



LEAP

Dr. Gwen Theron
PrLArch No 97082

Landscape Architect
Environmental Planner

Imbrillinx cc 2010/089810/23

P.O. Box 13185
Hatfield 0028

FAX: 086 606 6130
012 344 3582
083 302 2116

gwen.theron@telkomsa.net

RECEIVED



9 August 2018

COSMOPOLITAN
PROJECTS

Tian van Rooy

Land Development Manager

☎: 011 541 3800 | 📠: 082 450 6373 | 📠: 086 219 2614

✉: tvanr@cosmopro.co.za

Building F | Hartford Park | Belkter Street | Midrand | 1685 | PO Box 754 | Auckland Park | 2006

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RE: HISTORY OF EVENTS GDARD APPROVAL: WATERVALSPRUIT

Herewith the history of the GDARD approvals for the project

1. Original ROD issued to Mr Harry Gey van Pittius – GAUT 002/08-09/N0816 dated 12 October 2010 – **Annexure A**
2. Partial ROD amendment issued to Mr Harry Gey van Pittius – GAUT 006/15-16/E0013 to change name to Cosmopolitan and Louis Venter issued 26 June 2015 – **Annexure B**
3. Amendment of the ROD - GAUT 006/15-16/E00153 issued to Cosmopolitan and Norman Cleaver issued 6 May 2016 – **Annexure C**
4. Approval of layout plan - GAUT 006/15-16/E00153 issued to Cosmopolitan and Norman Cleaver issued 14 June 2016 – **Annexure D**
5. Submission to GDARD with regard to the storm water management plan as approved by DWS. Submitted 12 December 2018. Notification received on 6 April 2016. **Annexure E**.
6. A letter is issued to Cosmopolitan dated 24 April 2018 with a different reference number GAUT 006/17-18/E00153 indicating that an amendment is partially granted. We received the letter on We believe this letter was erroneously issues and must be withdrawn. **Annexure F**. In this regard, a meeting is setup with the GDARD official responsible for issuing the letter to resolve this matter.

With respect,

Dr. Gwen Theron
EAP PrLArch 97802

x:\main_data\projects\rietspruit\waterval\client\all rods to client\2018-08-09 history of events.docx

CLIENT AUTHORISATION

Please complete the details below, scan and email to gwen.theron@leapenviro.co.za. Call at 0833022116

Project Number			
Project Name			
Corporate Company Name			
Company Registration Number			
VAT Registration Number			
Postal Address			
Physical Address			
Client Project Manager			
E-mail address:		Telephone:	
Cell		Fax:	
Name of person Authorising Payment			
Client Account Contact Person			
E-mail address:		Telephone:	
Cell		Fax:	
Order Number			
Invoicing Format and Timing			
Method of Payment	Check	Electronic	

<p>We hereby authorise LEAP (Imbrilix CC) to carry out the work detailed in Proposal No, for the amount of</p> <p>R..... (excluding VAT)</p> <p>Signed..... Date</p>
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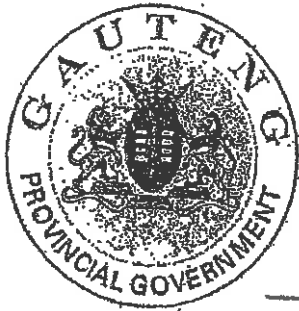
LEAP (Imbrilix CC 2010/089810/23) TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

LEAP (Imbrilix CC 2010/089810/23) (LEAP) and the Client (as described in the attached Proposal document) agree that any professional services, including subsequent services and charges (collectively the Services), to be provided by LEAP relating to the Proposal will be on the following Terms and Conditions. Collectively the Proposal and the following Terms and Conditions form the Agreement between the Client and LEAP.

1. **Standard of Care** – LEAP shall provide the Services with such skill, care and diligence as is ordinarily exercised by consultants in similar circumstances at the time the Services are provided. LEAP shall provide the Client the opportunity to provide feedback regarding the provision of the Services at any time.
2. **Provision of background material.** The Client (at its own cost) shall provide to LEAP in advance all relevant and necessary information, documents and other particulars concerning the provision of the Services including but not limited to any base maps, indication of hazards, etc.. LEAP may rely on such information.

Annexure A





**DEPARTMENT OF AGRICULTURE
AND RURAL DEVELOPMENT**

Diamond Corner Building, 68 Eloff & Market Street, Johannesburg
P O Box 8769, Johannesburg, 2000

Telephone: (011) 355-1900
Fax: (011) 355 1000

Reference:	Gaut002/08-09/N0815
Enquiries:	Tsakani Chavani
Telephone:	(011) 355 1878
Email:	Tsakani.Chavani@gauteng.gov.za

Greenfields Gardens (Pty) Ltd
P. O. Box 786
Edenvale
1610

Attn: Mr. Harry Gey van Pittius
Fax: 011 622 9162

PER FACSIMILE & REGISTERED MAIL

Dear Sir

**ENVIRONMENTAL AUTHORISATION GRANTED: PROPOSED RESIDENTIAL
TOWNSHIP ON PORTION 2, 31, 32, 33, 56, 57 AND 58 OF THE FARM RIETSPRUIT 152
IR AND THE REMAINDER OF PORTION 44 OF THE FARM RIETSPRUIT 152 IR
AND THE REMAINDER OF PORTION 44 OF THE FARM WATERVAL 150 IR**

With reference to the above-mentioned application, please be advised that the Department has decided to grant authorisation. The Environmental Authorisation and reasons for the decision are attached herewith.


In terms of Regulation 10(2) of the Environmental Impact Assessment Regulations, 2006, you are instructed to notify all registered interested and affected parties, in writing and within 10 calendar days of the date of this letter, of the Department's decision in respect of your application as well as the provisions regarding the making of appeals that are provided for in the regulations.

Your attention is drawn to Chapter 7 of the Regulations which regulates appeal procedures. Should you wish to appeal any aspect of the decision, you must, *inter alia*, lodge a notice of intention to appeal with the MEC, within 10 days of the date of this letter, by means of one of the following methods:

By facsimile: (011) 333 0820;
By post: P.O. Box 8769, Johannesburg, 2000;
By hand: 16th Floor, Diamond Corner Building, 68 Eloff Street, Johannesburg.

Should you decide to appeal, you must serve a copy of your notice of intention to appeal on all registered interested and affected parties as well as a notice indicating where, and for what period, the appeal submission will be available for inspection.

Yours faithfully


Adv. J. Nesiwani
Acting Head: Agriculture and Rural Development
Date: 12/10/2010

CC: Planning Development Environmental Services (PDE Services)

Ekurhuleni Metropolitan Municipality

Compliance and Monitoring

Attn: J. J. S. Alberts
Fax: (011) 708 2312

Attn: Laboang Rallapeng
Fax: (086) 547 8027

Attn: Cecilie Petlana
Fax: (011) 355 1850



Environmental Authorisation

Authorisation register number: Gaut: 002/08-09/N0816

Holder of authorisation: Greenfields Gardens (Pty)
Ltd

Location of activity: Portion 2 of the Farm
Riefspruit 152 IR and the
remainder of Portion 44 of
the Farm Waterval 150 IR

Definitions

- Basic Assessment means a process contemplated in regulation 22;
Basic Assessment Report means a report contemplated in regulation 23;
EAP means an Environmental Assessment Practitioner;
Environmental Management Plan means an environmental management plan in relation to identified or specified activities envisaged in Chapter 5 of the Act and described in regulation 34;
Interested and Affected Parties means an interested and affected party contemplated in section 24(4)(d) of the Act, and which in terms of that section includes –
(a) any person, group of persons or organisation interested and affected by an activity; and;
(b) any organ of state that may have jurisdiction over any aspect of the activity.

Decision

The Department is satisfied, on the basis of information available to it and subject to compliance with the conditions of this Environmental Authorisation, that the applicant should be authorised to undertake the activity specified below.

Details regarding the basis on which the Department reached this decision are set out in Annexure 1.

Activity authorised

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2006, the Department hereby authorizes –

Greenfields Gardens Pty (Ltd)

with the following contact details –

Mr. Harry Grey van Pittius
P.O. Box 786
Edenvale
1610

Tel: (011) 607 8000

to undertake the following activities (hereafter referred to as "the activity:") –

Residential township comprising of 9191 "Residential 1" for bonded housing, 2 high density stands, 1 primary business and community stand, 12 educational stands, 13 local business and community stands, 2 undetermined stands, 2 railway line stands, 2 sports stands and 126 public open space stands. The total area of the proposed development is approximately 696 hectares in extent on Portion 2, 31, 32, 33, 56, 57 and 58 of the Farm Rietfontein 152 IR and the remainder of Portion 44 of the Farm Waterval 150 IR. The proposed site falls within the jurisdiction of Edenvale Service Delivery Centre of the Ekurhuleni Metropolitan Municipality, hereafter referred to as "the property". The granting of this Environmental Authorisation is subject to the conditions set out below.

Conditions

Scope of authorisation

- 1.1 Authorisation of the activity is subject to the conditions contained in this authorisation, which form part of the Environmental Authorisation and are binding on the holder of the authorisation.
- 1.2 The holder of the authorisation shall be responsible for ensuring compliance with the conditions by any person acting on his or her behalf, including but not limited to, an agent, sub-contractor, employee or person rendering a service to the holder of the authorisation.
- 1.3 The activity which is authorised may only be carried out at the property indicated above.
- 1.4 Any changes to, or deviations from, the project description set out in this authorisation must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of the authorisation to apply for further authorisation in terms of the regulations.
- 1.5 This activity must commence within a period of five (5) years from the date of issue. If commencement of the activity does not occur within that period, the authorisation lapses and a new application for Environmental Authorisation must be made in order for the activity to be undertaken.
- 1.6 If the proponent anticipates that commencement of the activity would not occur within five (5) year period, he/she must apply and show good cause for an extension of the Environmental Authorisation six (6) months prior to its expiry date.
- 1.7 This authorisation does not negate the holder of the authorisation's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activity.

Appeal of authorisation

- 1.8 The holder of the authorisation must notify every registered interested and affected party, in writing and within ten (10) calendar days, of receiving notice of the Department's decision to authorise the activity.
- 1.9 The notification referred to in 1.7 must -
 - 1.9.1 specify the date on which the authorisation was issued;
 - 1.9.2 inform the registered interested and affected parties of the appeal procedure provided for in Chapter 7 of the regulations; and
 - 1.9.3 advise the registered interested and affected parties that a copy of the authorisation and reasons for the decision will be furnished on request.

Management of the activity

- 1.7 The wetland and a protective buffer zone, beginning from the outer edge of the wetland temporary zone, must be designated as sensitive and 50m buffer for wetlands occurring outside the urban edge must be applied.
- 1.8 A one in ten year flood line or a 32 metre buffer zone where the flood line is unknown must be delineated from the edge of the riparian zone of the water courses along the pipeline route.
- 1.9 No servicing of machinery must occur within this buffer zone. Adequate oil containment as precautionary measures must be implemented throughout the activity footprint.

- 1.10 The layout plan must be amended and overlaid on the sensitivity map to exclude all sensitive areas from the development. The layout plan should be amended in accordance with the Department's minimum requirements for biodiversity mapping and must be submitted to the Department for approval before the commencement of the activities.
- 1.11 All areas designated as sensitive must be incorporated into an open space system and registered against the title deeds, as conservation servitude.
- 1.12 Development must be located on areas of the lowest sensitivities.
- 1.13 The Environmental Management Plan ("EMP") submitted by Planning Development Environmental Services (PDE Services) as part of the Environmental Impact Assessment Report for Environmental Authorisation is hereby accordingly approved. All recommendations and mitigation measures included in the EMP must be adhered to.
- 1.14 Compliance with the approved EMP is considered an extension to the conditions of the authorisation. The contents of the EMP and its objectives must be made known to all contractors, subcontractors, agents and other people working on the site.
- 1.15 Compliance with Provincial noise requirements as outlined in Provincial Notice No. 5479 of 1999: Gauging Noise Control Regulations.
- 1.16 Implementation of all recommendations outlined in the following reports are considered an extension of the conditions of this Authorisation:
- Agricultural Feasibility Study prepared by EnviroGIS, dated November 2007
 - Preliminary investigations for availability of Bulk Engineering services prepared by Intra Consult Engineering cc dated February 2010
 - Traffic Impact Study prepared by GOBA Consulting Engineers & Project Managers dated December 2009
 - Social Impact Study prepared by Riana du Plessis Planning.
 - Vegetation and Red data Listed Flora Assessment prepared by EnviroGIS dated November 2007
 - Kliprivier and palm Ridge Wetlands Delineation prepared by Edgent Environmental dated August 2008
 - Rietspruit Wetlands Delineation Index (Pty) Ltd dated May 2010
 - Faunal Assessment Study by EnviroGIS (Pty) Ltd
 - Geotechnical Report prepared by Intra Consult dated 15 January 2008.
- 1.17 Landscaping must be as far as possible be indigenous and must as far as possible be augmented with plants naturally growing on the development premises.

Commissioning of the activity

- 1.18 Fourteen (14) days written notice must be given to the Department that the activity will commence. Commencement for the purposes of this condition includes site preparation. The notice must include a date on which it is anticipated that the activity will commence.

Monitoring of the activity

- 1.19 Departmental official shall be given access to the property referred to above, for the purpose of assessing and/ or monitoring compliance with the conditions contained in this document at all reasonable times.

General

- 1.20 A copy of this authorisation must be kept at the property where the activity will be undertaken. The authorisation must be produced to any authorised official of the

Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the authorisation who works or undertakes work at the property.

- 1.21 Where any of the applicant's contact details change, including the name of the responsible person, the physical or postal address and/or telephonic details, the applicant must notify the Department as soon as the new details become known to the applicant.
- 1.22 The holder of the authorisation must notify the Department, in writing and within twenty four (24) hours, if conditions of this authorisation are not adhered to. Any notification in terms of this condition must be accompanied by reasons for the non-compliance.
- 1.23 Non-compliance with a condition of this authorisation may result in criminal prosecution or other actions provided for in the National Environmental Management Act, 1998 and the regulations.

Date of Environmental Authorisation: 2010/10/12


Adv. J. Ndlovu
Acting Head: Agriculture and Rural Development

Annexure 1: Reasons for Decision

1. Background

The applicant, Greenfields Gardens (Pty) Ltd applied for authorisation to carry on the following activities in terms of GNR. 387 of 21 April 2006 –

Listed Activity No.2 Any development activity, including associated structures and infrastructure, where the total area of the area of the development area is, or is intended to be, 20 Ha or more.

Listed Activity No.10 Any process or activity identified in terms of section 53(1) of the National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004)

The applicant appointed Planning Development Environmental Services (PDE Services) to undertake the environmental impact assessment process.

Notification, Public Participation Process, Scoping and EIA Report compiled and submitted to Gauteng Department of Agriculture and Rural Development for review. No exemption was granted during the process.

2. Information considered in making the decision.

In reaching its decision, the Department took, *inter alia*, the following into consideration:

- a) The information contained in the Scoping and EIA Report compiled by Planning Development Environmental Services (PDE Services) and received by the Department on 18 June 2010
- b) Relevant information contained in the Departmental information base including –
 - i. Gauteng Urban Edge Policy
 - ii. Gauteng Conservation Plan (C-Plan Version 2).
 - iii. Gauteng Agricultural Potential Atlas Version 3 (GAPA-3, 2006)
- c) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998).
- d) The Metropolitan Spatial Development Framework (MSDF) for the Ekurhuleni Metropolitan Municipality 2005/2006 (EMMSDF, 2005).
- e) The Environmental Management Framework (EMF) for the Ekurhuleni Metropolitan Municipality (2007).
- f) The findings of the site inspection undertaken by Sentle Sedlatso, Livhuwani Demana and Rofhiwa Ralulimi on 23 June 2010.

3. Key factors considered in making the decision

All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of the most significance is set out below.

- a) The Public Participation Process was carried out according to the requirements of the Environmental Impact Assessment Regulations, 2006.
- b) No objections were received from Interested and Affected Parties.
- c) The need for the proposed activity was adequately demonstrated by the applicant.

4. Findings

After consideration of the information and factors listed above, the Department made the following findings –

- a) The proposed development falls within Peripheral Areas according to the Ekurhuleni Metropolitan Municipality Spatial Development Framework (EMMSDF) (EMM, 2008).
- b) The proposed development falls within Agriculture and Open Space according to the Ekurhuleni Metropolitan Municipality Environmental Management Framework (EMMEMF) (EMM, 2007).
- c) Part of the site is considered environmentally sensitive according to Departmental policies and guidelines.

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in the Environmental Authorisation, the proposed activity will not conflict with the general objectives of integrated environmental management laid down in Chapter 5 of the National Environmental Management Act, 1998 and that any potentially detrimental environmental impacts resulting from the proposed activity can be mitigated to acceptable levels. Authorisation is accordingly granted.



DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT

Diamond Corner Building, 68 Eloff & Market Street, Johannesburg
P O Box 8769, Johannesburg, 2000

Telephone: (011) 355-1900
Fax: (011) 337-2292
Email: dace@gpp.gov.za

Reference: Gaut 005/10-11/0202

Enquiries: Tendani Rambuda

E-mail: Tendani.Rambuda@gauteng.gov.za

Telephone: (011) 355 1741

Mr Witness Khanye
The Designated Officer
Gauteng Development Tribunal
Ground Floor, Clegg House
C/o Fox and Simons Street
Johannesburg

Fax No: 086 627 9468

Dear Sir

**LAND DEVELOPMENT APPLICATION FOR THE PROPOSED WATERVAL
DEVELOPMENT AREA ON THE REMAINING EXTENT OF PORTIONS 44
OF THE FARM WATERVAL 150 IR AND THE REMAINING EXTENT OF
PORTION 2 OF THE FARM RIETSPRUIT 152 IR GDT/LDA/EMM/2906/10/003**

The above Land Development Area Application dated 21 July 2010 refers.

1. Project Description

- 1.1. The proposed land is situated on the remaining Portions 44 and 2 of the Farms Waterval 150 IR and Rietspruit 152 IR, which measure 689 hectares in extent.
- 1.2. The development consists of 9191 "Residential 1" stands and 2 "Residential 3" stands occupying 14.93 ha, 14 stands zoned "Special" for business and community facilities and residential uses, 2 stands zoned "Special" for a sport stadium with total size of 9.92 ha, 126 stands zoned public open space with total area of 203.87 hectares, 2 stands zoned "Special" for future railway line and 12 educational stands, and 2 undetermined stands for construction of service infrastructure.

The Department has received an EIA report on 18 June 2010 and is currently reviewing the report (Gaut 002/08-09/N0816).

The Department's review of the application has to date identified the following major concerns:

- ii. The site is affected by environmental features, which need to be taken into account when deciding on the matter, specifically:
 - The wetland and dolomite on site.
 - Red List species which are vulnerable in terms of the (IUCN) World Conservation Union's Red Listing System and considered to be facing a high

risk of extinction in the wild due to habitat loss and degradation through residential development.

- b. The site is located outside the revised 2009 urban edge. It is our view that the proposed development has the potential to set a precedent for future urban development within a rural environment due to the fact that the development will be situated in an area largely rural and undeveloped.
- c. We support government policy that aims to promote in-fill development as stipulated in the Development Facilitation Act, 1995 (Act 65 of 1995) and densification within the Urban Edge as defined in the Spatial Development Framework (2007).

In light of the above we request that, the Tribunal, in the spirit of co-operative governance and in terms of the NEMA principles, takes into account environmental issues when deciding on this application as well as to inform the Department of the outcome of the DFA application process.

Please do not hesitate to contact Mr Tendani Rambuda on (011) 355 1741 should you require further information in respect of this matter.

Yours faithfully


Adv. J. Nesidoni
Acting Head: Agriculture and Rural Development
Date: 26/10/2010

CC: VBH Town Planning (Pty) Ltd

Attn: Alex van der Schyff
Tel: (012) 348 5081
Fax: (012) 361 9559

Project Manager

Attn: Maggie Matumba
Tel: (011) 355 1685
Fax: (011) 355 1850



DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT

Diamond Corner Building, 68 Eloff & Market Street, Johannesburg
P O Box 8769, Johannesburg, 2000

Telephone: (011) 355-1900
Fax: (011) 327-2292
Email: dace@gpp.gov.za

Reference: Gaut 005/10-11/0202
Enquiries: Tendani Rambuda
E-mail: Tendani.Rambuda@gauteng.gov.za
Telephone: (011) 355 1741

Mr Witness Khanye
The Designated Officer
Gauteng Development Tribunal
Ground Floor, Clegg House
C/o Fox and Simmons Street
Johannesburg

Fax No: 086 627 9468

PER FACSIMILE

Dear Sir

**RE: CONCERNS REGARDING COMMENTS AND DECISION ISSUED ON THE
LAND DEVELOPMENT APPLICATION: REMAINING EXTENT OF PORTION
44 OF THE FARM WATERVAL 150 IR AND THE REMAINING EXTENT OF
PORTION 2 OF THE FARM RIETSPRUIT 152 IR**

The above matter and more specifically the electronic mail from your Paseka Mathaku on 29 October 2010 have reference. In response to the request to clarify what appears to be two conflicting positions by the Department, please be advised as follows:

1. The Department received an EIA application on 18 June 2010, in terms of the National Environmental Management Act, 1998 (Act 107 of 1998) (as amended) from VBE Town Planning (Pty) Ltd (reference Gaut 002/08-09/N0514) and granted Environmental Authorisation on 12 October 2010.
2. Prior to the granting of the authorisation, the Department received a Land Development application on 21 July 2010 that had been lodged with the Gauteng Development Tribunal. The Department responded to the Tribunal in the letter dated 26 October 2010 which response was prior to the finalisation of the review of the application that had been submitted in terms of the National Environmental Management Act, 1998 (Act 107 of 1998) hence the point made in this letter that the Department had identified certain major concerns.
3. However upon finalisation of the review of the application, the Department determined that the environmental sensitivities identified in the Department's response to the Gauteng Development Tribunal had been adequately addressed in the Scoping and Environmental Impact Assessment Report, thus a positive Environmental Authorisation was issued.


DFA Ptn 44 of Waterval 150 IR and ptn 2 of Rietspruit 152 IR
Gaut 005/10-11/0202

4. In view of the above, please note that there are no conflicting decisions in this matter as the Environmental Authorisation issued on 12 October 2010 constitutes the Department's final position in respect of this proposed development.

The Department therefore request that, the Tribunal, in the spirit of co-operative governance and in terms of the NEMA principles, takes into account the contents of the Environmental Authorisation when deciding on this application.

Please do not hesitate to contact Mr Tendani Rambuda on (011) 355 1741 should you require further information in respect of this matter.

Yours faithfully


Adv. J. Nesidoni
Acting Head, Agriculture and Rural Development
Date: 17/11/2010

CC: VBH Town Planning (Pty) Ltd

Attn: Alex van der Schyff
Tel: (012) 348 5081
Fax: (012) 361 9559

Project Manager

Attn: Maggie Matumba
Tel: (011) 355 1685
Fax: (011) 355 1850

Annexure B





GAUTENG PROVINCE
AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

FAX COVER

TO:	FROM:
Harry Gey van Pittius	Tendani Rambuda
COMPANY:	DATE:
Greenfields Gardens (Pty) Ltd	2015
FAX NUMBER:	TOTAL NO. OF PAGES, INCLUDING COVER:
011 662 9162	04
PHONE NUMBER:	TEL:
011 607 8000	011 240 3386
RE:	YOUR REFERENCE NUMBER:
AMENDMENT REFUSED: APPLICATION FOR AMENDMENT OF ENVIRONMENTAL AUTHORISATION (GAUT 002/08- 09/N0816) FOR THE PROPOSED RESIDENTIAL TOWNSHIP ON PORTION 2, 31, 32, 33, 56, 57, AND 58 OF THE FARM WATERVAL 150 IR	Gaut 006/15-16/E0013

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

CC Ekurhuleni Metropolitan Municipality

Attn: The Area Manager: Edenvale
 Fax: 086 623 1815

LEAP

Attn: Dr. Gwen Theron
 Fax: 086 606 6130



GAUTENG PROVINCE
 AGRICULTURE AND RURAL DEVELOPMENT
 REPUBLIC OF SOUTH AFRICA

OFFICE OF THE HEAD OF DEPARTMENT (HOD)
 Diamond Building, 11 Diagonal Street, Newtown
 PO Box 8769, Johannesburg, 2000
 Tel: 011 240 2500
 Fax: 011 2 40 2700

Reference: Gaut 006/15-16/E0013
 Enquiries: Tendani Rambuda
 Telephone: 011 240 3386
 Email: Tendani.Rambuda@gauteng.gov.za

BY FAX: 011 662 9162

BY REGISTERED MAIL

Mr. Harry Gey van Pittius
 Greenfields Gardens (Pty) Limited
 P. O. Box 786
 EDENVALE
 1610

Tel No: 011 607 8000

Dear Sir.

APPLICATION FOR AMENDMENT OF ENVIRONMENTAL AUTHORISATION (GAUT 002/08-09/N0816) FOR THE PROPOSED RESIDENTIAL TOWNSHIP ON PORTIONS 2, 31, 32, 33, 56, 57, AND 58 OF THE FARM RIETSPRUIT 152 IR AND THE REMAINDER OF PORTION 44 OF THE FARM WATERVAL 150 IR, EKURHULENI METROPOLITAN MUNICIPALITY (GAUT 006/15-16/E0013)

With reference to the above-mentioned application, this Department has, in terms of the powers vested in it by Regulation 30(1)(b) of the Environmental Impact Assessment Regulations, 2014 (GN R982) promulgated in terms of the National Environmental Management Act, 1998 (Act 107 of 1998, as amended) decided to **partially amend** the Environmental Authorisation (EA) Issued on 12 October 2010. The reasons for the decision are set out in the attached annexure.

In terms of Regulation 4 (2) you are instructed to notify all registered interested and affected parties, in writing and within **fourteen (14) days** of the date of this letter, of the Department's decision not to amend the environmental authorisation as well as the provisions regarding the right to appeal as provided for in Chapter 2 of the National Appeal Regulations, 2014 which regulates the appeal process.

Should you wish to appeal any aspect of the decision, you must within **twenty (20) days** of the date of notification of the decision submit your appeal including supporting documents to the appeal administrator by any of the following means:

Postal Address:

The Appeals Administrator
 Department of Agriculture and Rural Development
 PO Box 8769
 JOHANNESBURG
 2000

GDARD
 Office of the HOD

26 JUN 2015 000042

Physical Address:

The Appeals Administrator
Department of Agriculture and Rural Development
11 Diagonal Street
Diamond Building, 04th Floor
Newtown
JOHANNESBURG
2000

Fax No: 011 240 3158/2700

Email Address: appeals@gauteng.gov.za

Your appeal must be submitted in the prescribed appeal form obtainable from the appeal administrator, Ms Tsholofelo Mere at telephone number 011 240 3204 or email address Tsholofelo.mere@gauteng.gov.za. The appeal form is also available from our website: www.gdard.gpg.gov.za. Should you have queries or require additional information regarding the appeal process, you can contact the appeal administrator on any of the mentioned contact details.

Yours faithfully



MS THANDEKA MBASSA
HEAD OF DEPARTMENT
DATE: 26/06/15

GDARD
Office of the HOD

26 JUN 2015

000042

1. Decision

The Department has decided to **partially** amend the Environmental Authorisation issued to **Greenfields Gardens (Pty) Limited** on 12 October 2010.

2. Amendment

2.1 The holder of the Environmental Authorisation which reads:

"Greenfields Gardens (Pty) Limited"

with the following contact details-

*Harry Gey van Pittius
P. O. Box 786
Edenvale
1610"*

Is hereby amended to read:

"Cosmopolitan Projects Johannesburg (Pty) Limited

with the following contact details

*Louis Venter
P. O. Box 754
Auckland Park
2006"*

GDARD
Office of the HOD

26 JUN 2015 000042

3. Scope of amendment of the EA

- 3.1 The application for the following requested amendments to the EA is **refused** in terms of this addendum to the EA:
- Amendment of the name of the development;
 - Amendment of the description of the activity;
 - Amendment of the size of the development;
 - Amendment of condition 1.7 of the initial EA pertaining to the buffer around the wetland;
 - Amendment of the EMP (EMPr) completed by LEAP.
- 3.2 The application for the requested amendment of the layout plan is also **refused**.
- 3.3 The request for exclusion of the petrol filling station from the amended layout plan is by implication, not considered as a result of the refusal for the requested amendment of the layout plan.

4. General

- The above amendment of the EA with respect to the change of the holder of authorisation applies to all sections of the EA making a reference to the holder of the EA.
- A copy of this addendum and the EA must be kept on site and be produced to any authorised official of the Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the EA who works or undertakes work on site. If it is not possible to keep copies on site, it must be kept at the offices of the site manager.
- The holder of the EA must notify every registered interested and affected party, in writing and within **fourteen (14) days**, of receiving notice of the Department's decision to amend the EA.

Reasons for Decision

1. Background

The applicant applied for Environmental Authorisation to undertake a listed activity and the authorisation was duly granted by this Department in an Environmental Authorisation dated 12 October 2010. The magnitude of the activity, the description of the activity as well as the conceptual layout plan submitted to this Department was considered in making a decision on the application and an Environmental Authorisation (EA) was subsequently granted based on such consideration. The Layout Plan was approved with the condition that sensitive areas will be excluded from the development.

The applicant has applied for amendment of the EA in terms of Regulation 29 of EIA Regulations, 2014 which proposed amendments include, amongst others, amendment of the description of the development which, by implication, affects the layout plan, extent of the development as well as management of the development.

GDARD
Office of the HOD

2. Information considered in making the decision

26 JUN 2015

000042

In reaching its decision, this Department took, *inter alia*, the following into consideration -

- a) The information contained in the amendment application received by this Department on 14 May 2015.
- b) The procedural requirements prescribed in terms of Regulations 30, 31 and 32 of the Environmental Impact Assessment Regulations, 2014 (GN R982).

3. Key factors and findings considered in making the decision

- a) The nature of the requested amendments are in terms of Part 1 and Part 2 of the amendment process and the Department has considered the amendments and decided to **partially amend EA** only with respect to the proposed change of ownership or transfer of rights and obligations as such amendment request fall within the ambit of Part 1 of the amendment process.
- b) The proposed amendments relating to the description of the development, which by implication, affects the layout plan, the size of the development, the buffer around the wetland and the approved EMPr is **refused** as the proposed amendments will result in a change to the scope of a valid environmental authorisation and the process used to apply for such a major change in scope is incorrect.
- c) Further, the Department noted the information contained in the application form. However, the merit of such information could not be considered at this stage because in the main, the application process followed is incorrect and must be submitted in terms of the correct process and only then will such information be considered together with the relevant supplementary information which is not included in the current amendment application.
- d) The proposed amendments will definitely change the scope of authorisation and therefore the rights and interest of stakeholders must be considered. The amendment application process outlined in Regulation 32 of the EIA Regulations, 2014 must therefore be followed.
- e) The name of the development (property description), which appears that will exclude the farm Waterval 150 IR is different to the property description on the two layout plans submitted as part of the amendment application form (report). Therefore, the requested amendment is refused as such change (albeit the contradiction with the layout plans) is associated with the change of scope of EA, which must be subjected to Part 2 amendment process.
- f) The application process followed in this application was for amendments that will not result in change in scope of the valid environmental authorisation.

In view of the above, the requested amendment for change of ownership or transfer of rights and obligations is **approved**. However the rest of the requested amendments applied for are hereby **refused**.

Annexure C





GAUTENG PROVINCE
AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

OFFICE OF THE HEAD OF DEPARTMENT (HOD)
Diamond Building, 11 Diagonal Street, Newtown
PO Box 8769, Johannesburg, 2000
Tel: 011 240 2500
Fax: 011 240 2700

Reference: Gaut 006/15-16/E0153
Enquiries: Tendani Rambuda
Telephone: 011 240 3386
E-mail: Tendani.Rambuda@gauteng.gov.za

BY FACSIMILE: 011 315 7905
OR
BY EMAIL: NormaC@cosmopro.co.za
BY REGISTERED MAIL

Cosmopolitan Projects Johannesburg (Pty) Ltd
P. O. Box 754
AUCKLAND PARK
2006

Telephone No.: 011 541 3800

Dear Mr. Cleaver

AMENDMENT APPLICATION GRANTED: APPLICATION FOR AMENDMENT OF ENVIRONMENTAL AUTHORISATION WITH REFERENCE GAUT 002/09-10/N0816 AND A PARTIAL AMENDMENT WITH REFERENCE NUMBER GAUT 006/15-16/E0013 ISSUED FOR THE PROPOSED RESIDENTIAL TOWNSHIP ON PORTIONS 2, 31, 32, 33, 56, 57 AND 58 OF THE FARM RIETSPRUIT 152 IR AND THE REMAINDER OF PORTION 44 OF THE FARM WATERVAL 150 IR - EKURHULENI METROPOLITAN MUNICIPALITY.

The above-mentioned amended application received by this Department on 15 April 2016 and additional information on 18 April 2016 have reference.

This Department has, in terms of the powers vested in it by Regulation 33 (2) of the Environmental Impact Assessment Regulations, 2014 ("the Regulations"), decided to amend the Environmental Authorisation (GAUT 002/09-10/N0816) issued on 12 October 2010 in respect of the above mentioned activity. The Addendum reflecting the amendment and reasons for the decision are attached hereto.

In terms of Regulation 4 (2) of the EIA Regulations, 2014 you are to notify all Registered Interested and Affected Parties, in writing and within **fourteen (14) days** of the date of this letter, of this Department's decision to amend the Environmental Authorisation, the reasons for this Department's decision as well as the provisions regarding the making of an appeal(s) that are provided for in the regulations.

Your attention is drawn to Chapter 2 of the National Appeal Regulations, 2014 which regulates the appeal process. Should you wish to appeal any aspect of the decision, you must within **twenty (20) days** of the date of notification of the decision submit your appeal including supporting documents to the appeal administrator by any of the following means:

GDARD
Office of the HOD
06 MAY 2016
000011

Postal Address:

The Appeals Administrator
Department of Agriculture and Rural Development
PO Box 8769
JOHANNESBURG
2000

Physical Address:

The Appeals Administrator
Department of Agriculture and Rural Development
11 Diagonal Street
Diamond Building, 04th Floor
Newtown
JOHANNESBURG
2000

Fax No: 011 240 3158/2700

Email Address: appeals@gauteng.gov.za

Your appeal must be submitted in the prescribed appeal form obtainable from the appeal administrator, Ms Tsholofelo Mere at telephone number 011 240 3204 or email address Tsholofelo.mere@gauteng.gov.za. The appeal form is also available from our website: www.gdard.gpg.gov.za. Should you have queries or require additional information regarding the appeal process, you can contact the appeal administrator on any of the mentioned contact details.

Yours faithfully



MS. THANDEKA MBASSA
HEAD OF DEPARTMENT
DATE: 05/05/16

GDARD
Office of the HOD
06 MAY 2016
000011



GAUTENG PROVINCE
AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

Addendum to Environmental Authorisation

06 MAY 2016
Office of the HOD
GDARD
000011

Authorisation Register Number: Gaut 002/09-10/N0816

First Amendment Application Number: Gaut 006/15-16/E0013

Current Amendment Application: Gaut 006/15-16/E0153

Holder of Authorisation: Cosmopolitan Projects
Johannesburg (Pty) Ltd

Decision

This Department has decided to amend the Environmental Authorisation with reference Gaut 002/09-10/N0816 issued to Greenfields Gardens (Pty) Ltd on 12 October 2010 and later amended to reflect the new holder Cosmopolitan Projects Johannesburg (Pty) Ltd on 26 June 2015. The new holder has currently lodged an application for the amendment of the Environmental Authorisation with this Department in terms of Part 2 of the amendment process with the purpose of change of the name of the development, the description of the activity, Layout Plan, size of the development and approval of the Environmental Management Programme.

Amendment

1. The Residential Township on Portion 2, 31, 32,33,56, 57 and 58 of the Farm Rietspruit 152 IR and the Remainder of Portion 44 of the Farm Waterval 150 IR

Is hereby amended to read:

"Watervalspruit Townships on Portion 2, Portions 31, 32, 33, 56, 57 and 58 of the Farm Rietspruit 152 IR and the Remainder of Portion 44 of Waterval 150 IR".

2. The description of the Activity which read that the Residential township is comprising of 9191 "Residential 1" for bonded housing, 2 high density stands, 1 primary business and community stand, 12 educational stands, 13 local business and community stands, 2 undetermined stands, 2 railway line stands, 2 sports stands and 1125 public open space stands,

Is hereby amended to read:

The Residential township comprising of approximately 16000 "Residential" housing units and Multiple Housing stands with 1 business stand, 16 education stands, 5 undetermined stands, 2 railway stands, 18 social node stands, 2 sport stands, and 57 public open space stands, services and roads,

3. The revised amended layout plan dated April 2016 attached as Annexure 7b need to be amended to exclude the development (Education Primary and Secondary Schools) from 50m buffer zone from the river,
4. The amended Environmental Management Programme (EMPr) compiled by LEAP as part of this amendment is also hereby approved to replace the original EMPr.

General Conditions

- 1.1 A copy of this Addendum together with a copy of the Initial EA as well as the previous addendum must be kept on site. It must be produced to any authorised official of this Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the Environmental Authorisation ("EA") who works or undertakes work on site. If it is not possible to keep copies on site, it must be kept at the offices of the site manager.
- 1.2 The holder of the EA must notify registered interested and affected parties, in writing and within **fourteen (14) days**, of receiving notice of this Department's decision to amend the initial EA.
- 1.3 The notification referred to above 1.2 must:
 - 1.3.1 Specify the date on which the Addendum was issued, the reasons for decision as well as inform the Registered Interested and Affected Parties of appeal procedure available in the circumstances of the decision;
 - 1.3.2 Advise the Registered Interested and Affected Parties that a copy of the Addendum will be furnished on request.
- 1.4 Non-compliance with a condition of this Addendum may result in criminal prosecution or other actions provided for in the National Environmental Management Act 107 of 1998 ("the NEMA") and the Regulations.

Reasons for Decision

1. Background

This Department issued Environmental Authorisation (EA) with reference Gaut 002/09-10/N0816 on 12 October 2010 to Greenfields Gardens (Pty) Ltd and amended to a new holder, Cosmopolitan Projects Johannesburg (Pty) Ltd, on 26 June 2015 for the proposed residential township on Portions 2, 31, 32, 33, 56, 57 and 58 of the farm Rietspruit 152 IR., and the remainder of Portion 44 of the farm Waterval 150 IR under Ekurhuleni Metropolitan Municipality.

The holder of the EA appointed **LEAP** to apply for the amendment of the EA as well as comply with all requirements of the regulations.

2. Information Considered

The Department took, *inter alia*, the following into consideration -

- GDARD**
Office of the HOD
06 MAY 2016
00711
- a) The information contained in the amendment application received by this Department on 15 April 2016;
 - b) Additional Information dated 15 April 2016 and received by this Department on 18 April 2016.
 - c) The conditions contained in the initial EA issued on 12 October 2010; and
 - d) The objectives, principles and requirements of relevant legislation, policies and guidelines, including Section 2 of the NEMA.

3. Key factors considered in making a decision

All information presented to this Department was taken into account in the Department's consideration of the application and the following findings are noted:

- a) The amendment is applied for in terms of Part 2 of the Amendment process and is considered as a change of scope from the original Environmental Authorisation, since it involves the change of the original Layout Plan.
- b) The registered interested and affected parties were required to be consulted of the changes on Layout Plan.
- c) The development (Education Primary and Secondary Schools) in the revised layout plan dated April 2016 attached as Annexure 7b are within 50m buffer zone from the river.
- d) The proposed amendment is compatible with the surrounding land uses as there are already existing development and proposed residential around the site.
- e) The revised layout plan has some

4. Findings considered in making a decision

Having considered the information and factors listed above, this Department has found that:

- a) All conditions set on the initial EA dated 12 October 2010 are still applicable and must be implemented, **except** conditions amended in the initial amendment and in this amendment which are addenda to the EA.
- b) The Registered Interested and Affected Parties must be contacted and notified of the current amendment.

In view of the above, the Department is of the opinion that the amendment would not result in a negative environmental impact that would not conflict with the general objectives and principles of integrated environmental management laid down in Chapter 5 of the NEMA and that the detrimental environmental impacts resulting from the proposed amendment can be mitigated to acceptable levels. The Environmental Authorisation is **accordingly amended**.

Annexure D





GAUTENG PROVINCE
AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

FAX COVER

TO:	FROM:
Mr Norman Cleaver	Thato Loeto
COMPANY:	DATE:
Cosmopolitan Projects Johannesburg (Pty) Ltd	2016
FAX NUMBER:	TOTAL NO. OF PAGES, INCLUDING COVER:
011 315 7905	03
PHONE NUMBER:	TEL:
011 541 3800	011 240 3070
NormanC@cosmopro.co.za	Thato.Loeto@gauteng.gov.za
RE:	YOUR REFERENCE NUMBER:
APPROVAL OF THE LAYOUT PLAN WITH RESPECT TO THE ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED RESIDENTIAL TOWNSHIP ON PORTIONS 2, 31, 32, 33, 56, 57 AND 58 OF THE FARM RIETSPRUIT 152 IR AND THE REMAINDER OF PORTION 44 OF THE FARM WATERVAL 150 IR	GAUT 006/15-16/E0153

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

CC LEAP

Attn: Dr. Gwen Theron
 Facsimile: 086 606 6130
 Email: Gwen.theron@telkomsa.net



GAUTENG PROVINCE
AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

Diamond Building, 11 Diagonal Street, Newtown
PO Box 8769, Johannesburg, 2000
Tel: 011 240 2500
Fax: 011 240 2700

Enquiries: Tendani Rambuda
Telephone: 011 240 3386
Reference: Gaut 006/15-16/E0153
E-mail: Tendani.Rambuda@gauteng.gov.za

BY FACSIMILE: 011 315 7905
OR
BY EMAIL: NormanC@cosmopro.co.za

BY REGISTERED MAIL

Cosmopolitan Projects Johannesburg (Pty) Ltd
P. O. Box 754
AUCKLAND PARK
2006

Telephone No.: 011 541 3800

Dear Mr. Cleaver

RE: APPROVAL OF THE LAYOUT PLAN WITH RESPECT TO THE ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED RESIDENTIAL TOWNSHIP ON PORTIONS 2, 31, 32, 33, 56, 57 AND 58 OF THE FARM RIETSPRUIT 152 IR AND THE REMAINDER OF PORTION 44 OF THE FARM WATERVAL 150 IR - EKURHULENI METROPOLITAN MUNICIPALITY.

The Amendment granted on 05 May 2016 and additional information received by this Department on 11 May 2016 refers.

1. Background

The proposal entails the development of a residential township comprising of 9191 "Residential 1" for bonded housing, 2 high density stands, 1 primary business and community stand, 12 educational stands, 13 local businesses and community stands, 2 undetermined stands, 2 railway line stands, 2 sports stands and 1125 public open stands on the abovementioned properties.

On 12 October 2010 an Environmental Authorisation (EA) was granted to undertake the above-mentioned development. Subsequently, on 05 May 2016, Amendment to the EA was granted with condition that a revised layout plan dated April 2016 be amended to exclude the development (Education Primary and Secondary Schools) from the 50 meter buffer zone from the river.

The Applicant has submitted the amended layout plan on 11 May 2016 for approval by this Department; which is the subject of the above matter.

2. Approval of Layout Plan

The initial Layout plan dated February 2010 attached in the Amendment Application submitted to the Department on 15 April 2010 indicated that some parts of the development along the South-Western section encroaches the buffer zone of the river on site.

The Layout Plan dated April 2016 and received by the Department on 11 May 2016 in compliance with condition 3 of the Amendment Granted on 05 May 2016 is accepted and the following is noted:

- The layout plan indicates that the entire development does not encroach the 50 meter wetland buffer

In view of the above, the proposed layout plan is approved, subject to compliance with the conditions contained in the Environmental Authorisation (EA) dated 12 October 2010 and the addendum to the EA dated 05 May 2016.

Should you wish to make further enquiries regarding this matter, please do not hesitate to contact the official of this Department using the contact details indicated above.

Yours faithfully



Mr. Loyiso Mkwana
Chief Director, Sustainable use of the Environment

Date: 14/06/2016

Annexure E





LEAP

Dr. Gwen Theron
PrLArch No 97082

Landscape Architect
Environmental Planner

imbrilinx cc 2010/089810/23

P.O. Box 13185
Hatfield 0028

FAX: 086 606 6130
012 344 3582
083 302 2116

gwen.theron@leapenviro.co.za

10 December 2018

Administrative Unit of the Sustainable Utilisation of the Environment (SUE) Branch
Gauteng Department of Agriculture and Rural Development
Diamond Building
11 Diagonal Street
Johannesburg, 2001
Tel: (011) 240 2500

Dear Sir/ Madam;

**RE: WATERVALSPRUIT TOWNSHIPS ON PORTIONS 2, 31, 32, 33, 56, 57 AND 58 OF
THE FARM RIETSPRUIT 152 IR AND THE REMAINDER OF PORTION 44 OF THE FARM
WATERVAL 150 IR
REF: GAUT 002/09-10/N0816 AND GAUT: 006/15-16/E0153**

The above matter and the original record of decision dated 12/10/2010 with reference number GAUT: 002/09-10/N0816 refers and the amended record of decision GAUT: 006/15-16/E0153 dated 05/05/2016 have reference.

Amendments to the storm water management plan was required to allow for more outlets to decrease the potential for erosion due to the velocities and volumes of storm water.

The DWS issued approval for the plan and as the various townships are submitted to development to the municipality, the solutions will be provided to the municipality for approval.

We request written confirmation on the receipt of the document.

Yours truly

Dr. Gwen Theron
PrLArch 97082

Annexures:

Annexure A: Storm water management plan

Annexure B: DWS approval of Storm water management plan.

X:\Main data\PROJECTS\RIETSPRUIT Waterval\Statutory Bodies\2016,10,19 GDARD SUE - cover letter relocation plan.docx



Annexure A





water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

Enquiries: D.B Kalembo
Telephone: 012 392 1388
Ref:10/C22D/C1/4713

Cosmopolitan Projects Johannesburg (Pty) Ltd:
Rietspruit Waterval Development
P.O Box 754
Auckland Park
2006

Attention: Mr. N.R Cleaver

APPROVAL ON UPDATED STORMWATER MANAGEMENT PLAN: RESIDENTIAL TOWNSHIP ON PORTION 2, 31, 33, 56, 57, AND 58 OF THE FARM RIETSPRUIT 152 I.R AND THE REMAINDER OF POTION 44 OF THE FARM WATERVAL 150 I.R

Your revised stormwater management plan dated 18 October 2017 for the above mentioned project bears reference.

The Department of Water and Sanitation has evaluated the designs and would like to comment as follows:

- The additional stormwater outlets will not significantly affect the water resource;
- The revised stormwater management measures still meet the requirements of the Water Use Licence (Licence no.10/C22D/C1/4713).

You're therefore authorised to implement the amended stormwater measures as presented in the submitted layout plan Rietspruit SW-001.

Should you require any further clarification please do not hesitate to contact Ms B. Kalembo.

Yours faithfully,

Dr. K. Khorommbi
DIRECTOR: INSTITUTIONAL MANAGEMENT

Date: 01 December 2017



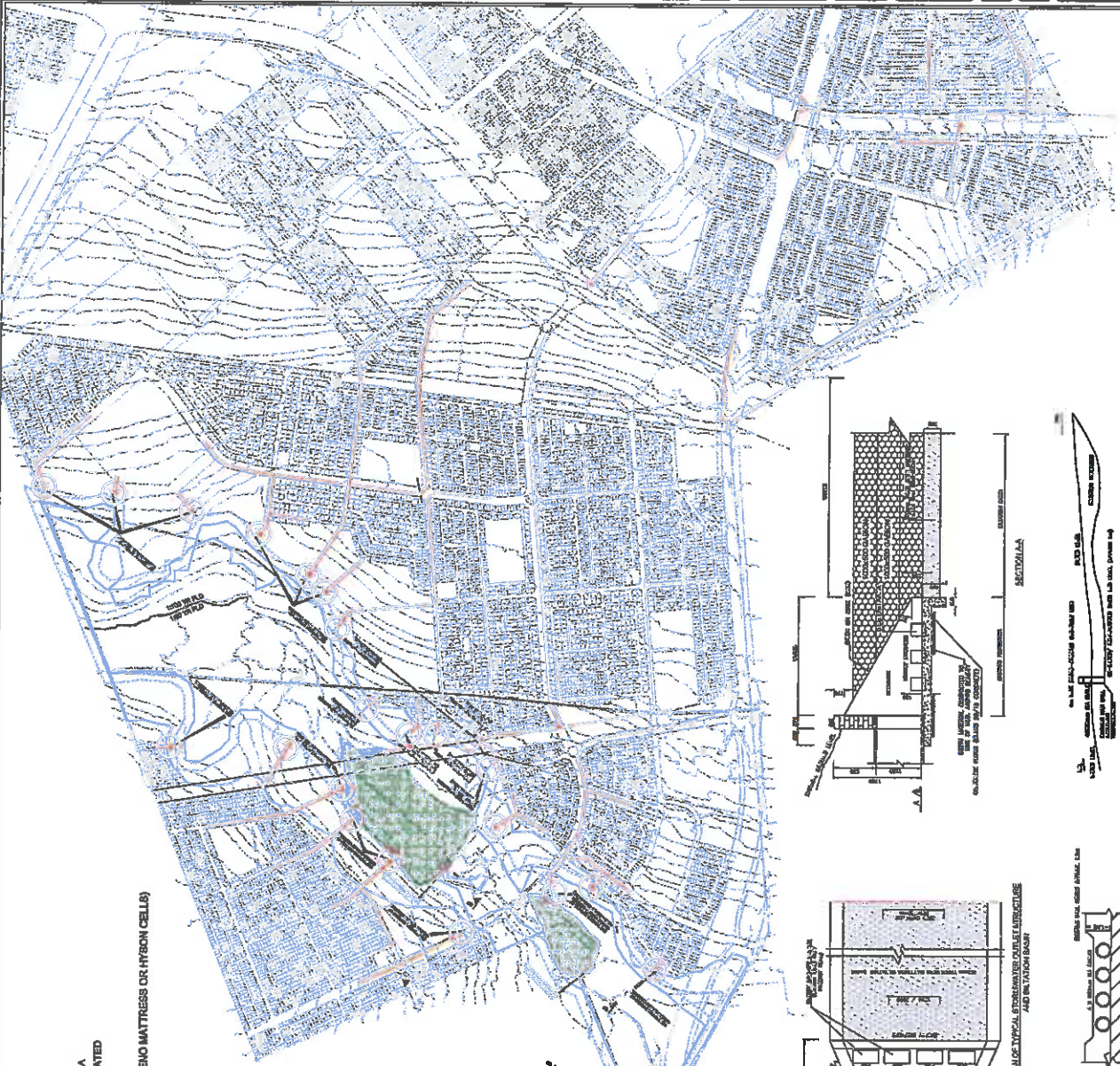
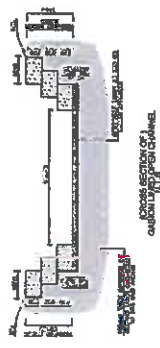
NATIONAL DEVELOPMENT PLAN
Our Future - make it work

Annexure B



LEGEND

- WETLANDS
- WETLAND BUFFER
- WETLAND ECOLOGY PROTECTION AREA
- EXISTING DAM WALL TO BE REHABILITATED
- PROPOSED SW DRAINAGE
- BIORETENTION
- OUTLET STRUCTURE WITH GABION / REMO MATTRESS OR HYSON CELLS
- FOOTPRINT OF EXISTING DAM (REHABILITATION AND REHABILITATION)



NO.	DATE	BY	DESCRIPTION
1	20/01/18	SLC	ISSUED FOR PERMIT
2	20/01/18	SLC	CHANGE IN LAYOUT
3	20/01/18	SLC	REVISIONS TO SW DRAINAGE
4	20/01/18	SLC	REVISIONS TO SW DRAINAGE
5	20/01/18	SLC	REVISIONS TO SW DRAINAGE
6	20/01/18	SLC	REVISIONS TO SW DRAINAGE
7	20/01/18	SLC	REVISIONS TO SW DRAINAGE
8	20/01/18	SLC	REVISIONS TO SW DRAINAGE
9	20/01/18	SLC	REVISIONS TO SW DRAINAGE
10	20/01/18	SLC	REVISIONS TO SW DRAINAGE

COSMOPOLITAN PROJECTS JOHANNESBURG (PTY) LTD

PROJECT TITLE
WATERVALSPRUIT RESIDENTIAL TOWNSHIP
STORMWATER MANAGEMENT PLAN
PRELIMINARY DESIGN

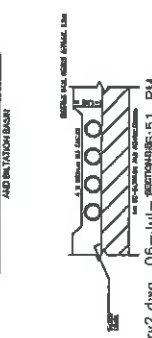
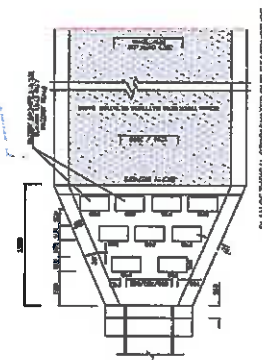
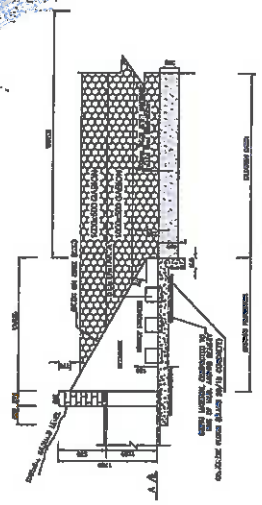
SCALE: N.T.S.



INFRACONSULT
 20001 BOUTIQUE DRIVE 1411
 SOUTH AFRICA
 TEL: 011-462-9974
 FAX: 011-462-9975
 WWW.INFRACONSULT.CO.ZA

APPROVED
 DESIGNER: _____
 ENGINEER: _____
 DATE: _____

DRAWN BY: WATERVALSPRUIT-2/N -DD1
SHEET No: 1 OF 1





agriculture and rural development

Department: Agriculture and Rural Development
GAUTENG PROVINCE

11 Diagonal Street, Diamond Building, Newtown, Johannesburg
P O Box 8769, Johannesburg, 2000

Telephone: (011) 240-2500

Fax: (011) 240-2700

Website: <http://www.gdard.gpg.gov.za>

Reference:	Gaut: 006/15-16/E0153
Enquiries:	Malesela Sehona
Telephone:	(011) 240-3048
Email:	malesela.sehona2@gauteng.gov.za

LEAP

Email/Fax. Gwen.theron@telkomsa.net

Dear Sir/ Madam

Amended Stormwater Management Plan: / Proposed Residential Township on Portion 2, 31, 32, 33, 56, 57 and 58 of the Farm Rietspruit 152 I.R and the Remainder of Portion 44 of the Farm Waterval 150 I.R.

The Department acknowledges having received the above for environmental authorisation of the abovementioned project on 03/04/2018.

For status queries on your submission, please contact Boniswa Belot at 011 240 3377 or boniswa.belot@gauteng.gov.za.

Yours faithfully

UBWA

Boniswa Belot

Deputy Director: Strategic Administration Support

Date: 06/04/2018

CC: Cosmopolitan Projects Johannesburg (Pty) Ltd

Att: NR Cleaver

Email/Fax NormanC@cosmopro.co.za

Annexure F





21 May 2018

LEAP

Dr. Gwen Theron

PrLArch 97082

Landscape Architect
Environmental Planner

Imbrilix cc 2010/089810/23

P.O. Box 13185
Hatfield 0028

FAX: 086 606 6130
012 344 3582
083 302 2116

gwen.theron@tskomsa.net

Administrative Unit of the Sustainable Utilisation of the
Environment (SUE) Branch
Gauteng Dept of Agriculture and Rural Development
Ellof Street
Tel: (011) 240 2500

Dear Sir / Madam,

**RE: RESIDENTIAL TOWNSHIP ON PORTION 2 OF THE FARM RIETSPRUIT 152 I.R AND
THE REMAINDER OF PORTION 44 OF THE FARM WATERVAL 150 I.R
GAUTENG REFERENCE NR 002/09/10/N0816 and GAUT 006/15-16/E0013**

Please note that our office in error received a letter addressed to Cosmopolitan Projects
Johannesburg Pty Ltd. This is not a Cosmopolitan project, but must be addressed to Palm Ridge
x 12 van Kiron Homes.

Please also note the reference number as quoted at the top of the letter is
GAUT 006/17-18/E0153, which is not the reference number of the Cosmopolitan project.

We herewith request written confirmation from GDRAD in this regard..


Yours truly

Dr Gwen Theron
PrLArch 97082

X:\Main data\PROJECTS\Rietspruit Waterval\Statutory Bodies\2015.09 21 Request Confirmation letter - commencement construction GDARD.docx

Annexure A.: Incorrect letter received by us.





GAUTENG PROVINCE
AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

Reference: Gaut 006/17-18/E0153
Enquiries: Phuti Matlamela
Tel: +27 (0)11 240 3420
Phuti.matlamela@gauteng.gov.za

Cosmopolitan Projects Johannesburg Pty Ltd
P.O. Box 754
Auckland Park
2006

Dear Norman Robert Cleaver

AMENDMENT PARTIALLY GRANTED: ENVIRONMENTAL AUTHORISATION FOR PROJECT REFERENCE GAUT 002/09-10/N0816 - PROPOSED RESIDENTIAL TOWNSHIP ON PORTION 2,31,32,33,56,57 AND 58 OF THE FARM RIETSPRUIT 152 I.R AND THE REMAINDER OF PORTION 44 OF THE FARM WATERVAL 150 I.R, EKURHULENI METROPOLITAN MUNICIPALITY

Please be advised that the Department has, under the powers vested in it as prescribed in Chapter 5, of the Environmental Impact Assessment Regulations, 2014, ("the Regulations") decided to amend the Environmental Authorisation Gaut 002/09-10/N0816 issued on 12 October 2010 in respect of the above-mentioned activity.

In terms of Regulation 4 (2) of the Environmental Impact Assessment Regulations, 2014, you must, in writing and within fourteen (14) days of the date of the Departments decision to amend the Environmental Authorisation (EA) as well as the provisions regarding the making of appeals that are provided in the Regulations.

Your attention is drawn to Chapter 2 of the National Appeal Regulations, 2014 which regulates the appeal process. Should you wish to appeal any aspect of the decision, you must within twenty (20) days of the date of notification of the decision submit your appeal including supporting documents to the appeal administrator by any of the following means:

Postal Address:

The Appeals Administrator
Department of Agriculture and Rural Development
P.O. Box 8769
Johannesburg
2000

CIDARD
Office of the HOD

25 APR 2018

000010

Physical Address:

The Appeals Administrator
Department of Agriculture and Rural Development
56 Eloff Street, Umnotho House, 23rd Floor
Johannesburg
2000

Fax No: 011 240 3158/2700

Email Address: appeals@gauteng.gov.za

Your appeal must be submitted in the prescribed appeal form obtainable from the appeal administrator, Ms. Tsholofelo Mere at telephone number 011 240 3204 or email address Tsholofelo.mere@gauteng.gov.za. The appeal form is also available from our website: www.gdard.gpg.gov.za. Should you have queries or require additional information regarding the appeal process, you can contact the appeal administrator on any of the mentioned contact details.

Kind regards,

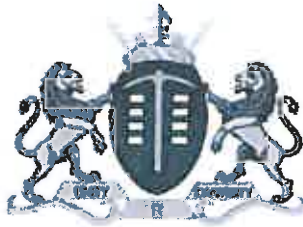


MR BN NKONTWANA

HEAD OF DEPARTMENT: AGRICULTURE AND RURAL DEVELOPMENT

DATE: 24/4/2018

GDARD
Office of the HOD
25 APR 2018
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GAUTENG PROVINCE
AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

Addendum to Environmental Authorisation

Authorisation Register Number:	Gaut 002/09-10/N0816
Amendment Application Number:	Gaut 006/17-18/E0153
Holder of Authorisation:	Cosmopolitan Projects Johannesburg Pty Ltd

GDARD
Office of the HOD
25 APR 2018
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1. Decision

The Department decided to amend the Environmental Authorisation ("EA") with reference Gaut 002/09-10/N0816 issued to Cosmopolitan Projects Johannesburg Pty Ltd on 12 October 2010.

2. Amendment to the Environmental Authorisation

- a) Name of development - "Proposed residential township on portion 2,31,32,33,56,57 and 58 of the farm Rietspruit 152 I.R and the remainder of portion 44 of the farm Waterval 150 I.R"

is here by amended to:

"Waterspruit township on Remainder of Portion 2, Portions 31,32,33,56,57 and 58 of the Farm Rietspruit 152 I.R and Remainder of portion 44 of the farm Waterval 150 I.R"

- b) The other amendments requested for below are not granted:

- i. Description of the activity from-proposed "residential" township comprising of approximately 9191" residential" for bonded housing,2 high density stands,1 primary business and community stand,12 educational stands,13 local business and community stands, 2 undetermined stands,2 railway line stands,2 sports stands and 125 public open space stands";
- ii. "Proposed amended layout";
- iii. Amendment of "size of development from 696 hectares";
- iv. Amend condition 1.7 of the Environmental Authorisation from- "The wetland and protective buffer zone, beginning from the outer edge of the wetland temporary zone, must be designated as sensitive and 50 buffer for wetlands occurring outside the urban edge must be applied;
- v. Approval of amended EMP completed by PDE services;

The refused amendments do not fall within the ambit of Regulation 29 (Part 1 Amendment Process) but fall within the ambit of Regulation 31 (Part 2 Amendment Process). The applicant must lodge the amendment application in accordance with Regulation 31, a process which will include an Environmental Impact report and public participation report.

3. General conditions

- a. All other conditions stipulated in the EA dated 12 October 2012 and subsequent amendments must be strictly adhered to.
- b. A copy of this Addendum together with a copy of the initial Environmental Authorisation and its amendments must be kept at the property where the activities will be undertaken. The authorisations must be produced to any authorised official of the Department who requests to see them and must be made available for inspection by any employee or agent of the holder of the authorisation who works or undertakes work at the property. If it is not possible to keep a copy of this authorisation on site, then it must be kept at the offices of the site manager.
- c. Where any of the applicant's contact details change, including the name of the responsible holder of the authorisation, the physical or postal address and/ or telephonic details, the applicant must follow an amendment process as prescribed in Chapter 5 of the NEMA Environmental Impact Assessment Regulations, 2014, by submitting an amendment application to the Department for consideration and decision making as soon as the new details become known to the applicant.
- d. The holder of the authorisation must notify the Department, in writing within **seven (7) days** if a condition of this Addendum is not adhered to. Any notification in terms of this condition must be accompanied by reasons for the non-compliance.
- e. Non-compliance with a condition of this Addendum may result in criminal prosecution or other actions provided for in NEMA and the Regulations.

Annexure 1: Reasons for Decision

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1. Background

The Department issued an Environmental Authorisation (EA) with reference Gaut 002/09-10/N0816 on 12 October 2012 to Cosmopolitan Projects Johannesburg Pty Ltd for the proposed residential township on portion 2,31,32,33,56,57 and 58 of the farm Rietspruit 152 I.R and the remainder of portion 44 of the farm Waterval 150 I.R, Ekurhuleni Metropolitan Municipality.

The applicant appointed LEAP to undertake the amendment application process.

2. Information Considered

In reaching its decision, the Department took, inter alia, the following into consideration:

- a. The information contained in the amendment application form received by the Department on 03 April 2018.
- b. The initial EA with reference number Gaut 002/09-10/N0816 issued on 12 October 2012.
- c. The objectives and requirements of relevant legislation, policies and guidelines, including the principles contained in Section 2 of the National Environmental Management Act, 1998 (Act No.107 of 1998) (as amended).

3. Key factors considered in making the decision

All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of most significance is set out below:

- a) Amending the township name has no environmental impacts.
- b) The other amendments requested are substantial and should follow a part 2 amendment process.

4. Findings

Having considered the information and factors listed above, the Department made the following findings:

- a. The amendment of the township name will not increase the level or nature of the impacts which was initially addressed and this amendment will not affect the rights of any interested and affected parties and it does not impact the environment and there will not be any cumulative impacts from granting such an amendment.
- b. The amendments requested in paragraph b(i-v)) on this letter are substantial amendments to the authorised Environmental Authorisation issued 12 October 2012. They do not fall within the ambit of Regulation 29 (Part 1 Amendment Process) but fall within the ambit of Regulation 31 (Part 2 Amendment Process). The applicant must lodge the amendment application in accordance with Regulation 31, a process which will include an Environmental Impact report and public participation report. The Department will then issue comments once the draft impact report has been submitted.

In view of the above, this Department is of the opinion that the partial amendment granted would not result in a negative environmental impact that would conflict with the general objectives and principles of integrated environmental management laid down in Chapter 5 of the NEMA. The Environmental Authorisation is accordingly partially amended.



agriculture and rural development

Department: Agriculture and Rural Development
GAUTENG PROVINCE

11 Diagonal Street, Diamond Building, Newtown, Johannesburg
P O Box 8769, Johannesburg, 2000

Telephone: (011) 240-2500

Fax: (011) 240-2700

Website: <http://www.gdard.gpg.gov.za>

Reference:	Gaut: 006/15-16/E0153
Enquiries:	Malesela Sehona
Telephone:	(011) 240-3048
Email:	malesela.sehona2@gauteng.gov.za

LEAP

Email/Fax. Gwen.theron@telkomsa.net

Dear Sir/ Madam

Amended Stormwater Management Plan: / Proposed Residential Township on Portion 2, 31, 32, 33, 56, 57 and 58 of the Farm Rietspruit 152 I.R and the Remainder of Portion 44 of the Farm Waterval 150 I.R.

The Department acknowledges having received the above for environmental authorisation of the abovementioned project on 03/04/2018.

For status queries on your submission, please contact Boniswa Belot at 011 240 3377 or boniswa.belot@gauteng.gov.za.

Yours faithfully

Boniswa Belot

Deputy Director: Strategic Administration Support

Date: 06/04/2018

CC: Cosmopolitan Projects Johannesburg (Pty) Ltd

Att: NR Cleaver

Email/Fax NormanC@cosmopro.co.za