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25 February 2016

Dear Interested and Affected Party,

**RE: PUBLIC INFORMATION SESSION FOR THE PROPOSED DEVELOPMENT OF THE
VICTORIA MOTHER AND CHILD CENTRE OF EXCELLENCE HOSPITAL AND BOUTIQUE
HOTEL ON ERF 9194, PIETERMARITZBURG, KWAZULU-NATAL**

As part of the Basic Assessment Process and Water Use License Application for the above-mentioned development, a Public Information Session was held on Thursday 18 February 2016, at 17:00 pm, at the Victoria Country Club (Golf Club) in Pietermaritzburg, KwaZulu-Natal.

Please find attached a summary of the comments received and responses given at the meeting, or post-meeting.

If you have any comments or queries regarding the attached comments and responses, please do not hesitate to contact the undersigned.

Thank you for your participation.

Yours faithfully,



Dr. Rebecca Bowd
Registered Environmental Assessment Practitioner (EAPSA)
MEnvDev (S.A.), IAIA, SAIEA, Cert. IEM, Cert. Audit
For GREEN DOOR ENVIRONMENTAL

**SUMMARY OF THE PUBLIC INFORMATION SESSION FOR THE PROPOSED
DEVELOPMENT OF THE VICTORIA MOTHER AND CHILD CENTRE OF EXCELLENCE
HOSPITAL AND BOUTIQUE HOTEL ON ERF 9194, PIETERMARITZBURG, KWAZULU-
NATAL**

The purpose of the Public Information Session was to:

- Provide background information to Interested and Affected Parties (I&APs) on the proposed project and the environmental process to be followed; and
- Give I&APs the opportunity to raise any concerns and issues which they feel should be addressed during the Environmental Basic Assessment Process.

This meeting took place in the form of a Public Information Session whereby all available information on the proposed development and environmental process to be followed was displayed at the meeting venue. The meeting attendees were given the opportunity to view the information and then ask questions and provide comments to the Environmental Assessment Practitioners (EAPs).

The following Project Team members were present:

- Rebecca Bowd – Green Door Environmental (Environmental Assessment Practitioner - EAP)
- Phillipa Harrison – Green Door Environmental (EAP).

The EAPs documented the issues and concerns raised by the I&APs regarding the proposed hospital development during the meeting.

Below is a summary of the issues raised, and the responses given, during the meeting. Further information has also been provided where necessary.

COMMENTS RECEIVED AT THE PUBLIC INFORMATION SESSION ON 18 FEBRUARY 2016 FOR THE PROPOSED DEVELOPMENT OF THE VICTORIA MOTHER AND CHILD CENTRE OF EXCELLENCE HSPOTAL AND BOUTIQUE HOTEL ON ERF 9194, PIETERMARITZBURG, KWAZULU-NATAL

Source	Comment	Response
<i>Mr. Roger Nurrish</i>	<ul style="list-style-type: none"> • We live at St. James Park and find it very difficult getting onto the main road at 8 am and between 4 and 4:30 pm because of congestion. • There is lots of wildlife in the area, such as buck. • We understand that development has to happen, and that things cannot stay the same, however we are concerned about the impact of the development. • We are concerned about the increase in runoff, off the site, and the impact this will have in the valley. • We shall comment further when we have digested the information. 	<ul style="list-style-type: none"> • Noted, a Traffic Impact Assessment is being undertaken as part of the Basic Assessment Process. • Noted. • Noted. The purpose of the Basic Assessment process is to assess the impacts of a proposed development. • Noted. The engineers are currently investigating two options to manage stormwater: i) use the existing dam on the golf course to attenuate flow; or ii) to build a storage tank to contain runoff. It must be noted that the Municipality has by-laws which ensure that stormwater is released at the same rate as if the site was naturally vegetated, thus the proposed development will not result in increased runoff in the catchment. • Noted.
<i>Mr. Brian Millard</i>	<ul style="list-style-type: none"> • Requested details about who is the current landowner of Erf 9194, Pietermaritzburg. • Concerned that increased stormwater flow from the hardened surfaces at the proposed hospital development will result in increased flooding of complexes located down gradient of the 	<ul style="list-style-type: none"> • Current owner is Riel Associates (Pty) Ltd, original developers of the estate. The company will be joint venture developers of the hospital, hotel and residential components on the property, together with the specialist paediatricians who have conceived the project. • Noted. A Stormwater Management Plan is in the process of being compiled for the proposed development. Stormwater management will conform to the Municipal by-laws which requires a development to

	<p>development site, adjacent to the Town Bush stream.</p> <ul style="list-style-type: none"> • Who is doing the rezoning? • Where is / are the access roads proposed? • Has a Geotechnical Assessment been conducted? 	<p>attenuate any increase in run-off to ensure that stormwater is released at the same rate as if the site was naturally vegetated, thus the proposed development will not result in increased runoff in the catchment. The engineers are currently investigating two options to manage stormwater: i) use the existing dam on the golf course to attenuate flow; or ii) to build a storage tank to contain runoff.</p> <ul style="list-style-type: none"> • Mike Kitshoff from Hilton. • The EAP referred to I&AP to the layout plan. • It is currently underway.
<i>Ms. Vivienne Jennings</i>	<ul style="list-style-type: none"> • The access road is currently too narrow to cater for a hospital. • There is going to be a significant increase in traffic as a result of the development. • How do ambulances cope with speed bumps? <ul style="list-style-type: none"> • There needs to be solid security for the whole development, not just the hospital. <ul style="list-style-type: none"> • I do not think noise will be an issue. • We do not want lots of extra people, as this causes a security risk. • Please can you show me the site plan. 	<ul style="list-style-type: none"> • Noted. A Traffic Impact Assessment is being undertaken as part of the Basic Assessment Process. • See above response. <ul style="list-style-type: none"> • The ambulance drivers will negotiate the speed bumps at reduced rate, as all vehicles are required to do. <ul style="list-style-type: none"> • Noted. It is envisaged that the entire Erf 9194 development will be properly integrated into the estate security systems and structures, with vehicular and pedestrian movement strictly controlled at all times, and where necessary areas will be enclosed in a secure perimeter. • Noted. • Noted. <ul style="list-style-type: none"> • The I&AP was shown the current layout plan.
<i>Mr. Dave Ryder</i>	<ul style="list-style-type: none"> • Are we not having a sit-down meeting? 	<ul style="list-style-type: none"> • As independent Environmental Assessment Practitioners we favour the 'open house' style of meeting for a number of reasons. So often after a 'sit-down' meeting, I&APs come and talk to us 'one-on-one' and raise very important issues. It is difficult to minute these issues when they were not presented during the

	<ul style="list-style-type: none"> • What is the current zoning of the property? • Can you build a hospital on a site zoned as residential? • Who are the developers? 	<p>formal meeting. Some I&APs are very nervous to raise issues in front of others, for fear of ridicule, or there being repercussions. We at Green Door like to get to the 'bottom' of all concerns and talking one-to-one, or to a small group really helpful and enlightening. Having an 'open-house' style meeting also enables Government employees to attend, at the end of their work day, and also allows working people to attend the meeting after their day at work. Although we have had a few people raise this issue, when the above has been explained to them, they understand and are very supportive of the structure. Everyone gets to know what everyone else said at the meeting, because a copy of all issues raised at the meeting is circulated to all registered I&APs.</p> <ul style="list-style-type: none"> • Residential. • No, it has to be rezoned. The Environmental process is the first process, although I understand that some aspects of the rezoning process to happen in unison. If the Environmental process results in an approval, the rezoning process is then continued with. The Environmental process goes first, because if there is an environmental fatal flaw, the rezoning process becomes non-purposeful. • The developers are Riel Associates (Pty) Ltd in association with pediatricians Drs. Doshen Naidoo and Raksha Takoordeen.
<p><i>Mr. Rob Tarboton</i></p>	<ul style="list-style-type: none"> • Traffic concerns as many pedestrians and cyclists make use of Peter Brown Drive, which is a narrow road. Current situation is dangerous as vehicles have to veer into the oncoming lane to avoid the pedestrians/cyclists. • Peter Brown Drive is inadequate to support the development. 	<ul style="list-style-type: none"> • Noted. A Traffic Impact Assessment is being undertaken as part of the basic Assessment Process. • Noted.

	<ul style="list-style-type: none"> • Need to upgrade Peter Brown Drive and provide dedicated pedestrian / cycle lanes if the hospital development is to go ahead. • The road needs to be widened, and a turning lane needs to be added. • I don't object to the development but I am very concerned about the impact it will have on traffic. • Also, lighting needs to be provided. • Security is another concern. There should be separate access for the residence. • Road upgrades / cycle paths, etc. need to go from Queen Elizabeth Park to Link Road – or perhaps further. • All feeder roads need to be looked at in terms of the increase in traffic. 	<ul style="list-style-type: none"> • Noted. This has been communicated to the Applicant as well as the specialist undertaking the Traffic Impact Assessment. • Noted. This has been communicated to the specialist undertaking the Traffic Impact Assessment. • Noted. See above response. • Noted, this has been communicated to the Applicant. • Noted. This has been communicated to the specialist undertaking the Traffic Impact Assessment. • Noted. See above response. • Noted. See above response.
<p><i>Residents and Property Owners Forum of the Victoria Country Club Estate</i></p>	<ul style="list-style-type: none"> • Strongly object to the proposed development of the hospital complex on Erf 9194, PMB. • When the Victoria Country Club Estate was originally approved by the Municipality it was only approved for residential, sectional titles, apartments and office park development. • In the original conditions of grant of the VCC Estate there are no provisions for the development of facilities such as the hotel and hospital, only residential and office block. • Object to the proposed deviation from the original conditions of development. • Property owners bought into the estate with the understanding that it would be only residential and office park. The development of the hospital is an infringement on the rights of the VCCE members. • Erf 9194 Pietermaritzburg is therefore not a suitable location for the proposed hospital 	<ul style="list-style-type: none"> • Noted. • Noted. • Noted. The development of a hospital requires the site to be rezoned. • Noted. • Noted. • Noted. A socio-economic assessment is currently being undertaken for the proposed development. This study

	<p>complex, as the site and surrounding area is zoned for residential.</p> <ul style="list-style-type: none"> • The proposed boutique hotel will be a public hotel. This will compromise security within the VCCE, particularly if the hotel serves liquor on its premises. • VCCE is an upmarket eco-estate estate with very high cost residential units. The property values will devalue with the development of the hospital. As property is one of the biggest assets, we will not tolerate a development that will result in the devaluation of our property. • Legal action will be taken in this regard if our objection on these grounds is not formally recognised. • Requests details of who is selling the property Erf 9194, PMB, and the Terms and Conditions of the sale. <p>• Has electricity supply been confirmed by the Municipality for the development?</p> <p>• Alternative sites for the proposed hospital development must be investigated.</p> <p>• Concerned about stormwater management, provision of services, sewer, electricity, traffic impacts.</p>	<p>will assesses the need and desirability of the proposed development.</p> <ul style="list-style-type: none"> • Noted, this has been communicated to the Applicant. <p>• Noted.</p> <p>• Noted.</p> <ul style="list-style-type: none"> • Riel Associates (Pty) Ltd is selling the property into the development joint venture. Terms and Conditions of the sale are not for public consumption as it is a private sale. <ul style="list-style-type: none"> • We have been informed that electricity supply is available for the hospital. The hotel and residential phases may require an upgrade. • Alternative sites will be investigated as part of the Basic Assessment Process. Details of all alternatives, including sites will be included in the Draft Basic Assessment Report. • A stormwater management plan is currently being compiled. A specialist Traffic Impact assessment is in the process of being undertaken. Sewer will be via connection to the existing sewer line. Water will be provided from the existing Municipal supply. Electricity is still to be confirmed.
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	<ul style="list-style-type: none"> • Requests copy of Draft Basic Assessment Report be provided to the Forum for review and comment. • How will stormwater be managed? • Will the hospital development make use of green design standards? 	<ul style="list-style-type: none"> • Noted. The Draft Basic Assessment Report will be made available to the Forum for review and comment. • The engineers are currently investigating two options to manage stormwater: i) use the existing dam on the golf course to attenuate flow; or ii) to build a storage tank to contain runoff. It must be noted that the Municipality has by-laws which ensure that stormwater is released at the same rate as if the site was naturally vegetated, thus the proposed development will not result in increased runoff in the catchment. • Architects have to conform to green building design standards.
<i>Ms. Cherise Harris</i>	<ul style="list-style-type: none"> • Requested details on what specialist studies were being undertaken as part of the Basic Assessment Process? 	<ul style="list-style-type: none"> • Wetland Assessment and Water Balance • Vegetation Assessment • Geohydrological and Hydrological studies • Geotechnical study • Traffic Impact Assessment • Socio-economic Assessment • Floodline Study • Bulk Services and Stormwater Management Plan.
<i>Ms.G.M. Sweeney</i>	<ul style="list-style-type: none"> • Current problem with traffic congestion during peak morning and evening periods. • Traffic backs up into Peter Brown Drive from the entrance to Ezemvelo KZN Wildlife offices and the entrance to the Victoria Country Club Estate, blocking the road. • Peter Brown Drive is currently too narrow to allow for taxis to turn around, and the road is not a through road. Taxis are forced to enter the KZN Wildlife premises to turn around. This causes additional congestion. • Concerned that the added traffic resulting from the hospital staff and taxis dropping off staff and 	<ul style="list-style-type: none"> • Noted. • Noted. A Traffic Impact Assessment is being undertaken as part of the Basic Assessment Process. • Noted. • Noted.

	<p>patients will exacerbate the existing congestion.</p> <ul style="list-style-type: none"> • Existing wildlife corridor from the Queen Elizabeth Park area through the proposed development site and Peter Brown Drive to World’s View. • The proposed hospital development will negatively impact on wildlife through the fencing off of the site as well as increased traffic resulting from the hospital, especially at night. • Concerned about noise impacts as the hospital will be located in the middle of a residential area. • Noise pollution resulting from ambulance sirens as well as from the hospital infrastructure such as generators and boilers which may negatively impact upon the residents in the area. • The VCCE is an eco-estate, which encourages the presence of wildlife in the area through regulating the use of indigenous vegetation and makes allowances for the movement of wildlife through the estate by not fencing off any of the properties. • The hospital development will be an enclosed, fenced off development, which will restrict the movement of wildlife. • Clearing of natural vegetation and the replacing with artificial surfaces, etc. will result in loss of habitat for wildlife which currently makes use of the site, and will prohibit the existing wildlife corridor in the area. • The hospital development is not in line with the eco-estate nature of the VCCE. 	<ul style="list-style-type: none"> • Noted.
<p><i>B.P. Kauffman</i></p>	<ul style="list-style-type: none"> • I want to know who the developers are. • I am in the medical profession and I think this is a very strange place for a hospital. 	<ul style="list-style-type: none"> • The developers are Riel Associates (Pty) Ltd in association with pediatricians Drs. Doshen Naidoo and Raksha Takoordeen. • Noted. It is understood that the Applicant has assessed the suitability of this site for a Hospital. As this is to be a

	<ul style="list-style-type: none"> • Why are they putting staff housing along the edge of the golf course? This is very strange. • There is going to be traffic 24 hr a day. • Is this facility economically viable? • Unless the doctors have been bought, they will not want to work here. • When the original development was planned, there was never any mention of a commercial enterprise on the site – only residential. • I want to see the Homeowners Association stance on this proposed development. 	<p>specialist mother and child facility, the location is aimed precisely at creating an environment atypical of general hospitals. The site has been chosen as it is located close to the Queen Elizabeth Park with beautiful views over the Victoria Country Club Estate which is important in creating a peaceful healing environment.</p> <ul style="list-style-type: none"> • This housing is proposed to be luxury apartments for medical professionals, such as specialist consultants and doctors. • Noted. A TIA is being undertaken as part of this Basic Assessment process. • Preliminary feasibility studies have shown the facility to be economically viable. However, the project will only go ahead if the developers and funders are satisfied that this will be the case once final designs, costings and operational structures have been assessed. • Noted. • Noted. The development of a hospital requires the site to be rezoned. The site is currently zoned for residential. • Noted.
<i>Mr. Trevor Sweeney</i>	<ul style="list-style-type: none"> • Traffic backs up into Peter Brown Drive everyday from KZN Wildlife and the VCCE office park. • Site is designated as residential eco estate, as is the rest of the development. Wildlife can travel throughout the estate as it is open. • If the site is sold as housing (as originally intended) then it can be maintained as part of the green corridor. • If the site is sold for the hospital development it will be fenced off, will be against the whole point of the eco estate. 	<ul style="list-style-type: none"> • Noted. To be assessed as part of the Traffic Impact study. • Noted. • Noted. • Noted.

	<ul style="list-style-type: none"> • Concerns about noise impacts. Previously lived half a kilometer from Greys hospital. • Was excessive noise from sirens, generators, boilers, and also staff parties on the weekends. • Concerned that this hospital will have similar noise impacts in an established residential, eco estate area. 	<ul style="list-style-type: none"> • Noted. • Noted. • Noted.
<i>Ms. Melika Singh</i>	<ul style="list-style-type: none"> • I think this is a nice project. • Have there been any objections to the proposed development? What are people's main concerns? 	<ul style="list-style-type: none"> • Noted. • The EAP referred the I&AP to the posters which presented the summary table of comments received to date.
<i>Mr. Justin Waldman</i>	<ul style="list-style-type: none"> • The condition of the roads in the areas is not good, and this development will accelerate the deterioration of these roads. • There will be an increase in runoff from the site, and this will increase water along chase valley. • Erosion in the stream will also increase as a consequence of increased runoff. • It will not be long before properties in Sheraton fall into the water. • At Twickenham Road the gabions are currently being eroded. • The velocity of storms is definitely getting worse. 	<ul style="list-style-type: none"> • Noted. It is the Dept. of Transport, SANRAL and the Municipality's (depending on the road) responsibility to maintain the road. • Noted. The engineers are currently investigating two options to manage stormwater: i) use the existing dam on the golf course to attenuate flow; or ii) to build a storage tank to contain runoff. It must be noted that the Municipality has by-laws which ensure that stormwater is released at the same rate as if the site was naturally vegetated, thus the proposed development will not result in increased runoff in the catchment. • Noted, the Engineers are required to design infrastructure which will not result in increased runoff and thus erosion. • Noted. • Noted. • Noted, and agree.
<i>Mr. Bruce Dempster</i>	<ul style="list-style-type: none"> • Is there is demand for this hospital? In Pietermaritzburg the hospitals (St. Anne's and Medi-clinic) have just undergone big upgrades. 	<ul style="list-style-type: none"> • Noted. We have been informed that the proposed hospital facility is a specialist facility for which there is proven demand.

	<ul style="list-style-type: none"> • I understand that this is the first hospital of its kind in KZN. Why is it being located in Pietermaritzburg and not Durban, as surely there is a bigger demand for it in the Durban area? • What is being done about traffic? • There was a TIA done for the Athlone development, however it was incorrect, as they said that office workers and the school traffic would not occur at the same time – but it does. The Athlone circle is mayhem in the mornings, and it's got worse over time. People are concerned that with the new Athlone development that people will illegally drive 'over' the turning circle to avoid congestion, which is likely to result in accidents. • There is a lot of development taking place in the area, and some of the assessments and Municipal approvals have not been accurate. For example, a psychiatric stepdown facility along Craigie Drive was submitted to the Municipality with far fewer beds than what it really has. 	<ul style="list-style-type: none"> • Pietermaritzburg is the capital of KZN and it is also the centre of the broad farming and commercial communities of the central KZN area. PMB attracts population from all country towns and hinterland areas to carry out their business and personal affairs. In addition, as PMB hosts the provincial department head offices, there is a very high level of membership of the Government Employee Medical Scheme in the town. Locating the hospital in Pietermaritzburg is ideal for the above mentioned reasons. • A TIA is being undertaken as part of the Basic Assessment Process. • Noted. • Noted.
<i>Meeting Attendee</i>	<ul style="list-style-type: none"> • There are two alternative sites which need to be looked at. They are on Frances Stanland Road, and they are owned by the Department of Education. Dave Ryder will know who to contact regarding these. 	<ul style="list-style-type: none"> • Thank you for this information. We shall look into these. However from past experience the Department of Education are generally reluctant to give-up school sites – even when there are numerous established schools in the area.
<i>Meeting Attendee</i>	<ul style="list-style-type: none"> • Resides in Peter Brown Drive, which is already 	<ul style="list-style-type: none"> • Noted. A Traffic Impact Assessment is being

	<p>heavily congested during peak morning and evening times.</p> <ul style="list-style-type: none">• Traffic has increased steadily over the years.• The proposed hospital development will worsen the traffic congestion.	<p>undertaken as part of the Basic Assessment Process.</p> <ul style="list-style-type: none">• Noted.• Noted.
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