

**THE PROPOSED PHASE EXTENSION OF HOUMOED AVENUE AND UPGRADING OF MASIPHUMELELE
INFORMAL SETTLEMENT**

KEY NOTES OF ONE-ON-ONE MEETING – TYLER SUTCLIFFE

VENUE: Bhongolethu Foundation
DATE: 10 May 2018

ATTENDEES

FULL NAME	ORGANISATION	EMAIL
Tyler Sutcliffe	Bhongulethu	tyler@bhongolethufoundation.org.za
Fred de Villiers	HHO Africa	fred@hho.co.za
Sadia Chand	Chand Environmental Consultants	sadia@chand.co.za
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PURPOSE OF THE MEETING:

- To inform Ms Sutcliffe of the City of Cape Town: Transport and Urban Development Authority's proposed Phase 2 Extension of Houmoed Avenue and Upgrading of Masiphumelele Informal Settlement and how the project would impact on Bhongolethu as property-owner.

SUMMARY OF DISCUSSION:

1. PROJECT DESCRIPTION

- The proposal to extend Houmoed Phase 2 was presented to Ms. Sutcliffe.
- It was explained that Phase 2 of the project entails extending Houmoed Avenue from Lekkerwater Road, behind Masiphumelele to Fish Eagle Park. The proposal includes the upgrading of Masiphumelele Informal Settlement.
- Route Alternative 1 would curve slightly to the south, run adjacent to Erf 944/66 and Erf 944/7, and tie into the existing northern end of Lekkerwater Road. Route Alternative 1 is the preferred Alternative.
- Route Alternative 2 would continue in a straight line eastwards, to run roughly through the middle of Erf 944/66 and Erf 944/67. Lekkerwater Road would be extended northwards along the eastern boundary of Erf 944/67 and will tie into the proposed horizontal alignment of the Houmoed.
- Under the preferred Alternative 454m² of Erf 944/67 and 630m² of Erf 944/66 would be acquired by the City.

2. KEY CONCERNS OF BHONGOLETHU

- **School would have to be able to function uninterrupted during construction.**
RESPONSE: Noted. It is anticipated that construction will be managed in a way to allow for the school to run without disruption.
- **When will road building commence and the acquisition process be finalised?**
RESPONSE: The DBAR is currently out for a public review and comment. It should be noted that the public review period has been extended to 4 June 2018. After this period comments will be responded to and incorporated into BAR. It is anticipated that the BAR would be submitted to the Provincial authorities mid-July. An Environmental Authorisation (EA), either positive or negative will be issued by the authorities within 107 days, followed by a statutory appeal period. Property acquisition, final road design, compilation of the Temporary Relocation Action Plan for Masiphumelele, budget finalisation and a tender process for the construction phase would follow. While difficult to determine, it is anticipated that project implementation would only commence end-2019/start-2020. The formal property acquisition process would only commence at project implementation stage after a positive EA is received.
- **Concern that the wall, gate and parking would be lost. As a place of instruction, a drop off area is required by law and a certain number of parking bays must be inside the property.**
RESPONSE: Loss of structures would be compensated for in full. This will all be determined during the formal acquisition process. It should be noted that only buildings with building plans will be compensated for should any buildings be lost.
- **Erf 944/6 must still be rezoned as place of instruction. The property would be required to compensate for lost parking.**
RESPONSE: Noted. The City's representative on the project would be alerted to see if the process could be accelerated.
- **Shacks from Masiphumelele are extending right up to the property. Concern that there will be riots when shacks are removed to allow for road construction.**
RESPONSE: Noted and agreed. The relocation process is a sensitive issue which will require significant planning and consideration. As such there has been ongoing engagement with the Masiphumelele leadership which will intensify during the detailed planning phase post-authorisation. A Relocation Action Plan will also be developed, with representation from the community, and implemented according to the recommendations of the social specialists on the project. Chand has also recommended the establishment of a Project Steering Committee which comprise of key stakeholders including members of Masiphumelele to see the project through.
- **Concern that motorists are currently speeding down Lekkerwater Road. This is a safety concern given pedestrian movement, particularly school kids, which would escalate after the road has been constructed.**
RESPONSE: Noted. The Houmoed extension will have a 60km/h speed limit.
- **What will happen if Alternative 2 is implemented?**
RESPONSE: Route Alternative 1 is the preferred alignment from a technical and environmental perspective and would be constructed should a positive Environmental Authorisation (EA) be granted.

- **How far into the property would the road extend?**

RESPONSE: Fred de Villiers to confirm post-meeting.

**Post meeting note: E-mail was sent to Ms. Sutcliffe indicating that distance from the current cadastral boundary into the property to widen the road reserve is approximately 14m.*

3. CONCLUSIONS

- Bhongolethu is amenable to enter into negotiations with the City once the acquisition process commences. It is reiterated that the school is an NGO thus no costs can be incurred due to the road during both construction and operation.
- Invitation to the upcoming Open House on 23 May 2018, from 16:00-20:00 at the King of Kings Baptist Church and on 18 May 2018, from 16:00-20:00 at the Masiphumelele Community Centre extended to Ms. Sutcliffe. Information on both Phases would be presented and there would be opportunity to engage with the project team.
- Houmoed Phase 2 road layout drawings to be provided to Ms. Sutcliffe.

The meeting was adjourned.
