

THE PROPOSED EXTENSION OF HOUMOED AVE PHASE 2 AND UPGRADING OF MASIPHUMELELE INFORMAL SETTLEMENT

KEY NOTES OF ONE-ON-ONE MEETING – James Large

10 May 2018

VENUE: 48 Lekkerwater Road
TIME: 12:30

ATTENDEES

FULL NAME	ORGANISATION	EMAIL
James Large	Property owner	jameslarge686@gmail.com
Leigh	Tenant	
Fred de Villiers	HHO Africa	fred@hho.co.za
Sadia Chand	Chand Environmental Consultants	sadia@chand.co.za
Claudette Muller	Chand Environmental Consultants	claudette@chand.co.za

PURPOSE OF THE MEETING:

- To inform Mr Large 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 him as property-owner.
- To provide feedback on the desktop valuation of Mr Large's property by the City as agreed during previous meeting for the proposed Phase 1 Extension of Houmoed Avenue.

SUMMARY OF DISCUSSION:

1. PROJECT DESCRIPTION

- The proposal to extend Houmoed Phase 2 was presented to Mr Large.
- 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 and would 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 Mr Large's property. Lekkerwater Road would be extended northwards along the western boundary of Mr Large's property and will tie into the proposed horizontal alignment of the Houmoed extension.

- It was indicated that it is highly unlikely that Alternative 2 would be implemented as Alternative one is the preferred option environmentally and from an engineering perspective.
- Under the preferred Alternative 995m² of Mr Large's property would have to be acquired by the City.

2. VALUATION

- It was explained that a desktop valuation of Mr Large's property had been actioned as agreed during previous meeting for Houmoed Phase 1.
- Based on valuations completed in the area, a ballpark rate of about R300/m² is estimated.
- This would exclude any financial loss claims (driveway replacement, walling or any buildings).
- The provided price is only a tentative value and must not be taken as a given.
- It should be noted that this meeting is outside of the formal negotiation process.
- If Mr Large is not satisfied with the City's offer at the time of the acquisition, he will have an opportunity to appoint his own valuers to dispute the offer made by the City.
- Acquiring the entire property is generally only considered when the remaining portion is considered to be non-viable, which in this instance is not the case. Thus only a portion would be acquired.

3. MAIN CONCERNS OF MR LARGE

- The price presented by the City of 300m² would not be accepted.
- Mr Large would arrange for his property to be valued by a suitable professional so that estimates could be compared during the negotiation process.
- Concern that value is not market-related. Properties adjacent to Mr Large's property have undoubtedly been valued at higher rates.
- Mr Large reiterated that he would want the whole property to be acquired or nothing at all as he would want to relocate. The road would greatly impact on his sense of place and result in a loss of income as it is predicted that tenants would move given increased traffic, decreased security and predicted escalation in crime.
- Concern that there is still no clarity on timeline. When will the road be built? When will the acquisition process be finalised? The uncertainty means that personal decisions cannot be made.

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 the 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.*

- When was the road reserve established?

Response: *Unsure when exactly. The road reserve is indicated on the City's spatial plans.*

- Concern that Milkwood trees would have to be removed.

Response: Trees along the road reserve are in the process of being surveyed. It is requested that Mr Large allow surveyors onto his property – they were previously denied. Results of the survey will aid in the final design of the road and how Milkwood trees could be accommodated.

- Concern that the Noordsig development has encroached into the road reserve by 3m. Thus Mr Large would have to “give up” 13m instead of the original 10m of his property.

Response: It is assumed that the Noordsig development is still within its cadastral boundary as the necessary permissions to allow for the development must have been acquired during the land-use approval process prior to construction.

- Concern that the erf number on the notification to notify the public of the availability of the BAR for public review is incorrect. The property used to be Cape Farm 944/5 but is now erf 4931.

Response: Noted. Both erf numbers have been indicated in the BAR and application to the authorities.

- The proposed road will remove most of the parking on the property. There will not be space outside to park and it would not be safe. Concern that there are no plans for entering and exiting the property. Due to traffic, this will be impossible to achieve safely.

Response: Noted. These matters will be taken into account during the land acquisition process. It is anticipated that the detailed design of the road will accommodate the access and egress to the property.

CONCLUSIONS AND ACTIONS

- Surveyors to assess Milkwood trees on Mr Large's property on Wednesday.
- Invitation to the upcoming Open Houses on 23 May 2018, from 16:00-20:00 at the King of Kings Baptist Church and on 16 May 2018, from 16:00-20:00 at the Masiphumelele Community Centre extended to Mr Large. Information on both Phases would be presented and there would be opportunity to engage with the project team.
- Mr Large is encouraged to submit his comments on the BAR which is currently out for public review in order for his concerns to be responded to by the relevant project team members.
- Houmoed Phase 2 road layout drawing to be provided to Mr Large.
- Incorrect erf number to be queried.

The meeting concluded at 13:30.
