

19 JUNE 2009

PN JORDAAN FAMILY TRUST

GEDEELTE 4: WITKLIP - (Sand Spoor Game Ranch/ Safaris)

Cell No: 0832273420

DEPARTMENT

WATER & FORESTRY

PROJECT:

MOKOLO & CROCODILE RIVER (WEST) WATER

AUGMENTATION PROJECT (MCWAP)

Phase: 2

Herewith my comments and concerns based on the meeting held at Thabazimbi date: 27.05.09, regards this project.

We had recently purchased this property (November 2008) that after a five year search for the right place to retire on. Our requirements where based on the following; the environment had to be safe and tranquil, the right distance from our home in Secunda from where we would retire in five years time, access directly from a tarred road, not too far from town, **not near any squatter developments and far away from any future industrial developments.**

Prior to buying this property I noticed, **One:** a *High Voltage Power Line* on the farm west of ours, I questioned the owner (who is a resident there for the past forty years) regards any future developments along this route, he said: 'that there will not be any additions', as Eskom where going to follow an alternative route. **Two:** regards the *Rail line* to the east of the farm which was constructed in the 80's, he was also unaware of any other future developments there.

Having satisfied ourselves that those concerns where covered, we then went ahead and bought the farm.

Although our preference was for a farm with a square layout, it also had to be roughly between 400 – 500ha and unspoilt with no internal developments of any sorts, as we wanted to develop it ourselves. This **farm is however unfortunately rectangular in shape,** approximately 1.2km (east – west) in width and 4.2km (south – north) in length and 476ha, in view of the fact that all the other requirements where there we decided that we would work around that problem, because the farm is rectangular in shape and fits narrowly between two unsightly units (*power line, west and rail line, east*) it made it difficult to establish our home in a suitable place as we did not want it to be too close to the power line (west) in fear of the static interference and high health risk and finally decided to build it at least 300mm in from the western boundary, on the other hand it would be too close to the rail line where a high level of noise existed at each passing, (approx. five times a day). Finally and more importantly we required free passage for the game to traverse the farm longitudinally in order that they would not experience any interference from our presence and activities and thus they could utilize the farm entirely for grazing purposes. **Thus the difficulty with the shape of the farm and why its so important not to loose any of it in the width.**

So you can see that a lot of thought, consideration and planning had gone into the development of this property to optimize the grounds potential.

Here are a number of my major concerns as to what impact the pipeline will have on the our farm;

1. We have been notified that the pipeline will run the entire length of our farm that is south – north, the exact location to be determined, expected position in the servitude of the railway line. Your requirements for the construction phase spelt out at the meeting for a servitude of some 40m in width plus an additional 10m for a access road on the inside of the temporary fence line. (Problem is this will consume some 21ha of vegetation and will destroy my only two earth dams located within the required servitude which presently feed the game some ten months in the year)
2. The farm is presently being supplied with water from our neighbors, and their assistance expires in November 2009. We have made several attempts to locate a new water source (drilled six boreholes up to 210m in depth at the cost of R 250,000.00 which have delivered very little water, not sufficient to sustain the game, so I trust that you can see the absolute necessity and importance of the two earth dams).
3. With the pipeline construction activities and even beyond into the operational period we believe the safety and security of our personal and the game will be at high risk due to the large amount of people and machinery moving up and down the servitude.
4. We will not be able to continue with game farm operations, as the construction of the pipeline will deter clients from coming and will unease the game and hunter due to the disturbances caused. Also in view of the fact that the farm is long and narrow in shape the game will have no secure zone too which to move to, as the boundaries will now be even closer especially with all the noise on the eastern boundary. – Lose of Income.
5. **Economically** this pipeline will have a major and negative impact on the overall value of my property.
 - a. It is my believe that this route may have already been identified and earmarked as a route for other future services, thus requiring more land for expansion, and this is only the beginning of what's to come.
 - b. The future of this property will then become valueless in terms of being an economical and viable game farm that for which this area is well known for, because it will continuously be cut up and be reduced to an uneconomical unit for which there will be no buyers.
 - c. Generally hunters prefer the experience of some distant secluded area and not that of unsightly structures ie: rail line, power lines, water lines with manholes protruding above ground etc. to add another service will 'ad insult to injury' that to an extent already exists and this farms future potential will almost certainly be doomed.
 - d. Damage to vegetation can not be replenished in a short period of time as this is a sensitive environment regarding grasses and trees, this will result in additional expenses incurred to feed the game over a longer period which is already costly at today's prices.

My sentiments are:

It is my believe that this pipeline will not benefit the farmers and others in any way at all and only have a major impact on a very sensitive environment known as the 'bushveld'. Through out all these years people have etched out a meager living and existence here but at the same time enjoyed peace and tranquility for which there is no price. These un- spoilt places have become hard to find and unfortunately industry continuously encroaches upon them, scarring the very places they too want to flee to for their own relaxation and peace of mind.

It is also my belief that government will go ahead with is project regardless of our personal views:

To say that compensation is in order (that is at present land values) is merely a 'band aid applied to a wound of far greater complications'.

To say that this pipeline is in national interest, then national compensation must be applied, why must a few who have put their lives work and saving on the line pay for national interests of so many whereby we stand absolutely nothing to gain.

Kind regards

PN Jordaan
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