundations stable and what are the estimated additional costs to make it happen?                                        | <b>EAP:</b> It will be engineers who will determine the costs and it will also be municipality who will determine if they can be able to afford it. |
|  | <b>Chris Hattingh:</b> Question 3, If the cost are too high what are the risks of building without the prescribed engineering recommendations?                                                                                 | <b>EAP:</b>                                                                                                                                         |
|  | <b>Chris Hattingh:</b> Question 4, In the bigger portion of land which is wet, what are the plans to address the drainage on dump proofing problems that exist in the area when the area will be used for housing development? | <b>EAP:</b>                                                                                                                                         |
|  | <b>Chris Hattingh:</b> Question 5, Have the updated 1:100 flood line study been completed in relation to two rivers nearby and if the studies are available if they are already done?                                          | <b>EAP:</b> It has been taken note and the site visit was done when the area was water logged and it was noted down                                 |
|  | <b>Chris Hattingh:</b> Question 6, What percentage of 84 ha falls within the upgraded flood plan?                                                                                                                              | <b>EAP:</b>                                                                                                                                         |
|  | <b>Chris Hattingh:</b> Question 7, How will the flood risks be mitigated and how much it will cost?                                                                                                                            | <b>EAP:</b>                                                                                                                                         |
|  | <b>Chris Hattingh:</b> Question 9, What studies were done on capacity of waste water removal piping and will the current on that deposit to Mooi river be able to accommodate the addition of proposed new stands?             | <b>EAP:</b> The site will drain towards Mooir river because of current drainage direction                                                           |

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|  | <b>Chris Hattingh:</b> Question 10, How will you avoid the current sewer network problems we see in Potchefstroom and that recently spilled into Mooi river which has a big impact on people living in Grimbeek Park area as well as downstream and has it been addressed in this situation while adding proposed new stands? | <b>EAP:</b> Impacts on nearby areas and downstream they will come from aquatic that's why there will be a buffer. |
|  | <b>Chris Hattingh:</b> Question 11, Has the issue in question been taken into consideration and will the municipality be able to supply new development with water supply?                                                                                                                                                    | <b>EAP:</b>                                                                                                       |
|  | <b>Chris Hattingh:</b> Question 12, Is there any detailed planning concerning the road access that will be used to access the site?                                                                                                                                                                                           |                                                                                                                   |
|  | <b>Chris Hattingh:</b> Question 13, How many additional daily trips that the new development will generate additional to current trips on the road?                                                                                                                                                                           | <b>EAP:</b>                                                                                                       |
|  | <b>Chris Hattingh:</b> Question 14, What Road upgrades are being proposed to upgrade current roads and who will fund the cost of upgrades?                                                                                                                                                                                    | <b>EAP:</b>                                                                                                       |
|  | <b>Chris Hattingh:</b> Question 15, Will the second access road be constructed to prevent over crowding already overcrowded traffic system?                                                                                                                                                                                   | <b>EAP:</b> The traffic studies have only identified one access which is Herman street so far.                    |
|  | <b>Chris Hattingh:</b> Question 16, Since the area falls under Critical Aquatic Biodiversity how do we address the issue around that kind of CBA using regulations and what mitigation measures will be implemented to protect wetlands and downstream ecosystem?                                                             | <b>EAP:</b>                                                                                                       |
|  | <b>Chris Hattingh:</b> Question 17, Will there be buffers zone around debris that will be enforced?                                                                                                                                                                                                                           | <b>EAP:</b> The buffers will be enforced according to the aquatic specialist recommendation.                      |

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|  | <b>Chris Hattingh:</b> Question 18, Have the Department of Water Affairs and Sanitation in North West consulted on the impact to the wetlands?                                                                                                | <b>EAP:</b> Yes, the DWS have been notified of the project and they are part of commenting authority but there has been an aquatic specialist appointed to undertake studies in that area.                    |
|  | <b>Chris Hattingh:</b> Question 19, Since the land was zoned for agriculture because of soil profile since 1960 what has changed to justify the rezoning to residential taking into consideration climate change that will cause flooding?    | <b>EAP:</b>                                                                                                                                                                                                   |
|  | <b>Chris Hattingh:</b> Question 20, In JB Marks local municipality development framework how does township establishment align with it?                                                                                                       | <b>EAP:</b>                                                                                                                                                                                                   |
|  | <b>Chris Hattingh:</b> Question 21, Since the applicant is the municipality and it has to comply with NEMA so is the municipality complying with NEMA in demonstrating the financial and infrastructure capacity to support this development? | <b>EAP:</b>                                                                                                                                                                                                   |
|  | <b>Chris Hattingh:</b> Question 22, Why is only a basic assessment being the only study done considering the number of biodiversity issues in the area and why not full scoping?                                                              | <b>EAP:</b> The reason for basic assessment is because the proposed development do not trigger Listing Notice 2 which is the one that determines if the EIA process will be full scoping or basic assessment. |
|  | <b>Chris Hattingh:</b> Question 23, how many houses around the area were notified of this development?                                                                                                                                        | <b>EAP:</b>                                                                                                                                                                                                   |
|  | <b>Chris Hattingh:</b> Question 24, Why were only 30 days commenting period be provided for project of this magnitude and will the extension be possible                                                                                      | <b>EAP:</b> The 30 days commenting period is what the NEMA regulations say on public participation but extension is allowed when there is need for it.                                                        |
|  | <b>Chris Hattingh:</b> Question 25, will the full basic assessment report with updated layout maps and specialist studies be made available to public?                                                                                        | <b>EAP:</b> Yes, the reports will be made available for 30 days commenting period and the extension will be applied if there is a serious need of it by interested and affected parties and                   |

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|                       | <b>Ndivhuwo Tshiila:</b> When the next meeting happen can we please have specialists available so they can answer specific question.                                                                                                                                                                                                                                                                                                                                                            | <b>EAP:</b> Yes, the specialists availability on next meeting will be considered                                                                                                                                                |
|                       | <b>Ndivhuwo Tshiila:</b> Since the BAR will be circulated on Monday and the specialist reports are not available how will the report be sent missing specialist reports information's?                                                                                                                                                                                                                                                                                                          | <b>EAP:</b> Specialists reports are done and available to be sent out on Monday they weren't just part of presentation preparation.                                                                                             |
|                       | <b>Thomas Muswede:</b> When will the follow up meeting be and where will it happen?                                                                                                                                                                                                                                                                                                                                                                                                             | <b>EAP:</b> The meeting will be during 30 days commenting period and next meeting will be on last 2 weeks of 30 days and the other details will be communicated when all the plans of venue, time and date have been finalised. |
| <b>7. Way forward</b> | <ul style="list-style-type: none"> <li>• The BAR with specialists studies report will be circulated so everyone can have detailed information for their input on the project.</li> <li>• Specialists will be considered for next meeting so they can answer the questions directed at specific report.</li> <li>• The following meeting will have to be physical one.</li> <li>• Those with community forums groups should also share on them so that the report can reach everyone.</li> </ul> |                                                                                                                                                                                                                                 |
| <b>6. Closure</b>     | Mr Mukwevho, the Lead EAP officially closed the meeting                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                 |

## **PROOF OF ATTENDANCE**

A 3x3 grid of colored squares. Each square contains a circle with two letters and a name below it. The colors of the squares are: Row 1: Light Purple, Light Blue, Light Yellow; Row 2: Light Blue, Light Green, Light Yellow; Row 3: Light Green, Light Yellow, Light Purple.

| Row | Column | Letters | Name                      |
|-----|--------|---------|---------------------------|
| 1   | 1      | CM      | Caiphus Mukwevho          |
| 1   | 2      | LS      | Sumbane-Prinsloo, Lungile |
| 1   | 3      | HN      | Nkosi, Henry              |
| 2   | 1      | HM      | Van Der Merwe, Hermien    |
| 2   | 2      | NM      | Malupe, Nomcebo           |
| 2   | 3      | K       | Kehly (Guest)             |
| 3   | 1      | RP      | Pretorius, Roccouw        |
| 3   | 2      | WL      | Willem Liebenberg (Guest) |
| 3   | 3      |         |                           |



Caiphus Mukwevho



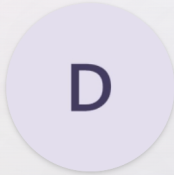
Sean Trautmann



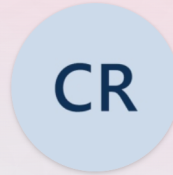
Marlize Lubbe



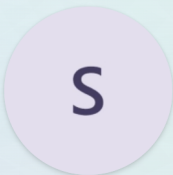
Ndivhuwo Tshiila



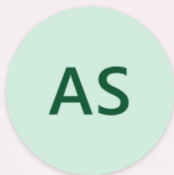
Dup (Guest)



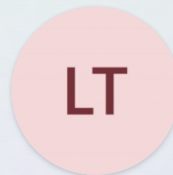
Claudine Roos



Shaun (Guest)



Annette Stander



Lebo Tong (Guest)



Tshidiso Manoko



Jacobus Nel



Odette Joubert



GOTHO BONO REGINALD



Sean Trautmann



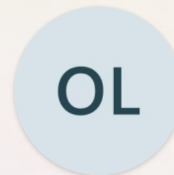
Chris Hattingh (Guest)



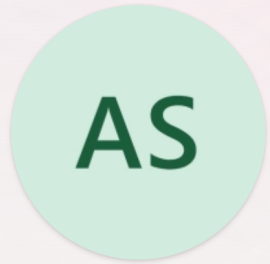
Quintin



Mukhethwa Tshiila



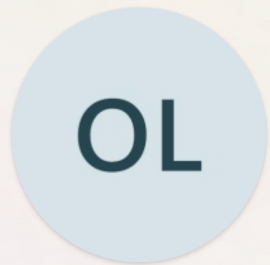
Olympus Luthada (Guest)



Annette Stander



Mukhethwa Tshiila



Olympus Luthada (Guest)