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# **PUBLIC PARTICIPATION REPORT**

## **FOR THE PROPOSED CONSTRUCTION OF STUDENT ACCOMMODATION AND ASSOCIATED INFRASTRUCTURE IN SOSGANGHUYE, BLOCK M, WITHIN THE JURISDICTION OF THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY, GAUTENG PROVINCE**

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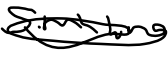
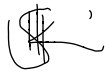
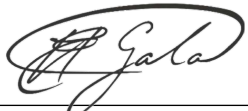
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***List of Abbreviations***

BA	Basic Assessment
BAR	Basic Assessment Report
C&RR	Comments & Response Report
DBAR	Draft Basic Assessment Report
DFFE	Department of Forestry, Fisheries and the Environment
EIA	Environmental Impact Assessment
FBAR	Final Basic Assessment Report
I&AP	Interested and or affected Party.
NEMA	National Environmental Management Act, 1998 (Act No. 107 of 1998)
PPP	Public Participation Process
DHET	Department of Higher Education and Training

# 1 INTRODUCTION

The Public Participation Process (PPP) is a cornerstone of every Basic Assessment (BA) and Environmental Impact Assessment (EIA). It forms a fundamental part of these procedures and is one of the most important components of the environmental authorisation process. The principles of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the EIA Regulations of 2014 (as amended) govern the BA process, including public participation. These principles emphasise the provision of sufficient and transparent information on an ongoing basis to all stakeholders to allow for meaningful input, and they ensure the inclusion of previously disadvantaged individuals, women, and youth in the process.

The aim of the process is to provide Interested and Affected Parties (I&APs) with clear, accurate, and comprehensive information about the proposed development, its alternatives, and the associated environmental impacts. Furthermore, it ensures that I&APs are given a fair opportunity to express their viewpoints, raise issues, and voice concerns regarding the proposal, its alternatives, and/or the decisions being made.

All inputs from the public and relevant stakeholders are taken into consideration during the project planning and development phase. As a result, a clear recording of all issues raised and comments made is maintained in the register of comments and responses. This register is updated as and when new comments and concerns are raised. The process culminates in the undertaking to present the proposed development to registered I&APs and to provide them with the opportunity to comment and raise issues and concerns regarding the proposed development. These issues, concerns and comments as raised by the I&APs are then recorded and considered.

The EIA regulations emphasise the importance of public participation. In terms of the EIA regulations, the public –

- may participate in the application process.
- may comment on any written communication submitted to the competent authority by the applicant or environmental consultant.
- must comment within the timeframes.
- must send a copy of any comments to the applicant if the comments were submitted directly to the competent authority; and
- must disclose any interest that the person has in the application being granted or refused.

Further, in terms of the EIA regulations, the Environmental Assessment Practitioner (EAP) –

- manages the application process.
- must be independent.
- undertakes the work objectively – even if this results in findings that are not favourable to the applicant.
- discloses information that may influence the decision; and
- conducts a public participation process.

## **1.1 Project Background**

Govhani Student Accommodation proposes the construction of approximately a 2000-bed Student Accommodation on ERF 1305 Soshanguve-M, which will formally be known as the TUT Soshanguve Student Village in Pretoria. This development is located within the jurisdiction of the City of Tshwane Metropolitan Municipality in the Gauteng Province.

The proposed development requires Environmental Authorization under Environmental Impact Assessment (EIA) Regulations, 2014 (as amended), promulgated under the National Environmental Management Act, 1998 (Act No. 107 of 1998) to ensure compliance with environmental legislation and regulations. The Competent Authority for all the required documentation is the Gauteng Department of Environment (GDEnv). All relevant legislation will be consulted and complied with during the Basic Assessment process.

## **2 APPROACH AND METHODOLOGY**

The overarching aim of the Public Participation Process (PPP) is not only to comply with the relevant legislative requirements, but also to ensure that all potential stakeholders and Interested and Affected Parties are given a fair and meaningful opportunity to participate. Therefore, Selahle Consultancy & Project's approach to this process was to proactively identify the relevant I&APs, inform them of the proposed development and related procedures, involve them by affording them ample opportunity to raise issues and concerns about the proposed development and consolidate all those issues within the planning process.

Based on the above approach, the following methodology was used to ensure that a complete I&AP communication process was achieved:

- Consultation with Landowners, Stakeholders and the Organ of State.
- Draft a Background Information Document (BID), including all information and describing the process, including a map of the area affected by the proposed development.
- Advertise the project in the prescribed newspapers, put up site notices, identify all authorities and adjacent landowners, and send them a BID (according to the legal requirements).
- As I&APs respond to the advertisements and notices, register them on an I&AP database.
- Communicate relevant information to all registered I&APs throughout the process, in order for them to respond.
- List the issues raised in a Comment and Response Report (CRR).
- Determine the need for a public meeting and, if required, arrange, advertise, and hold public meetings, and record all issues raised; and
- Once the draft Report has been compiled, put the document out for public comment, and systematically inform registered I&APs of the opportunity to comment.
- This report provides a description of the methodology followed and includes detailed appendices as proof of the procedure followed.

### 3 OVERVIEW OF THE PUBLIC PARTICIPATION PROCESS

The PPP for Basic Assessment was initiated on Friday, 12 September 2025. The stages that formed part of the public participation process to date are reflected in the figure below:

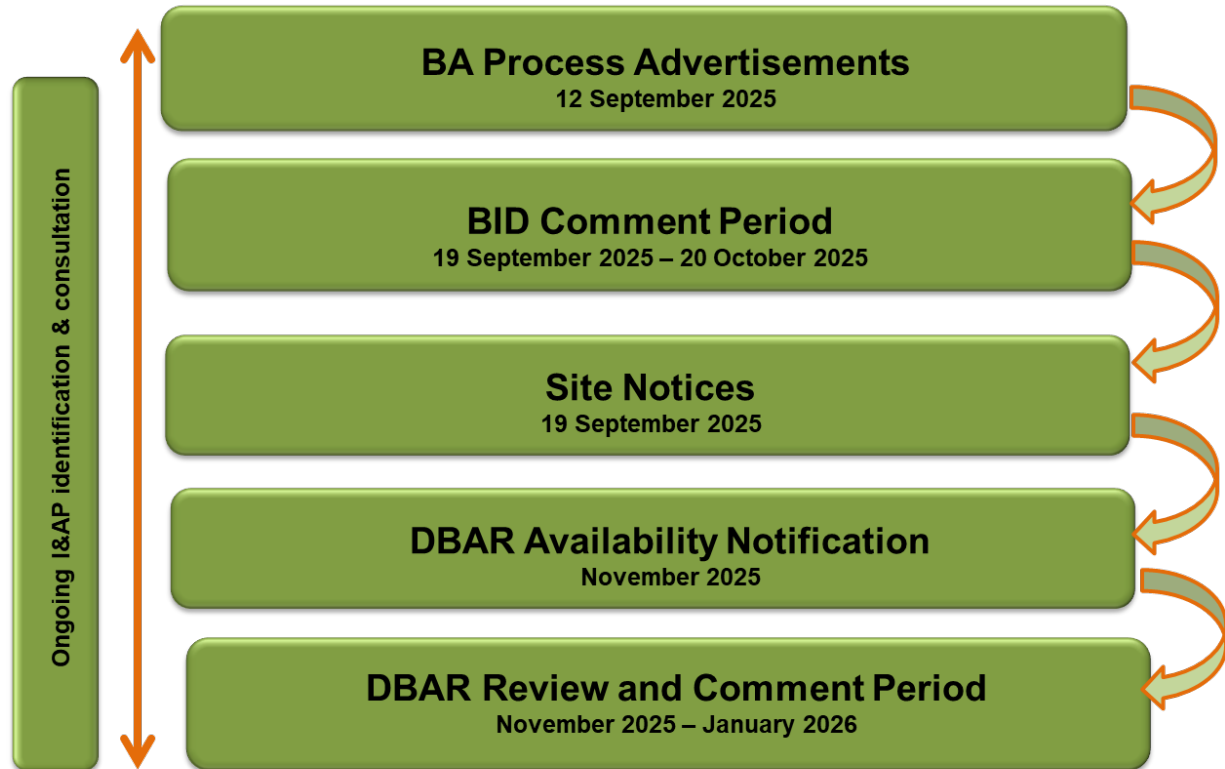


Figure 1: Public Participation Process to date.

Members of the public who wished to be registered on the database as an I&AP were able to do so via telephone and email.

On-going consultation with key stakeholders (e.g. local authorities, relevant government departments, local businesses etc.) and identified I&APs ensured that I&APs were kept informed regarding the Basic Assessment process and any key changes regarding the project. I&APs will be engaged throughout the Basic Assessment phases until the FBAR is submitted to the GDEnv. Where required, stakeholders and I&APs were engaged on an individual basis.

During the commencement of the Basic Assessment process, consultation was initiated with individuals, businesses, institutions, and organizations. The following sectors of society have been identified and are afforded an opportunity to comment on the Draft Basic Assessment Report (DBAR):

- Provincial Authorities
  - Gauteng Department of Environment (GDEnv)

- Organ of states
  - City of Tshwane Metropolitan Municipality
  - Department of Public Works
  - Department of Agriculture, Land Reform and Rural Development (DALRRD)
  - Department of Water and Sanitation (DWS)
  - Department of Human Settlements
  - Air Traffic Navigation Services
  - Department of Higher Education and Training (DHET)
- Community representatives; and
- Adjacent landowners

The figure below indicates the steps that have been undertaken and the next steps required to continue the PP process.



Figure 2: Public Participation going forward

### 3.1 Consultation and Public Involvement

The consultation process is still underway, and it will involve correspondence with both Organs of State and I&APS. A public meeting with the community will be held upon request. All information that will be received at the meeting will be addressed and recorded in the Comments and Response Report (CRR) and included in the Final Basic Assessment Report (FBAR).

## 4 PUBLIC PARTICIPATION ANNOUNCEMENT AND THE OPPORTUNITY TO PARTICIPATE

The opportunity to participate in the BA Process was announced in **September 2025** in the following ways:

- Distribution of flyers inviting I&APs to become involved, accompanied by a Background Information Document, including maps of the project location and a Registration Form (**Appendix E4**) of the Draft Basic Assessment Report.
- A Newspaper Advertisement was placed in the **Pretoria Noweto Newspaper** on Friday, **12 September 2025**, inviting I&APs to register and submit their comments to Selahle Consultancy & Projects (SCP) (**Appendix E3**).
- Site Notices informing the surrounding communities and immediately adjacent landowners of the proposed development were placed within the boundaries of the study area on **Friday, 19 September 2025**.
- The I&APs Database is included in (**Appendix E4**)
- On-going consultation with key stakeholders (e.g., local authorities, relevant government departments, local businesses etc.) and identified I&APs will be kept informed regarding the Basic Assessment process and any key changes regarding the project. Networking with I&APs will effectively continue throughout the Basic Assessment phase until the FBAR is submitted to the DFFE. Stakeholders, Organs of State, and I&AP that were consulted are via email:

### 4.1 Review of Draft Basic Assessment Report and Public Comments

The Draft Basic Assessment Report (DBAR) will be made available for public review for a minimum 30-day comment period, in accordance with regulation 19(1)(a) and Regulation 40-44 of the Environmental Impact Assessment Regulations, 2014 (as amended). The comment period is anticipated to commence from **November 2025 to January 2026** ensuring that stakeholders have sufficient time to submit their input. Registered I&APs will be sent written notification of the availability of the DBAR through emails.

The DBAR will be made available for the Soshanguve Community members along with the interested & affected parties at the following public places for access to everyone:

- Community Library
- Public Clinics
- Community Halls/ Centres

The DBAR will also be made available on USB upon written request during the review period. Furthermore, all identified Organs of State will also be offered an opportunity to review and comment on the Draft BAR. A hard copy and/or soft copy (email) of the DBAR will be submitted to all Organs of State for review and comment. The public meeting will commence during the DBAR review period.

## **5 COMMENT AND ISSUE RESPONSE REPORT**

A Comment and Issue Response Report (CRR) will be developed during the DBAR public review period. All comments, issues, and concerns that would be raised by the I&APs will be recorded and duly responded to by the EAP and project managers should the queries be too technical in the CRR, this will be appended with the DBAR and the FBAR.)

## **6 SUBMISSION OF THE FINAL BASIC ASSESSMENT REPORT**

The Final Basic Assessment Report (FBAR) for the proposed Student Accommodation development will be submitted to the competent authority (GDEnv) the interested and affected parties along with the Organ of states they will be informed of the submission to the Competent Authority for decision until the EA is granted.

## **7 CONCLUSION**

Public Participation Process for a Basic Assessment process is usually done in four (04) phases, namely:

- i. Project Announcement in accordance with Regulation 41
  - a) Erection of Site Notices
  - b) Publication of Newspaper Advert
  - c) Distribution of Background Information Document (BID)
- ii. Draft Basic Assessment Public Review in accordance with Regulation 43
  - a) All registered and identified Interested and Affected Parties, Organs of State, Stakeholders and communities are afforded an opportunity to review, comment and raise concerns about the project
  - b) Public Meetings and Focus Group Meeting are usually held during this phase.
- iii. Final Basic Assessment Report submission announcements in accordance with Regulation 44
  - a) This is done to just inform all I&APs, Organs of State, Stakeholders and Communities of the submission of the Final Basic Assessment to the Competent Authority.
- iv. Environmental Authorisation Decision from the Competent Authority in accordance with Regulation 4
  - a) All registered and identified Interested and Affected Parties, Organs of State, Stakeholders and communities get notified about the decision and are further granted 14 days to appeal the decision directly to the Competent Authority.

Selahle Consultancy and Projects Pty Ltd has duly completed phase 1 of the public participation process and will be commencing with the second phase in January 2026. All registered and identified Interested and Affected Parties, Organs of State, Stakeholders and communities will be contacted and afforded an opportunity to review and comment.

The project database will be kept active until the end of the project life cycle.