



# ANDREW BARKER

DEVELOPMENT CONSULTANT  
TRP (SA), BSc TRP

## BY EMAIL

### **CITY OF JOHANNESBURG: COMMUNITY BASED PLANNING: REGION A: NORTHERN AREAS DEVELOPMENT AREA: COMMUNITY SUBMISSION**

We represent the following residential and business organisations, residents and visitors in areas located within the Region A:

- Beaulieu Country Estate, Saddlebrook Estate, Kyalami and Environs Residents and Owners' Association (KEROA), Glenferness Residents Association, Kyalami Ridge Residents' Association;
- Broadacres Drive Association: a voluntary association of the residential estates (Dainfern, Dainfern Ridge, Dainfern Valley, Dainfern 16, Fernridge & The Fields) and other entities (Dainfern College, Mulberry Hill Office Park & The Valley Shopping Centre) accessing the R511 via Broadacres Drive;
- GEKCO - Greater Kyalami Conservancy;
- Noweto Business Chamber (Diepsloot and Cosmo City);
- WASSUP Diepsloot - Water, Amenities, Sanitation Services Upgrading Programme;
- Bontle Ke Tlhago - Diepsloot Recycling Buyback Centre
- PLAY WORLARS – Diepsloot;
- With participation of individuals resident in the following areas: Blue Hills, Crowthorne, Sun Valley, Diepsloot, Chartwell, Treesbank, Diepsloot AH;
- With input from non-residents utilising the area for horse riding tuition and stable yards

We wish to thank you for the opportunity to participate and be involved in the Community Based Planning (CBP) approach which allows communities to be involved in issues of local government, planning and development particularly with respect to their areas.

We recognise that this submission should form the basis of further Cluster Community Conversations (CCC) that will be used to inform the review of the policies, plans and budgets of the City of Johannesburg Integrated Development Plan (IDP) for 2014-2016.

In addition, through proactive initiatives of the above listed residential and business organisations, residents and visitors we would welcome the opportunity to enter into a partnership with the City. This would be to ensure appropriate action and delivery of the preferred local government, planning and development approaches and initiatives that have been identified as the desired outcomes of the participating communities.

At the outset, we would welcome the opportunity for further engagement with the City politicians and officials regarding the various approaches and initiatives that are outlined below as part of this initial submission towards the preparation of the review of the IDP and budget.

## **1. Background to this submission**

During 2013 representatives of the residential and business communities noted above initiated a process of engagement with community members with a view to preparing a submission for the review of the IDP with a particular focus on the Northern Areas Development Area. This resulted in a well-advertised and promoted public scoping workshop for the Northern Areas Development Area being held on 12 October 2013. At this workshop a number of ideas and issues were raised and a programme of action was prepared.

In recognising the diversity of the communities in the general area and the particular concerns regarding Diepsloot, a further workshop was held with a few invited representatives from Diepsloot on 30 October 2013. This workshop was to understand and gather issues and ideas and to initiate further possible discussions with the wider community.



This document summarises the ideas and issues that were raised in the above-mentioned workshops and the programme of action. We wish this to be considered as the basis of proactive community based approach and further engagement and partnership with the municipality to address local government, planning and development issues in the area.

It should be noted that the ideas and issues noted are a result of a preliminary engagement with community members. Where appropriate priorities regarding current development and investment initiatives have been identified with specific follow-up and actions. We believe that all the issues, ideas and priorities should form the basis of our further engagement with the City in terms of the CBP approach.

## 2. Preliminary ideas and issues for the general area

The preliminary ideas and issues raised in the initial community workshop held on 12 October 2013 regarding the Northern Areas Framework (NAF) and development in the general area are set out below. These have not been prioritised and require further examination and exploration with community members and other stakeholders including City politicians and officials.

### 2.1. Establish boundaries of area

A review of the boundaries of the area should be undertaken considering the following:

- Existing NAF boundary
- Municipal boundaries of Tshwane, Johannesburg and Mogale
- Major roads and land uses and their impacts
- Catchments for storm water and major rivers such as Jukskei and Crocodile
- Biodiversity boundaries considering core, buffers and impacted areas

### 2.2. Engage stakeholders

A process of stakeholder engagement should be undertaken including:

- Identification of stakeholders including interest groups and ward councillors
- Establish mandates of people and organisations
- Recognise diversity of communities in the greater community and differing priorities
- Identify and use best processes which are not farcical, are inclusive, involve participants and allow for real representation
- Incorporation of all inputs from participation and engagement processes

### 2.3. Promote Settlement agreements

The use of settlement agreements between developers, communities and the authorities should be investigated and implemented. These agreements would be used to:

- Define responsibilities of all the parties involved particularly the developer, the community and Council
- Directing contributions to specified areas
- Include and address infrastructure concerns
- Include and address green infrastructure

### 2.4. Manage policies

There is a need for the many existing policies and bylaws to be properly managed and implemented including:

- Address changing policies on a regular basis considering their rigidity and guiding functions
- Compliance with policies especially with regards to implementation, adherence and enforcement
- Reduce decision making process delays particularly with regards to illegal developments
- Establish responsibility for follow through on legal and illegal developments
- Prevent Provincial over-ride of policies
- Address the interplay between environmental and development processes
- Real issues regarding town planning applications and processes should be the focus of the Townships Board not liquor licences which are currently clogging the system



- City policies are being influenced and applications accepted through public and private capital investment which are not in compliance with approved policies and plans

## 2.5. Define vision

A community based development vision should be prepared which includes various components such as:

- Agreement needs to be reached with all stakeholders regarding the vision for the future of area which is being promoted as a "*Green Neighbourhood*"
- Defined Critical Success Factors including identifying causes and effects, defining outcomes and successes
- Inform development particularly with regards to the land uses, infrastructure and relationships with surrounding areas required by the communities
- A top down approach which considers the wider area and what the community wants should be considered
- Recognition must be given to the approved consideration of the importance of environmental sustainability as noted in the Joburg GDS 2040: "Environmental sustainability is often viewed as an afterthought, but should, in essence, drive the City's developmental and growth agenda." (Joburg GDS 2040, pg. 64)

## 2.6. Think like a "developer"

In addressing development processes and investment communities should consider a different approach that could involve how the community as a "developer" would approach development and investment in the area, including:

- Establishing vision as a developer
- Use the developer mind-set
- Take a big picture perspective and consider placing alternative types of development
- Working as a partner seeking cooperative engagement and constructive engagement with developers to find mutual benefits
- Being more proactive towards a development as opposed to reactive
- Promoting the opportunities and benefits of biodiversity stewardship

## 2.7. Promote conservation

The area has many important environmental and biodiversity qualities and features that need to be protected, promoted and enhanced through various interventions including:

- Identify affected areas
- Biodiversity stewardship should be implemented with a hierarchy of protection including the categories of Conservation Area, Biodiversity Management Agreement, Protected Environment and Nature Reserve
- Detailed business and environmental management plans should be prepared
- Funding of areas will have to be addressed
- Common goal should include a defined strategy including all views for and against which can be used to engage authorities and developers
- Offering areas for biodiversity offsets needs to be considered for national, regional and local development and investment - recognise the opportunities and green infrastructure assets and reward the area
- Establish Biodiversity Offset areas which could include Leuwkop Prison ridge, Egoli Granite Grassland, wetlands and African Bullfrog breeding areas
- Promote the Equine industry value to the area considering environmental contribution, Gauteng Horse Society role, economic opportunity (existing equine economic study), economic, social and skills development opportunities for Diepsloot
- Greater Gauteng Environmental Framework is being prepared and should be used to address conflicts
- Northern Areas Environmental Management Framework should be gazetted and used to inform considerations and influence decision-making

## 2.8. Collate studies and investigations

Many existing past and present studies and investigations exist. These need to be reviewed and collated to provide proof and evidence and where available scientific justification.



## 2.9. Increase authority liaison

The community recognises the importance of building working relationships with the authorities and supports the City's promotion of active citizenry. In view of this the community identified the following as important to their approach to increasing the liaison and relationship with the City:

- Inclusion and involvement at outset with the establishment of a small working group of officials and community representatives to better understand, discuss and plan for the area
- Build credible relationships with politicians and officials
- Organise the communities to be able to "speak with one voice" with a common goal
- Apart from the NAF, the Joburg policies and plans to be focused on include
  - Joburg Regional Biodiversity Framework
  - Wetland framework
  - Aurecon: consolidated infrastructure strategy
  - Stormwater management guideline including a review of the old and identifying resource opportunities
- An audit of the reality of implementation of strategies, policies and plans to identify what is working and not working should be undertaken
- Provincial plans and policies should also be considered particularly including environmental plans and green infrastructure
- National, provincial and local road planning and transportation frameworks should be reviewed through meetings and discussions between officials and community members including
  - Gauteng Transport Implementation Plan (GTIP5)
  - Gauteng 25-Year Integrated Transport Master Plan (ITMP25)
  - Joburg Integrated Transport Plan
  - Include PWV5 and PWV9, R55 upgrade and others
  - Review of the EMF recommendations especially regarding roads
  - Proper consideration of community suggestions and alternatives that have been proposed

## 2.10. Assess development areas impacts

Serious concerns are being raised by the community regarding the assessment of development impacts on the area. In particular, the cumulative impacts regarding infrastructure and including:

- Northern Works Farm capacity and discharge into rivers - possible legal action
- Sewage infrastructure capacity increases
- High density developments
- Industrial developments - such as Riversands change of land use from residential
- Stormwater management particularly with regard to impacts on wetlands
- Development impacts on local and surrounding areas, creation of heat islands and impacts on aquifers
- Infrastructure issues in different areas particularly regarding capacity and the provision of infrastructure locally and in the larger area

## 2.11. Hit Hot Spot areas

Arising from this workshop, participants agreed that more community and other stakeholders should become involved to address critical issues as well as the broader strategy and approach. Focused teams were established to address the following:

- Address developments in the north-western quadrant, including:
  - Riversands
  - Diepsloot East industrial
  - Diepsloot East residential
  - Northern Farms
  - Ga Noka township
- Address issues specifically relating to the Diepsloot area. This was initiated a separate workshop held on 30 October 2013, the outcomes of which are noted below
- Address issues and concerns pertaining to provincial and local transportation routes and services including the following:
  - Roads PWV5, PWV9, K56, K59, K60, K70, R55, R511 and R562
  - Public transport systems and services



- Address issues relating to major infrastructure including
  - Sewage works
  - Crowthorne sewer line
  - Joburg water
  - Electricity
- Initiate the opportunities regarding the use of settlement agreements and investigate the process, parameters and structures for these agreements to be established between developers, communities and authorities
- Initiate the establishment of an agreed vision for the area identifying critical success factors through the participation of a broad range of stakeholders drawn from residential and business communities.

### 3. Preliminary ideas and issues for the Diepsloot area

The preliminary ideas and issues raised regarding the Diepsloot area were identified in the workshop held on 30 October 2013. These are set out below and provide a very preliminary indicator of the issues that need to be addressed in no particular priority. Further engagement with a broader range of community representatives has been identified as a key initiative that is required.

#### 3.1. Diepsloot East

Concerns regarding the development taking place in Diepsloot East included

- The location and capacity of the sewer extension and upgrades
- The status of the security wall around the development
- The process and management of the relocation of communities, allocation of housing units and upgrading of areas

#### 3.2. Nature areas

The area contains many biodiversity and environmentally important areas and concerns were raised regarding the

- Status of the Diepsloot Nature Reserve
- The need to establish conservation areas particularly for wetlands and bullfrog areas

#### 3.3. Public transport

Information and involvement in the development of public transport services was requested with a particular focus on:

- Plans for new services
- Detailed plans and project information regarding the William Nicole upgrade and construction

#### 3.4. Understanding impacts of rural migration into the area

As the area attracts rural immigrants there is a need to understand the realities regarding job creation and the provision of work opportunities.

#### 3.5. Employment opportunities from development in area

Local residents should benefit from job creation and employment opportunities arising from development in the local area. A suggestion is to incorporate a "Social and Labour Plan", similar to that required for the mining industry, as part of the application for development approval. This could be used as a basis to meaningfully engage local communities and identify local business and skills resources and ensure that local communities benefit from development and investment in the short and long-term.

#### 3.6. Working as a community

There is a need to work as a community in the area. There are many organisations and a diverse range of needs that need to be identified, organised and coordinated to benefit from collaboration in terms of existing resources and implementation.



We trust that the above contribution will be of value to the City and the preparation of the contributions to the Community Based Planning input for the review of the 2014/16 Integrated Development Plan and budget preparation process.

We would ask for a clear plan of action as to how the Community Conversations will be taken forward and the opportunities for further engagement and partnership with the City to ensure the desired social cohesion and to adopt a joint and participative approach to development.

Please contact us should you require any further information or clarification regarding any of the points made in this submission.

Yours sincerely

**ANDREW CW BARKER**