

N21 (R300) Cape Town Ring Road
Draft Notes from Information Sharing Meeting
Northern Greenfields Section: Affected Farmers

TIME: 09h00 – 10h30
DATE: Thursday, 13 November 2002
VENUE: Oortmanspost
FACILITATOR: Sadia Chand

1. Attendance

NAME	ORGANISATION
J Coetzee	Bon Mella
A F M Louw	Phisantekraal
E W Pienaar	Technical Advisor: Swartland Boeredienste
P J Brundyn	Loch Lynne
C J Naude	Vrymansfontein
D Loubser	Welgegund/Kuiperskraal
J N de Kock	Welvergenoegd
J White	Garden Cities (Pty) Ltd
Albert Marais	Marais Miller Attorneys
B Standish	Graduate School of Business
A Boting	Graduate School of Business
Andrew Officer	Goba Moahloli Keeve Steyn (Pty) Ltd
Theunis van Schalkwyk	Goba Moahloli Keeve Steyn (Pty) Ltd
Poens Venter	Penway Consortium
Des du Preez	Chand/Ecosense JV
Sadia Chand	Chand/Ecosense JV
E Herschell	Chand/Ecosense JV

2. Apologies

NAME	ORGANISATION
Andre Brink	Groot Phisantekraal
Wayne Klaver	Brick and Clay

3. Introduction

S Chand opened the meeting at 13h00 and welcomed all those present. The purpose of the meeting was to investigate and record what issues would need to be addressed if the proposed N21 (R300) Cape Town Ring Road was approved.

The following issues were raised by the attendees during the discussion:

COMMENTATOR	COMMENT	RESPONDENT	RESPONSE
ISSUE: Comments			
J Coetzee	Our inputs have been given to you on the information displayed	P Venter	The engineers are still busy with the process of

	at the Open Houses. Is there still time to comment? Who responds to these?		finalising the alignment. The moment they feel confident that they have addressed your issues in the best possible way, they will contact you.
A Marais	There is a worry that the NRA is coming into this process of land acquisition too late - after the road is already proclaimed.	P Venter	Not so. The NRA still has to declare the road a national route, and then more comments will be gathered over a 60 day period. SANRAL has to own the land. They have a special land acquisitions department that would negotiate with you.
J N de Kock	We do not have a map showing us exactly where this road would go.	P Venter	What input can the farmers give if they do not know where the road is? Do we need specifics or general impacts?
		S Chand	Note that there are two processes at work here: <ul style="list-style-type: none"> 1) the environmental process, where we gather generic issues from what you have seen of the road; 2) Barry Standish and the farmers also need to separately discuss the economic impact on their farms. Theunis van Schalkwyk and Brian Russouw are then to accommodate you as best as possible. Farmers have been consulted individually. As a group we need an overall understanding of the road's impact. It is

			important for us to understand how the road affects each one of you individually and in relation to one another.
E W Pienaar	Yes, we need to look at what each farmer wants. We should start with Mr Louw. We all have fixed programs and plans that we need to implement, which this road interferes with.	S Chand	Noted. Mr Louw?
A F M Louw	The road can go nowhere else on my farm. It takes up 3.5 square kilometres. I do not want this road; it will cause pieces of the farm to be useless for farming. If this road is approved, there will be no power to negotiate a price for the land. How can costs be allocated without knowledge of the land prices? You should upgrade roads in the City, where the traffic problem is, so that this road is not necessary.		
E W Pienaar	The farmers' requests must be addressed at this stage. How can we accommodate each other.		
J Coetzee	This is my complaint – when the road is physically designed, no time will be left for input. What is the cutoff date for comments? We won't be able to comment in the critical stage.	S Chand	There will be an opportunity to review the alignment – a 30 day period - so as to see if we have acknowledged all your comments. We will send copy of the Environmental Impact Report (EIR) specifically to Mr de Kock so that all present can look at it here. Is that alright Mr de Kock?
J N de Kock	Yes.	P Venter	We have been gathering comments for the past year. These are sent to Minister of Environmental Affairs. He will not issue a Record of Decision (RoD) in favour of the road if these comments

			are not addressed – it cannot be steamrolled though. SANRAL will start negotiations the moment they have enough information
J Coetzee	How much is in the budget for purchases?	P Venter	I will get Kobus van der Walt from SANRAL to explain their land acquisition process to you. They tell me that they are not relying on the relevant Act but on a willing buyer/willing seller philosophy.
D Loubser	You must make the impact of this road on our farms as small as possible, before the document is sent to the Minister. Both parties must be satisfied.	P Venter	Agreed.
J Coetzee	With regards to Bon Mella - which is a dairy – I am concerned about the impact of dust. The road also goes through some cow camps and through labourers' houses. I am worried about noise affecting the cows' production. One would have to take the road further away from dairy, as the relocation of the dairy on the existing farm is not possible because of the slope. The noise will mean a loss in production.	S Chand	Noted.
A F M Louw	I cannot agree with the road as I do not know how the issues are going to be addressed. How do you compensate for a nuisance that will be around for the next 100 years?	S Chand	Noted.
J Naude	Vrymansfontein will also be affected by noise and thus production loss. The road goes next to the dairy.	S Chand	Noted.
D Loubser	Welgegund en Kuiperskraal: If the road has an 80m span, it will take up 28ha of land. My whole farm will be split into two. It goes through an intensive	S Chand	Noted.

	<p>farming area (mixed use/vineyards). It is already affecting me, as I need to plan ahead. I cannot plant the vineyard that I wanted to for next year. It is better if road goes to border of my farm, and I could then perhaps swop 'uitvalgrond' with my neighbours. I am also concerned about noise, dust and the inconvenience. I do have a sense of understanding with respect to the need for the road, but there are other ways to approach this particular problem.</p>		
E W Pienaar	<p>We at Vissershok and Platrug, were never notified about the surveyors that came unannounced to our farms, but that is history now. Here, you will be cutting through nine camps of about 30ha right through the middle. This means that the time of work would be extended. We have two weeks for harvesting - everything is on a schedule. By cutting these areas in two, cost increases. We work with implements spanning 30m. How do we cross this road? Nobody is going to allow big farming implements, such as an eight-wheel tractor to go onto this route. In a big camp, the machine works for about an hour, whereas in two small camps, it would need 2-3 hours. We have a limited planting time in spring. Everybody would have access to the farm – it already has many routes and structures through it. Yesterday, there was a fire in the area due to a cigarette. What would the impacts on insurance be?</p>	S Chand	<p>Noted. Your issues include manoevrability across the farm and access. There are also certain secondary impacts.</p>
J N de Kock	<p>A while ago, we worked out which route would be acceptable. Now the City want the route to</p>	A Officer	<p>It will be approximately between 20 and 30m high.</p>

	go to Blouberg, not Melkbosstrand. Now the road is to go through land that has been set aside for development and a nature reserve. I need access behind the bridge. How high will this bridge be? Otherwise, I have the same problems that Mr Pienaar en Mr Loubser spoke of.		
		S Chand	Noted.
J White	We are not active farmers. The property was planned for development. There is no environmental impact, although there will be an economic impact. We have done an integrated study. For us, it has minimal impact.	S Chand	I understand that each one of you has a problem – are there any positive outcomes of this road that you can think of?
All	None.		
E W Pienaar	Note that it will also cause drainage problems. A road will block highly necessary drainage lines as it acts like a dam wall.	S Chand	Noted. I would like to hand over to Barry Standish, the economics specialist.
B Standish	I am measuring the financial impact and will meet individually with each one of you. There are clear economic impacts to evaluate. Note that planning is a lot more difficult to evaluate. We can measure what is there. It is important for me that you trust me. I want to appoint an independent property evaluator to evaluate that piece of land where the road would go. This process needs to be open and transparent. I have to work WITH you. We need to list these impacts, measure their value and attempt to agree on this value. We can say that there will be a financial impact between x and y – a range, in other words. I think my involvement in this may be premature, because we do need to know precisely where the road would go. Kobus van der Walt needs to explain SANRAL's		

	process of valuing land.		
J Coetzee	The alignment of this road is very important. But if we know the general impact of the road on farm, it is possible to list the impacts. It is important to address all the problems.	B Standish	Every time the road is moved there will be a different impact. We need a 90% certainty of where the road would be.
		P Venter	Yes, we should be in this position now.
		S Chand	Have you been able to accommodate any of these concerns thus far?
		A Officer	A lot, yes. We are very constrained through Bon Mella and Vrymansfontein. The power lines are an issue, but we have done what we can thus far.
A F M Louw	Why can't you go near the power lines? You can have the power lines moved too.	A Officer	There are regulations and certain problems would still exist. We are trying to minimise the splitting up of farms.
		S Chand	In the meantime, Barry is to continue with one-on-one meeting with all of you. Tinus can set up a round of meetings with farmers and then Barry can come in.
		P Venter	Why don't you combine the two?
		B Standish	Yes. I would like to do a pilot study of the Loubser's farm to set a precedent for all the farms. We can present the alignment in one meeting and then see the farmers individually after that.
A F M Louw	You have to physically see each farm.	B Standish	Noted.

4. Conclusion

S Chand thanked all those present for attending the meeting, and Mr de Kock for providing the venue, and closed the meeting at 11h30.