



Klipriviersberg Nature Reserve Association

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BY HAND

16 August 2006

Attention: Robert

The Executive Director
Development Planning, Transportation and Environment
Registration Department
8th Floor, Metro Centre
158 Loveday Street
Braamfontein
Johannesburg

Dear Sir

**Objection – Subdivision Remainder of Portion 85 Rietvlei 101IR
Reference 17/0835/2006
Application 407 6141**

The Klipriviersberg Nature Reserve Association, a registered non-profit organization with in excess of 700 members, hereby registers its objection to the above proposed subdivision in the strongest possible terms.

Our objection is based, inter alia, on the following grounds:

1. The proposed development will be up-market and will not provide housing for those in need. The developer is simply seeking to utilize the publicly owned Klipriviersberg Nature Reserve, which borders on the development, as a selling point in order to maximize his profits by creating a development in an exclusive area and then selling to the wealthy. In the process, the disadvantaged will again loose out as the development is in a low-lying area and will be seen from most of the hills in the nature reserve. It will thus substantially detract from the view of the natural environment in the area. It should be born in mind that the reserve is available to a vast number of previously disadvantaged people who live in close proximity and who cannot afford the outdoor experiences in the more remote and expensive tourist areas, such as in the Lowveld. We again have a situation where the poor will be worse off whilst the wealthy benefit.
2. Our Association is of the opinion that the development may well be over an area of wetland and that an environmental impact assessment will, of necessity, have to be undertaken in accordance with the National Environmental Management Act (Act 107 of 1988) and with other environmental legislation.

3. "The Klipriviersberg Policy Framework" which was approved by the Southern Metropolitan Local Council on 9 November 2000 refers specifically to the property in question and states clearly that "the subdivision of land will not be supported where it may increase residential densities". See paragraph 12 of the attached copy of the document. Our Association is of the opinion that the Department of Development Planning does not have the authority to approve the subdivision as the approval by the Southern Metropolitan Council is still valid and has never been revoked or withdrawn. In the event that the Department of Development Planning does, in fact, have the authority to approve the development, our Association believes that it would be wise and prudent, in the greater interests of the community and, very importantly, in the interests of generations to come, do be guided by the policy document which was well thought out and well researched.
4. Our Association has, for some time, been aware of the potential application for subdivision and have been on the lookout for notices advertising the application for subdivision. To date, no notices have been seen on the property in question. We would therefore challenge the validity of the application.
5. Our Association has, for some time, been promoting the concept of one continuous unspoilt area stretching West from Klipriver Drive across Impala Road and into the Klipriviersberg Nature Reserve. Landowners in the area, including Rand Water Board, Thaba Ya Batswana and others have been encouraged to register as conservancies. A number of meeting in this regard, have been held. The response of the landowners has been positive and enthusiastic. The development in question will be right in the center of the proposed area and will thus entirely ruin the project.
6. Approval of subdivision will confer on the developer, rights to which he is not entitled. He knowingly recently purchased, and paid the price for undivided property, with the view to having the property subdivided and, in so doing, to enable him, to the detriment of the community, to benefit substantially. In order to protect the rights of the community, the developer should be required to live with that for which he paid.

Our Association firmly believes that the Department of Development Planning, Johannesburg City Parks and Johannesburg Property Company should meet to discuss purchasing the property from the developer and incorporating it into The Klipriviersberg Nature Reserve. In so doing, the land can be used for the greater benefit of **all** members of the community and also for future generations. It will also enhance the reserve as a tourist attraction.

Kindly acknowledge receipt of this letter by signing the attached copy thereof.

Yours faithfully
**Klipriviersberg Nature
Reserve Association**

C P Kourie
Honorary Chairman

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CC by e-mail:

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