



Gauteng Department of Agriculture and Rural Development (GDARD)

Basic Assessment Report in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended, and the Environmental Impact Assessment Regulations, 2010 (Version 1)

List of all organs of state and State Departments where the draft report has been submitted, their full contact details and contact person

Kindly note that:

1. This **Basic Assessment Report** is the standard report required by GDARD in terms of the EIA Regulations, 2010.
 2. This application form is current as of 2 August 2010. It is the responsibility of the EAP to ascertain whether subsequent versions of the form have been published or produced by the competent authority.
 3. **A draft Basic Assessment Report must be submitted to all State Departments administering a law relating to a matter likely to be affected by the activity to be undertaken. The draft reports must be submitted to the relevant State Departments and on the same day, two CD's of draft reports must also be submitted to the Competent Authority (GDARD) with a signed proof of such submission of draft report to the relevant State Departments.**
 4. The report must be typed within the spaces provided in the form. The size of the spaces provided is not necessarily indicative of the amount of information to be provided. The report is in the form of a table that can extend itself as each space is filled with typing.
 5. Selected boxes must be indicated by a cross and, when the form is completed electronically, must also be highlighted.
 6. An incomplete report shall be rejected.
 7. The use of "not applicable" in the report must be done with circumspection because if it is used in respect of material information that is required by the competent authority for assessing the application, it may result in the rejection of the application as provided for in the regulations.
 8. Five (5) copies (3 hard copies and 2 CDs-PDF) of the final report and attachments must be handed in at offices of the relevant competent authority, as detailed below.
 9. No faxed or e-mailed reports will be accepted. Only hand delivered or posted applications will be accepted.
 10. Unless protected by law, and clearly indicated as such, all information filled in on this application will become public information on receipt by the competent authority. The applicant/EAP must provide any interested and affected party with the information contained in this application on request, during any stage of the application process.
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DEPARTMENTAL DETAILS

Gauteng Department of Agriculture and Rural Development
Attention: Administrative Unit of the Sustainable Utilisation of the Environment (SUE) Branch
P.O. Box 8769
Johannesburg
2000

Administrative Unit of the Sustainable Utilisation of the Environment (SUE) Branch
18th floor Glen Cairn Building
73 Market Street, Johannesburg

Admin Unit telephone number: (011) 355 1345
Department central telephone number: (011) 355 1900

BASIC ASSESSMENT REPORT [REGULATION 22(1)]

(For official use only)

File Reference Number:						
Application Number:						
Date Received:						

* Submission to State Departments (Number 3 above)

Has a draft report for this application been submitted to all State Departments administering a law relating to a matter likely to be affected as a result of this activity? Yes

Is a list of State Departments referred to above been attached to this report? Yes

if no, state reasons for not attaching the list.

SECTION A: ACTIVITY INFORMATION

1. ACTIVITY DESCRIPTION

Project title (must be the same name as per application form):

Proposed township on the Remainder of Portion 26 of the farm Derdepoort 327-JR, to be known as Montana Park Extension 127

Select the appropriate box

The application is for an upgrade of an existing development The application is for a new development Other, specify

Does the activity also require any authorisation other than NEMA EIA authorisation?

YES NO

If yes, describe the legislation and the Competent Authority administering such legislation

An application for development within the Magaliesberg Protected Natural Environment in terms of Administrator's Notice 127 of 4 May 1994 and the Environmental Conservation Act 1989 (Act 73 of 1989) must be submitted to the Directorate of Nature Conservation at the Gauteng Provincial Government.

If yes, have you applied for the authorisation(s)? YES NO

If yes, have you received approval(s)? (attach in appropriate appendix) YES NO

2. APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES

List all legislation, policies and/or guidelines of any sphere of government that are applicable to the application as contemplated in the EIA regulations:

Title of legislation, policy or guideline:	Administering authority:	Promulgation Date:
National Environmental Management Act No. 107 of 1998 as amended.	National & Provincial	27 November 1998

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GNR 544, Listing notice 1, Activity 9: "The construction of facilities or infrastructure exceeding 1000 metres in length for the bulk transportation of water, sewage or storm water - (i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more"	Gauteng Department of Agriculture and Rural Development (GDARD)	18 June 2010
GNR 546, Listing notice 3, Activity 12: "The clearance of an area of 300 square metres or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation (a) Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004"	Gauteng Department of Agriculture and Rural Development (GDARD)	18 June 2010
Guideline Documents 3,4 & 5 to EIA Regulations, 2006	DEAT	2006
Health Act (Act 63 of 1977)	Department of Health	1977
IEM Guideline Series 5 and 7, Companion to the NEMA EIA Regulations 2010	DEAT	2010
National Environment Management: Air Quality Act (Act 39 of 2004)	DEAT	2004
Occupational Health and Safety Act (Act 85 of 1993)	Department of Labour	1993
Tshwane Open Space Framework (TOSF)	City of Tshwane Metropolitan Municipality	Approved by Council December 2005
South African Manual for Outdoor Advertising Control	DEAT	April 1998
National Heritage Resource Act, 1999 (Act 25 of 1999)	South African Heritage Resource Agency (SAHRA)	1999
Section 56 (1) (b) (i) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)	City of Tshwane Metropolitan Municipality	1986
Peri Urban Areas Town planning Scheme	City of Tshwane Metropolitan Municipality	1975
Section 5(5) of the Gauteng Removal of Restrictions Act	City of Tshwane Metropolitan Municipality	1996
Administrator's Notice 127 of 4 May 1994	Directorate of Nature Conservation at the Gauteng Provincial Government	1994
GDACE Requirements for Biodiversity Assessments	GDACE	August 2006
National Environmental Management: Waste Act, (Act No. 59 of 2008)	National and Provincial	2008
Development Guideline for Ridge	National & Provincial	19 April 2001
Red Data Plant Policy	National & Provincial	24 August 2001

3. ALTERNATIVES



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Describe the proposal and alternatives that are considered in this application. Alternatives should include a consideration of all possible means by which the purpose and need of the proposed activity could be accomplished. The determination of whether the site or activity (including different processes etc.) or both is appropriate needs to be informed by the specific circumstances of the activity and its environment.

The no-go option must in all cases be included in the assessment phase as the baseline against which the impacts of the other alternatives are assessed. **Do not** include the no go option into the alternative table below.

Note: After receipt of this report the competent authority may also request the applicant to assess additional alternatives that could possibly accomplish the purpose and need of the proposed activity if it is clear that realistic alternatives have not been considered to a reasonable extent.
Provide a description of the alternatives considered

No.	Alternative type, either alternative: site on property, properties, activity, design, technology, operational or other(provide details of "other")	Description
Alternative 1	<p>Proposal: Establishment of 3 'Residential 1' stands on conventional foundations and an Erf zoned Special for services</p>	<p>It is proposed that the Remainder of Portion 26 of the farm Derdepoort 327-JR be developed for the following uses:</p> <p>Proposed Erf 1, 2 and 3:</p> <ul style="list-style-type: none"> a) Zoning - "Residential 1" b) Coverage - 500m² footprint c) FAR - 0.3 d) Height - 2 storeys <p>Proposed Erf 4:</p> <ul style="list-style-type: none"> a) Zoning - Special for services b) Coverage - N/A c) Parking - N/A d) Height - N/A e) SDP - N/A <p>Refer Appendix A for proposed Layout Plan.</p> <p>Water: The Township links to a constructed street called Reid's Place within the township of Montana Park. There is an existing 110mmØ municipal water line in Reid's Place and has sufficient capacity for the needs of the Township. Each stand will be supplied with a dedicated water connection at Reid's Place from where the respective water lines will have to be extended as private services up to each stand. The Annual Average Daily Demand (AADD) is calculated as follows: The AADD for three (3) Residential 1 erven with sizes between 1,001m² and 1,500m² at a water demand of 2,0 kl/stand/day = 6,0 kl/day. The existing fire hydrant in Reid's Place is placed such that no dwelling in the Township is further than 90m from this hydrant.</p> <p>Sewer: There is an existing sewer line in Reid's Place. A sewer extension will have to be constructed from the existing sewer line up to each of the Township's stands to provide for a sewer connection on each stand. The Developer will be responsible for the installation and cost of the sewer line and for the registration of the associated servitudes. The total Peak Daily Dry Weather Flow (PDDWF) is calculated as follows:</p>

		<p>The PDDWF for three (3) Residential 1 erven with sizes between 1,001m² and 1,500m² at a sewer outflow of 0,8 kl/stand/day = 2,4 kl/day.</p> <p>Stormwater: The closest formal stormwater system to which the internal stormwater system of the Township can be connected is situated in the turning circle of Reid's Place. The Developer will be responsible for the installation and cost of a connecting stormwater line that will link the internal stormwater lines with the external municipal system.</p> <p>Roads: The property is currently accessed from Reid's Place via a registered Right of Way Servitude over Erf 503 Montana Park. The future Township's access will also be along this Servitude. The Developer will be responsible for the construction of an internal Right of Way Access Road to reach each stand with a dust free road surface.</p> <p>Waste Removal: No disposal of construction waste generated during the development phase will take place within the boundaries of the Proposed Township. All such waste will be regularly collected and transported and disposed of at one of the City of Tshwane's (CoT's) licensed landfill site. All vehicles used will be as such that no spillage of waste could take place along any route travelled to dispose of the waste. Once developed the domestic waste will be collected at each individual property and disposed of by the CoT's formal waste removal system. Refer Appendix G1 for Services Report.</p> <p>Electricity: Burotech Consulting Electrical Engineers was appointed to conduct a study on the availability of electricity for the development. An application was made to the City of Tshwane and confirmation regarding availability of electricity to the township was received. Refer Appendix G2.</p>
<p>Alternative 2</p>	<p>Establishment of 3 Residential 1 stands on stilts or similar and an Erf zoned Special for services</p> <p>Benefits of houses built on stilts/ similar:</p> <ul style="list-style-type: none">  Less land required for building of foundation  Space underneath houses can be used for e.g. parking 	<p>It is proposed that the Remainder of Portion 26 of the farm Derdepoort 327-JR be developed for the following uses:</p> <p>Proposed Erf 1, 2 and 3:</p> <ol style="list-style-type: none"> a) Zoning - "Residential 1" b) Coverage - 500m² footprint c) FAR - 0.3 d) Height - 2 storey's <p><u>The houses are proposed to be built on stilts in order to reduce the use of machinery required during construction phase as well as to limit impacts on the environment.</u></p> <p>Proposed Erf 4:</p> <ol style="list-style-type: none"> a) Zoning - Special for services

	<p> Less material required for construction purposes compared to conventional foundations</p> <p> Aids in keeping vermin out</p>	<p>b) Coverage - N/A c) Parking - N/A d) Height - N/A e) SDP - N/A</p> <p>Water: The Township links to a constructed street called Reid's Place within the township of Montana Park. There is an existing 110mmØ municipal water line in Reid's Place and has sufficient capacity for the needs of the Township. Each stand will be supplied with a dedicated water connection at Reid's Place from where the respective water lines will have to be extended as private services up to each stand. The Annual Average Daily Demand (AADD) is calculated as follows: The AADD for three (3) Residential 1 erven with sizes between 1,001m² and 1,500m² at a water demand of 2,0 kl/stand/day = 6,0 kl/day. The existing fire hydrant in Reid's Place is placed such that no dwelling in the Township is further than 90m from this hydrant.</p> <p>Sewer: There is an existing sewer line in Reid's Place. A sewer extension will have to be constructed from the existing sewer line up to each of the Township's stands to provide for a sewer connection on each stand. The Developer will be responsible for the installation and cost of the sewer line and for the registration of the associated servitudes. The total Peak Daily Dry Weather Flow (PDDWF) is calculated as follows: The PDDWF for three (3) Residential 1 erven with sizes between 1,001m² and 1,500m² at a sewer outflow of 0,8 kl/stand/day = 2,4 kl/day.</p> <p>Stormwater: The closest formal stormwater system to which the internal stormwater system of the Township can be connected is situated in the turning circle of Reid's Place. The Developer will be responsible for the installation and cost of a connecting stormwater line that will link the internal stormwater lines with the external municipal system.</p> <p>Roads: The property is currently accessed from Reid's Place via a registered Right of Way Servitude over Erf 503 Montana Park. The future Township's access will also be along this Servitude. The Developer will be responsible for the construction of an internal Right of Way Access Road to reach each stand with a dust free road surface.</p> <p>Waste Removal: No disposal of construction waste generated during the development phase will take place within the boundaries of the Proposed Township.</p>
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		<p>All such waste will be regularly collected and transported and disposed of at one of the CoT's licensed landfill site. All vehicles used will be as such that no spillage of waste could take place along any route travelled to dispose of the waste. Once developed the domestic waste will be collected at each individual property and disposed of by the CoT's formal waste removal system. Refer Appendix G1 for Services Report.</p> <p>Electricity: Burotech Consulting Electrical Engineers was appointed to conduct a study on the availability of electricity for the development. An application was made to the City of Tshwane and confirmation regarding availability of electricity to the township was received. Refer Appendix G2.</p>
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In the event that no alternative(s) has/have been provided, a motivation must be included in the table below.

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NOTE: The numbering in the above table must be consistently applied throughout the application report and process

4. PHYSICAL SIZE OF THE ACTIVITY

Indicate the total physical size (footprint) of the proposal as well as alternatives. Footprints are to include all new infrastructure (roads, services etc), impermeable surfaces and landscaped areas:

Proposed activity	Size of the activity:
	4217m ²
Alternatives:	
Proposal: Alternative 1	4217m ²
Alternative 2	4217m ²
	Ha/ m ²

or, for linear activities:

Proposed activity	Length of the activity:
Alternatives:	
Alternative 1 (if any)	
Alternative 2 (if any)	
	k/km

Indicate the size of the site(s) or servitudes (within which the above footprints will occur):

Proposed activity	Size of the site/servitude:
Alternatives:	
Alternative 1 (if any)	
Alternative 2 (if any)	
	Ha/m2

5. SITE ACCESS

Proposal (Alternative 1)

Does ready access to the site exist, or is access directly from an existing road?

The property is currently accessed from Reid's Place via a registered Right of Way Servitude over Erf 503 Montana Park. The future Township's access will also be along this Servitude. The Developer will be responsible for the construction of an internal Right of Way Access Road to reach each stand with a dust free road surface.

YES	NO

If NO, what is the distance over which a new access road will be built

Describe the type of access road planned:

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Include the position of the access road on the site plan.

Include the position of the access road on the site plan.

Alternative 2

Does ready access to the site exist, or is access directly from an existing road?

The property is currently accessed from Reid's Place via a registered Right of Way Servitude over Erf 503 Montana Park. The future Township's access will also be along this Servitude. The Developer will be responsible for the construction of an internal Right of Way Access Road to reach each stand with a dust free road surface.

If NO, what is the distance over which a new access road will be built

Describe the type of access road planned:

YES	NO
m	

Include the position of the access road on the site plan.

PLEASE NOTE: Points 6 to 8 of Section A must be duplicated where relevant for alternatives

Section A 6-8 has been duplicated

0

Number of times

(only complete when applicable)

6. SITE OR ROUTE PLAN

A detailed site or route (for linear activities) plan(s) must be prepared for each alternative site or alternative activity. It must be attached as Appendix A to this document. The site or route plans must indicate the following:

- the scale of the plan, which must be at least a scale of 1:2000 (scale can not be larger than 1:2000 i.e. scale can not be 1:2500 but could where applicable be 1:1500)
- the property boundaries and numbers of all the properties within 50m of the site;
- the current land use as well as the land use zoning of each of the properties adjoining the site or sites;
- the exact position of each element of the application as well as any other structures on the site;
- the position of services, including electricity supply cables (indicate above or underground), water supply pipelines, boreholes, street lights, sewage pipelines, septic tanks, storm water infrastructure and telecommunication infrastructure;
- walls and fencing including details of the height and construction material;
- servitudes indicating the purpose of the servitude;
- sensitive environmental elements on and within 100m of the site or sites including (but not limited thereto):
 - Rivers and wetlands;
 - the 1:100 and 1:50 year flood line;
 - ridges;
 - cultural and historical features;
 - areas with indigenous vegetation (even if it is degraded or infested with alien species);
- for gentle slopes the 1m contour intervals must be indicated on the plan and whenever the slope of the site exceeds 1:10, the 500mm contours must be indicated on the plan; and
- the positions from where photographs of the site were taken.
- Where a watercourse is located on the site at least one cross section of the water course must be included (to allow the 32m position from the bank to be clearly indicated)

7. SITE PHOTOGRAPHS

Colour photographs from the center of the site must be taken in at least the eight major compass directions with a description of each photograph. Photographs must be attached under the appropriate Appendix. It should be supplemented with additional photographs of relevant features on the site, where applicable.

Refer Appendix B

8. FACILITY ILLUSTRATION

A detailed illustration of the activity must be provided at a scale of 1:200 for activities that include structures. The illustrations must be to scale and must represent a realistic image of the planned activity. The illustration must give a representative view of the activity. To be attached in the appropriate Appendix.

Note: Facility Illustrations have not been provided as the project is not at detail design stage as yet. A Preliminary Site Layout Plan is attached as Appendix A.

SECTION B: DESCRIPTION OF RECEIVING ENVIRONMENT

Note: Complete Section B for the proposal and alternative(s) (if necessary)

Further:

Instructions for completion of Section B for linear activities

- 1) For linear activities (pipelines etc) it may be necessary to complete Section B for each section of the site that has a significantly different environment.
- 2) Indicate on a plan(s) the different environments identified
- 3) Complete Section B for each of the above areas identified
- 4) Attach to this form in a chronological order
- 5) Each copy of Section B must clearly indicate the corresponding sections of the route at the top of the next page.

Section B has been duplicated for sections of the route times

Instructions for completion of Section B for location/route alternatives

- 1) For each location/route alternative identified the entire Section B needs to be completed
- 2) Each alternative location/route needs to be clearly indicated at the top of the next page
- 3) Attach the above documents in a chronological order

Section B has been duplicated for location/route alternatives times
(complete only when appropriate)

[Note: As both alternatives are located on the same site this section of the report as not been duplicated.](#)

Instructions for completion of Section B when both location/route alternatives and linear activities are applicable for the application

Section B is to be completed and attachments order in the following way

- All significantly different environments identified for Alternative 1 is to be completed and attached in a chronological order; then
- All significantly different environments identified for Alternative 2 is to be completed and attached chronological order, etc.

Section B – Section of Route (complete only when appropriate for above)

Section B – Location/route Alternative No. (complete only when appropriate for above)

1. PROPERTY DESCRIPTION

Property description:
(Farm name, portion etc.)

2. ACTIVITY POSITION

Indicate the position of the activity using the latitude and longitude of the centre point of the site for each alternative site. The co-ordinates should be in decimal degrees. The degrees should have at least six decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection.

Alternative: Proposal	Latitude (S): 25.691289°	Longitude (E): 28.254442°
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In the case of linear activities: Alternative:	Latitude (S):	Longitude (E):
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- Starting point of the activity **N/A**
- Middle point of the activity **N/A**
- End point of the activity **N/A**

⊖	⊖
⊖	⊖
⊖	⊖

For route alternatives that are longer than 500m, please provide co-ordinates taken every 250 meters along the route and attached in the appropriate Appendix

Addendum of route alternatives attached

N/A

3. GRADIENT OF THE SITE

Indicate the general gradient of the site.

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
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4. LOCATION IN LANDSCAPE

Indicate the landform(s) that best describes the site.

Ridgeline	Plateau	Side slope of hill/ridge	Valley	Plain	Undulating plain/low hills	River front
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5. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

a) Is the site located on any of the following?

Shallow water table (less than 1.5m deep)

Dolomite, sinkhole or doline areas

Seasonally wet soils (often close to water bodies)

Unstable rocky slopes or steep slopes with loose soil

No hard rock excavation is expected in the upper 2,0m, except on the southern and western portions of Erf 1. The upper 2,0m material consists mainly of pebbles and boulders up to 300mm diameter with sand matrix. The sidewalls of excavations will become unstable when the pebbles and boulders become disturbed during the excavation process. The non-cohesive structure of the material will also play a role. Side-walls may have to be trimmed back to ensure safe working conditions, or temporary support may be necessary. Excavations on the southern portions of Erf 1 and Erf 2 will cut into the toe of the platform that was created for the construction of the main house on the remainder of portion 26. Such excavations may result in major instability of the side-slopes at the toe of this platform, as we suspect that it represents material that has not been placed under controlled conditions, but rather been pushed over the edge, only to come to rest at its natural angle of repose. Natural consolidation has taken place since it has been placed, but we regard the material as being 'unconsolidated'.

Dispersive soils (soils that dissolve in water)

Soils with high clay content (clay fraction more than 40%)

YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO

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Any other unstable soil or geological feature

Excavations on the southern portions of Erf 1 and Erf 2 will cut into the toe of the platform that was created for the construction of the main house on the remainder of portion 26. Such excavations may result in major instability of the side-slopes at the toe of this platform, as we suspect that it represents material that has not been placed under controlled conditions, but rather been pushed over the edge, only to come to rest at its natural angle of repose. Natural consolidation has taken place since it has been placed, but we regard the material as being 'unconsolidated'.

An area sensitive to erosion

Southern portions of the proposed Erf 1,2 and 3

YES	NO
YES	NO

Refer Appendix G3 for Geotechnical Assessment by AMB Engineering Geologist

(Information in respect of the above will often be available at the planning sections of local authorities. Where it exists, the 1:50 000 scale Regional Geotechnical Maps prepared by Geological Survey may also be used).

b) are any caves located on the site(s)

YES	NO
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If yes to above provide location details in terms of latitude and longitude and indicate location on site or route map(s)

Latitude (S):	Longitude (E):
⊖	⊖

c) are any caves located within a 300m radius of the site(s)

YES	NO
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If yes to above provide location details in terms of latitude and longitude and indicate location on site or route map(s)

Latitude (S):	Longitude (E):
⊖	⊖

d) are any sinkholes located within a 300m radius of the site(s)

YES	NO
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If yes to above provide location details in terms of latitude and longitude and indicate location on site or route map(s)

Latitude (S):	Longitude (E):
⊖	⊖

If any of the answers to the above are "YES" or "unsure", specialist input may be requested by the Department

6. AGRICULTURE

Does the site have high potential agriculture as contemplated in the Gauteng Agricultural Potential Atlas (GAPA 3)?

According to the Gauteng Conservation Plan the site is characterised by a very low agricultural potential.

YES	NO
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Please note: The Department may request specialist input/studies in respect of the above.

7. GROUNDCOVER

To be noted that the location of all identified rare or endangered species or other elements should be accurately indicated on the site plan(s).

Indicate the types of groundcover present on the site and include the estimated percentage found on site

Natural veld - good condition % = 5	Natural veld with scattered aliens %=30	Natural veld with heavy alien infestation % =	Veld dominated by alien species % =	Landscaped (vegetation) % =60
Sport field % =	Cultivated land % =	Paved surface (hard landscaping) % =5	Building or other structure % =	Bare soil % =

Please note: The Department may request specialist input/studies depending on the nature of the groundcover and potential impact(s) of the proposed activity/ies.

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Are there any rare or endangered flora or fauna species (including red list species) present on the site

YES	NO
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If YES, specify and explain:

Flora - According to the Biodiversity Report compiled by EcoAgent CC only the Red listed *Boophone disticha* was found on site. The chances that further Red listed species could occur are very remote, due to the small size of natural vegetation and the degraded condition of the vegetation on the mountain.

Fauna - The following species were observed or deduced to occupy the site:

- Graphiurus platyops* (Rock dormouse): The rock dormouse ("Data Deficient") has likewise not been studied sufficiently to provide quantitative data to assess its true conservation status.
- Crocidura hirta* (Lesser red musk shrew): Although the lesser red musk shrew commonly occur in gardens it has not been adequately studied to provide quantitative field data to accurately assign a conservation ranking, and are thus as a precaution considered as 'Data Deficient'.
- Atelerix frontalis* (Southern African hedgehog): Hedgehogs ('Near Threatened') are capable to withstand predation under natural conditions with their passive defence mechanisms. They became endangered directly as result of predation by humans and their pets; considering the semi-urban nature of the site and especially the vast natural area to the south of the main property, its continued presence is possible.
- Python natalensis* (Southern African python): Rocky woodland is the prime habitat for the Southern African python in the Magaliesberg (Carruthers, 1990). Due to the presence of this habitat, the Southern African python may possibly occur on the study site. At best one or two pythons may use the study site from time to time as only a small portion of their home range to forage for potential prey.

Refer Appendix G4 for copy of Biodiversity Report by EcoAgent CC.

Are there any rare or endangered flora or fauna species (including red list species) present within a 200m (if within urban area as defined in the Regulations) or within 600m (if outside the urban area as defined in the Regulations) radius of the site.

YES	NO
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If YES, specify and explain:

- Python natalensis* (Southern African python): Rocky woodland is the prime habitat for the Southern African python in the Magaliesberg (Carruthers, 1990). Due to the presence of this habitat, the Southern African python may possibly occur on the study site. At best one or two pythons may use the study site from time to time as only a small portion of their home range to forage for potential prey.
- Adenia fruticosa* (Near Threatened), *Boophone disticha* (Declining) and *Delosperma gautengense* (Vulnerable) occur in the area proposed to be offset.

Are there any special or sensitive habitats or other natural features present on the site?

YES	NO
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If YES, specify and explain:

The site falls within a Class 2 Ridge (Gauteng Hills and Ridges Policy, 2001), though in the immediate vicinity of the site very little development occurred on the ridge and here the ridge can be regarded as a Class 1 Ridge. The entire site falls within the category Irreplaceable, due to the occurrence of primary vegetation, possible presence of Red Data Plants. Refer **Appendix 11** for Gauteng Biodiversity Gap Analysis Project Conservation Plan Version 3 map.

Was a specialist consulted to assist with completing this section

YES	NO
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If yes complete specialist details

Name of the specialist:	GJ Bredenkamp		
Qualification(s) of the specialist:	DSc PrSciNat		
Postal address:	PO Box 25533, Monument Park		
Postal code:	0105		
Telephone:	(012) 346 3180	Cell:	082 5767046
E-mail:	ecoagent@mweb.co.za	Fax:	(012) 460 2525
Are any further specialist studies recommended by the specialist?	YES	NO	
If YES, specify:			
If YES, is such a report(s) attached?	YES	NO	

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If YES list the specialist reports attached below

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Signature of specialist:



Date:

--

Name of the specialist:

I.L. Rautenbach

Qualification(s) of the specialist:

Ph.D. PrSciNat

Postal address:

45 Helgaard Street, Kilner Park

Postal code:

0186

Telephone:

(012) 3334112

Cell:

082 3351288

E-mail:

naasrauten@mweb.co.za

Fax:

Are any further specialist studies recommended by the specialist?

YES

NO

If YES, specify:

--

If YES, is such a report(s) attached?

YES

NO

If YES list the specialist reports attached below

--

Signature of specialist:



Date:

--

Name of the specialist:

Alan C Kemp

Qualification(s) of the specialist:

PhD PrSciNat

Postal address:

8 Boekenhout Street, Navors, Pretoria

Postal code:

0184

Telephone:

(012) 804-7637

Cell:

Fax:

(012) 804-7637

Are any further specialist studies recommended by the specialist?

YES

NO

If YES, specify:

--

If YES, is such a report(s) attached?

YES

NO

If YES list the specialist reports attached below

--

Signature of specialist:



Date:

--

Name of the specialist:

JCP van Wyk

Qualification(s) of the specialist:

MSc PrSciNat

Postal address:

P.O. Box 25085, Monument Park

Postal code:

0105

Telephone:

(012) 347 6502

Cell:

082 410 8871

E-mail:

jcpvanwyk@absamail.co.za

Fax:

Are any further specialist studies recommended by the specialist?

YES

NO

If YES, specify:

--

If YES, is such a report(s) attached?

YES

NO

If YES list the specialist reports attached below

--

Signature of specialist:



Date:

--

Please note: If more than one specialist was consulted to assist with the filling in of this section then this table must be appropriately duplicated

9. SOCIO-ECONOMIC CONTEXT

Describe the existing social and economic characteristics of the area and the community condition as baseline information to assess the potential social, economic and community impacts.

The property is situated south of the Kolonnade Retail Centre along Reid's Place with different commercial land uses surrounding it. The properties situated directly north, east and west is of residential nature. The area south of the property is known as the Magaliesberg Mountain Range. All the other surrounding properties are either vacant or used for residential purposes at present. The need for the township application is due to the fact that the property is situated next to the Magalies Mountain Range and the owner has an existing house on the property. However the house is not suitable to accommodate all three of her children and the owner would like to accommodate her children on the same property. It is a well known fact that areas next to the mountain are a high risk for break ins and it is a security risk. The owner would like to have her children housed on the same property of a security point of view. Due to the fact that the property is located within the green belt of the Magaliesberg Protected Natural Environment (MPNE), negotiations were undertaken with the GDARD prior to commencement with the formal EIA process. The site was further visited by the GDARD, and the feedback and way forward was for the client to submit an application to the GDARD for further consideration. (Please refer to **Appendix 12** for copy of feedback from GDARD). As part of the required Public Consultation Process, the CoT Open Space Management Department were afforded an opportunity to register in the environmental process and provide their comment on the application. The City of Tshwane Open Space Management, represented by Mr Johannes Prinsloo contacted ILA and requested a meeting. During such meeting the CoT confirmed that the application site is situated within the proclaimed protected area the Magaliesberg Protected Natural Environment [MPNE]. The CoT indicated that no development was allowed within a proclaimed protected area. It was however confirmed that the portion south of the existing dwelling was disturbed due to human activity and some of these areas south of the existing dwelling had been excluded as sensitive areas in the latest Tshwane Bioregional Plan. Due to the fact that the application portion and the existing dwelling can be considered as part of the urban environment associated with the existing developments further south, the CoT proposed that the property owner consider an offset proposal. Such a proposal would entail that the CoT would consider supporting the development of the 3 residential erven upon condition that the remainder of the property which has not been disturbed by human activity become the property of the CoT and be zoned as Public Open Space. This would contribute to the CoT's objective to protect, manage and conserve the MPNE. With such an offset the MPNE line which currently includes the existing dwelling will be re-proclaimed to exclude the portion of the property where the existing dwelling is situated up to its southern boundary. A meeting was held on 10 January attended by Mr Chris du Plooy, Miss Claudia Coetzee of ILA, Mr Johannes Prinsloo and Mr Alexander Heunis of the Tshwane Nature Conservation Department. The above matters were discussed with Mr du Plooy. Mr Prinsloo indicated that the size of the portion to be transferred to CoT as per the offset proposal should be determined (Property size to be offset – 2.237ha - **Refer Appendix 13**). The offset portion should exclude the erf extending southward of the existing fence erected around the dwelling. Mr Prinsloo also indicated that an ecological scan should be conducted (**Refer Appendix G5 for findings of Ecological Scan by EcoAgent CC**) on the northern open space portion of the property in order to determine the value of the site in terms of its ecological sensitivity as this would provide further motivation for the offset proposal and re-proclamation of the MPNE line, as well as motivation for the development of the 3 residential stands [Environmental costs vs environmental benefits gained]. The CoT undertook to discuss the application with the deciding Provincial Authority GDARD on 23rd January 2013 at a forum meeting and confirmed they would motivate the merit in the offset proposal to the GDARD however, support from the CoT does not guarantee approval of the application by GDARD. It should however be noted that the area proposed to be developed is already transformed and the natural indigenous herbaceous vegetation is destroyed. The applicant is willing to proceed with the offset proposal and in the long term this will strengthen the objective that the CoT has to protect, manage and conserve the MPNE.

10. CULTURAL/HISTORICAL FEATURES

BASIC ASSESSMENT REPORT [REGULATION 22(1)]

Please be advised that if section 38 of the National Heritage Resources Act 25 of 1999 is applicable to your proposal or alternatives, then you are requested to furnish this Department with written comment from the South African Heritage Resource Agency (SAHRA) – Attach comment in appropriate annexure

38. (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as-

- (a) the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;
- (b) the construction of a bridge or similar structure exceeding 50m in length;
- (c) any development or other activity which will change the character of a site-
 - (i) exceeding 5 000 m² in extent; or
 - (ii) involving three or more existing erven or subdivisions thereof; or
 - (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or
 - (iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;
- (d) the re-zoning of a site exceeding 10 000 m² in extent; or
- (e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority, must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.

Are there any signs of culturally (aesthetic, social, spiritual, environmental) or historically significant elements, as defined in section 2 of the National Heritage Resources Act, 1999, (Act No. 25 of 1999), including archaeological or palaeontological sites, on or close (within 20m) to the site? Refer **Appendix F 1 for Heritage Impact Assessment by Dr J van Schalkwyk**

YES	NO
-----	----

If YES, explain:

If uncertain, the Department may request that specialist input be provided to establish whether there is such a feature(s) present on or close to the site.

Briefly explain the findings of the specialist if one was already appointed:

Will any building or structure older than 60 years be affected in any way?

YES	NO
-----	----

Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?

YES	NO
-----	----

If yes, please attached the comments from SAHRA in the appropriate Appendix

SECTION C: PUBLIC PARTICIPATION

1. ADVERTISEMENT

The Environmental Assessment Practitioner must follow any relevant guidelines adopted by the competent authority in respect of public participation and must at least –

- 1(a) Fix a site notice at a conspicuous place, on the boundary of a property where it is intended to undertake the activity which states that an application will be submitted to the competent authority in terms of these regulations and which provides information on the proposed nature and location of the activity, where further information on the proposed activity can be obtained and the manner in which representations on the application may be made;
- 1(b) inform landowners and occupiers of adjacent land of the applicant's intention to submit an application to the competent authority;
- 1(c) inform landowners and occupiers of land within 100 metres of the boundary of the property where it is proposed to undertake the activity and whom may be directly affected by the proposed activity of the applicant's intention to submit an application to the competent authority;
- 1(d) inform the ward councillor and any organisation that represents the community in the area of the applicant's intention to submit an application to the competent authority;
- 1(e) inform the municipality which has jurisdiction over the area in which the proposed activity will be undertaken of the applicant's intention to submit an application to the competent authority; and
- 1(f) inform any organ of state that may have jurisdiction over any aspect of the activity of the applicant's intention to submit an application to the competent authority; and
- 1(g) place an advertisement in one local newspaper and any *Gazette* that is published specifically for the purpose of providing notice to the public of applications made in terms of these regulations.

2. LOCAL AUTHORITY PARTICIPATION

Local authorities are key interested and affected parties in each application and no decision on any application will be made before the relevant local authority is provided with the opportunity to give input. The planning and the environmental sections of the local authority must be informed of the application at least thirty (30) calendar days before the submission of the application to the competent authority (GDARD).

Has any comment been received from the local authority?

YES	NO
-----	-----------

If "YES", briefly describe the comment below (also attach any correspondence to and from the local authority to this application):

--

If "NO" briefly explain why no comments have been received

The Local Authority is afforded the opportunity to comment on this Draft Basic Assessment Report.

3. CONSULTATION WITH OTHER STAKEHOLDERS









Any stakeholder that has a direct interest in the activity, site or property, such as servitude holders and service providers, should be informed of the application at least thirty (30) calendar days before the submission of the application and be provided with the opportunity to comment.






Has any comment been received from stakeholders?

YES	NO
------------	----

If "YES", briefly describe the feedback below (also attach copies of any correspondence to and from the stakeholders to this application):

--

-  **Mr Andre Booyens**
 - Request to be registered as I&AP
 - I will support the development right as my property is connected to the property in question. I would also put my property up for development rights.
-  **Cllr Mr DA Kayat Owner No. 10 Reid's Place**
 - Request to be registered as I&AP
 - The development of the property above mine would certainly impact on the value of mine and those around mine. One of the main reasons for buying this particular property was that no one could build behind me
 - I strongly oppose the development of this natural reserve. At the time I purchased my property (No. 10 Reid's Place), I made enquiries to purchase the stand (or even part thereof) directly above mine. I was outright refused and informed that under no circumstances would the property above mine ever be sold as it fell within the "green belt". How is it that the situation has since changed?
 - Development of this untouched area will certainly impact negatively on the natural fauna and flora of this area
 - What is the point of declaring a specific area as "Nature Reserve" to protect and conserve what's left of our wildlife if the rules are allowed to change to suite the flavour of the month? This proposed development must not, under any circumstance be allowed to proceed
-  **Justice Maluleke Department of Water Affairs:**
 - Requested a copy of the Basic Assessment Report for review and comments
-  **Mr GJ Kôhler:**
 - I oppose this development because of crime and security during construction, noise, dust and dirt. Increased trafficking in our peaceful area.
 - I oppose this development because of spoilage to our nature reserve
-  **Mr CW De Bruyn**
 - Please note that I am completely and categorically opposed to any development inside the MPE. Is this development inside the MPNE. If yes are you planning to proceed?
-  **Mrs P Heunis City of Tshwane Environmental Management and Nature Conservation**
 - Request to be registered as I&AP
 - No development may occur within the green zone of the Magaliesburg Protected Natural Environment.
-  **Mr J Wesson WESSA**
 - Please register WESSA and the Magaliesburg Protection Association as I&AP's.
 - If I read this correctly the whole area is in the protected area and as such cannot happen. Please confirm.
 - We have a bit of a problem as the main house is also illegal. When was it built as it is not on the Conservation map?
 - Looking at the plan again they could build one dwelling on the property as it does not extend beyond the MPNE.
 - More houses are a problem unless they sub divide
-  **Mr H Aust**
 - Reids place no. 9 Property with a beautiful mountain view. Please keep it like that. (property next to EIA)

-  **Van Blommestein and Associates MD Nel**
- Request to be registered as I&AP
 - We have been mandated by Dr RP Allden and Mrs Allden, the registered owners of the Remainder of Erf 30, Waverly, to register as I&AP's in this matter and furthermore to lodge an objection against the Basic Assessment. The reasons for the objection are as follows:
 - The proposed development will include the removal of approximately 4,2 hectares of sensitive and indigenous vegetation and the introduction of land uses that could result in significant harmful impacts to the environment.
 - The proposed development lies within the boundaries of the Magaliesberg Protected Nature Environment, which is a nature reserve in the Republic of South Africa. The Magaliesberg was proclaimed a Biosphere under UNESCO in 2006/2007. Land uses within the Magaliesberg Protected Natural Environment is controlled by the Magaliesburg Biosphere Management Plan, 2011. According to the Land Use Guidelines for the Magaliesberg Biosphere, as contained in the Magaliesberg Biosphere Management Plan, 2011, the area in which the proposed development is envisaged has been earmarked as "Core Zone". The primary activities permitted in the Core Zone are conservation, research, education and nature-based ecotourism. The proposed development is not in line with these development objectives.
 - The subject property lies within Region 2 of the City of Tshwane Metropolitan Municipality. In terms of the Regional Spatial Development Framework (RSDF) for Region 2, the area in which the proposed development is envisaged has been ear marked as "ridge". According to the RSDF, Sensitive ridge areas, such as the Magaliesberg Protected Nature Area is regarded as sensitive. All development will be restricted in terms of environmental considerations. These areas are important in terms of nature conservation and must be managed to maintain the open space system within the urban environment, visual attractiveness and natural environmental content/ eco system. The proposed development is not in line with these development objectives.
 - In terms of the Development Guidelines for Ridges, compiled by the Gauteng Department of Agriculture and Rural Development, 2001, the part of the Magaliesberg nature reserve in which the development is proposed, has been classified as a class 2 Ridge. The development guidelines for Class 2 ridges include: No further subdivision will be allowed and consolidation of subdivisions will be encouraged. No-go development policy, low impact (tourism developments will be considered. The proposed development is not in line with these development objectives. The proposed development will set a precedent for further intrusive development into the Magaliesberg Protected Natural Environment. In light of the above factors, it is evident that the Basic Assessment for the proposed development cannot be supported.
-  **Mr WJ Van der Heever**
- Please send document - need the copy of original approval supplied to previous owner (Nel) to prepare objection.
-  **Mr RM Del Piccolo**
- That there must be no blasting.
-  **Annelien Pretorius Eskom**
- Eskom is not affected.
-  **Mr AC Arno**
- Request to be registered as I&AP
- Refer Appendix E10.**

If "NO" briefly explain why no comments have been received

4. GENERAL PUBLIC PARTICIPATION REQUIREMENTS

The Environmental Assessment Practitioner must ensure that the public participation is adequate and must determine whether a public meeting or any other additional measure is appropriate or not based on the particular nature of each case. Special attention should be given to the involvement of local community structures such as Ward Committees and ratepayers associations. Please note that public concerns that emerge at a later stage that should have been addressed may cause the competent authority to withdraw any authorisation it may have issued if it becomes apparent that the public participation process was inadequate.

BASIC ASSESSMENT REPORT [REGULATION 22(1)]

The practitioner must record all comments and respond to each comment of the public / interested and affected party before the application is submitted. The comments and responses must be captured in a Comments and Responses Report as prescribed in the regulations and be attached to this application.

5. APPENDICES FOR PUBLIC PARTICIPATION

All public participation information is to be attached in the appropriate Appendix. The information in this Appendix is to be ordered as detailed below

Appendix E1: Proof of site notice

Appendix E2: Written notices issued to those persons detailed in 1(b) to 1(f) above

Appendix E3: Proof of newspaper advertisements

~~Appendix E4: Communications to and from persons detailed in Point 2 and 3 above (no correspondence)~~

~~Appendix E5: minutes of any public and/or stakeholder meetings (as no public meetings have been undertaken)~~

Appendix E6: Comments and Responses Report

Appendix E7: ~~Comments from I&APs on Basic Assessment (BA) Report (this is the draft basic assessment on which I&AP's are to comment)~~

~~Appendix E8: Comments from I&APs on amendments to the BA report (there have been no amendment report for comment)~~

Appendix E9: Copy of the register of I&APs

Appendix E10: Comments from I&APs on the application (**received during the initial public participation**)

~~Appendix E11: Other (no additional applicable information)~~

SECTION D: RESOURCE USE AND PROCESS DETAILS

Note: Section D is to be completed for the proposal and alternative(s) (if necessary)

Instructions for completion of Section D for alternatives

- 1) For each alternative under investigation, where such alternatives will have different resource and process details (e.g. technology alternative), the entire Section D needs to be completed
- 4) Each alternative needs to be clearly indicated in the box below
- 5) Attach the above documents in a chronological order

Section D has been duplicated for alternatives "insert No. of duplicates" times
(complete only when appropriate)

Section D Alternative No. "insert alternative number" (complete only when appropriate for above)

1. WASTE, EFFLUENT, AND EMISSION MANAGEMENT

Solid waste management

Will the activity produce solid construction waste during the construction/initiation phase?

YES	NO
-----	----

If yes, what estimated quantity will be produced per month?

+20m ³

How will the construction solid waste be disposed of (describe)?

No disposal of construction waste generated during the development phase will take place within the boundaries of the Proposed Township. All such waste will be regularly collected and transported and disposed of at one of the CoT's licensed landfill site. All vehicles used will be as such that no spillage of waste could take place along any route travelled to dispose of the waste.

Where will the construction solid waste be disposed of (describe)?

CoT's licensed landfill site.

Will the activity produce solid waste during its operational phase?

YES	NO
-----	----

If yes, what estimated quantity will be produced per month?

3 x 240l wheely bins

How will the solid waste be disposed of (describe)?

Once developed the domestic waste will be collected at each individual property and disposed of by the CoT's formal waste removal system.

Has the municipality or relevant service provider confirmed that sufficient air space exists for treating/disposing of the solid waste to be generated by this activity?

YES	NO
-----	----

Where will the solid waste be disposed if it does not feed into a municipal waste stream (describe)?

N/A

Note: If the solid waste (construction or operational phases) will not be disposed of in a registered landfill site or be taken up in a municipal waste stream, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Can any part of the solid waste be classified as hazardous in terms of the relevant legislation?

YES	NO
-----	----

If yes, inform the competent authority and request a change to an application for scoping and EIA.

Is the activity that is being applied for a solid waste handling or treatment facility?

YES	NO
-----	----

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Describe the measures, if any, that will be taken to ensure the optimal reuse or recycling of materials:

- Solid construction waste not posing a pollution hazard should be used on site as a filling material.
 - Should no filling material be required, this waste should be collected in waste skips and disposed of at a registered municipal waste site.
 - Domestic waste generated during construction will be separated into recyclable and non-recyclable waste. Recyclable waste will be collected in separate waste skips and removed by a licensed waste contractor and disposed of at a registered recycling centre.

BASIC ASSESSMENT REPORT [REGULATION 22(1)]

Liquid effluent (other than domestic sewage)

Will the activity produce effluent, other than normal sewage, that will be disposed of in a municipal sewage system?

YES	NO
-----	-----------

If yes, what estimated quantity will be produced per month?

m3

If yes, has the municipality confirmed that sufficient capacity exist for treating / disposing of the liquid effluent to be generated by this activity(ies)?

YES	NO
-----	----

Will the activity produce any effluent that will be treated and/or disposed of on site?

Yes	NO
-----	-----------

If yes, what estimated quantity will be produced per month?

m3

If yes describe the nature of the effluent and how it will be disposed:

--

Note that if effluent is to be treated or disposed on site the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA

Will the activity produce effluent that will be treated and/or disposed of at another facility?

YES	NO
-----	----

If yes, provide the particulars of the facility:

Facility name:		
Contact person:		
Postal address:		
Postal code:		
Telephone:	Cell:	
E-mail:	Fax:	

Describe the measures that will be taken to ensure the optimal reuse or recycling of waste water, if any:

Water usage could be minimised by implementing the collection of stormwater from the building roofs in storage tanks to be used for irrigation purposes.
--

Liquid effluent (domestic sewage)

Will the activity produce domestic effluent that will be disposed of in a municipal sewage system?

YES	NO
------------	----

There is an existing sewer line in Reid's Place. A sewer extension will have to be constructed from the existing sewer line up to each of the Township's stands to provide for a sewer connection on each stand. The Developer will be responsible for the installation and cost of the sewer line and for the registration of the associated servitudes.

If yes, what estimated quantity will be produced per month?

72kl

If yes, has the municipality confirmed that sufficient capacity exist for treating / disposing of the domestic effluent to be generated by this activity(ies)?

YES	NO
-----	-----------

Will the activity produce any effluent that will be treated and/or disposed of on site?

YES	NO
-----	-----------

If yes describe how it will be treated and disposed off.

--

Emissions into the atmosphere

Will the activity release emissions into the atmosphere?

YES	NO
-----	-----------

If yes, is it controlled by any legislation of any sphere of government?

YES	NO
-----	----

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

If no, describe the emissions in terms of type and concentration:

--

2. WATER USE

Indicate the source(s) of water that will be used for the activity

municipal	Directly from water board	groundwater	river, stream, dam or lake	other	the activity will not use water
------------------	---------------------------	-------------	----------------------------	-------	---------------------------------

If water is to be extracted from groundwater, river, stream, dam, lake or any other natural feature, please indicate the volume that will be extracted per month:

--

If Yes, please attach proof of assurance of water supply, e.g. yield of borehole, in the appropriate Appendix

Does the activity require a water use permit from the Department of Water Affairs?

YES	NO
-----	-----------

If yes, list the permits required

--

If yes, have you applied for the water use permit(s)?

YES	NO
-----	----

If yes, have you received approval(s)? (attached in appropriate appendix)

YES	NO
-----	----

3. POWER SUPPLY

Please indicate the source of power supply eg. Municipality / Eskom / Renewable energy source

Municipality

If power supply is not available, where will power be sourced from?

4. ENERGY EFFICIENCY

Describe the design measures, if any, that have been taken to ensure that the activity is energy efficient:

Compact fluorescent/ low pressure sodium lamps to be utilized instead of incandescent lamps. Security lighting must only be utilized during the night time (unless in abnormal conditions that may require further lighting).

Describe how alternative energy sources have been taken into account or been built into the design of the activity, if any:










The use of alternative energy sources such as solar and gas will be encouraged.
Natural ventilation within the buildings is to be optimized.
Electrical design should contain low wattage fluorescent lamps, electronic control gear for light fittings as well as power factor correction where applicable.

SECTION E: IMPACT ASSESSMENT

The assessment of impacts must adhere to the minimum requirements in the EIA Regulations, 2006, and should take applicable official guidelines into account. The issues raised by interested and affected parties should also be addressed in the assessment of impacts.

1. ISSUES RAISED BY INTERESTED AND AFFECTED PARTIES

Summarise the issues raised by interested and affected parties.

- 
Mr Andre Booyens
 - Request to be registered as I&AP
 - I will support the development right as my property is connected to the property in question. I would also put my property up for development rights.
- 
Cllr Mr DA Kayat Owner No. 10 Reid's Place
 - Request to be registered as I&AP
 - The development of the property above mine would certainly impact on the value of mine and those around mine. One of the main reasons for buying this particular property was that no one could build behind me
 - I strongly oppose the development of this natural reserve. At the time I purchased my property (No. 10 Reid's Place), I made enquiries to purchase the stand (or even part thereof) directly above mine. I was outright refused and informed that under no circumstances would the property above mine ever be sold as it fell within the "green belt". How is it that the situation has since changed?
 - Development of this untouched area will certainly impact negatively on the natural fauna and flora of this area
 - What is the point of declaring a specific area as "Nature Reserve" to protect and conserve what's left of our wildlife if the rules are allowed to change to suite the flavour of the month? This proposed development must not, under any circumstance be allowed to proceed
- 
Justice Maluleke Department of Water Affairs:
 - Requested a copy of the Basic Assessment Report for review and comments
- 
Mr GJ Kôhler:
 - I oppose this development because of crime and security during construction, noise, dust and dirt. Increased trafficking in our peaceful area.
 - I oppose this development because of spoilage to our nature reserve
- 
Mr CW De Bruyn
 - Please note that I am completely and categorically opposed to any development inside the MPE. Is this development inside the MPNE. If yes are you planning to proceed?
- 
Mrs P Heunis City of Tshwane Environmental Management and Nature Conservation
 - Request to be registered as I&AP
 - No development may occur within the green zone of the Magaliesburg Protected Natural Environment.
- 
Mr J Wesson WESSA
 - Please register WESSA and the Magaliesburg Protection Association as I&AP's.
 - If I read this correctly the whole area is in the protected area and as such cannot happen. Please confirm.
 - We have a bit of a problem as the main house is also illegal. When was it built as it is not on the Conservation map?
 - Looking at the plan again they could build one dwelling on the property as it does not extend beyond the MPNE.
 - More houses are a problem unless they sub divide
- 
Mr H Aust
 - Reids place no. 9 Property with a beautiful mountain view. Please keep it like that. (property next to EIA)
- 
Van Blommestein and Associates MD Nel
 - Request to be registered as I&AP
 - We have been mandated by Dr RP Allden and Mrs Allden, the registered owners of the Remainder of Erf 30, Waverly, to register as I&AP's in this matter and furthermore to lodge an objection against the Basic Assessment. The reasons for the objection

are as follows:

- The proposed development will include the removal of approximately 4,2 hectares of sensitive and indigenous vegetation and the introduction of land uses that could result in significant harmful impacts to the environment.
- The proposed development lies within the boundaries of the Magaliesberg Protected Nature Environment, which is a nature reserve in the Republic of South Africa. The Magaliesberg was proclaimed a Biosphere under UNESCO in 2006/2007. Land uses within the Magaliesberg Protected Natural Environment is controlled by the Magaliesburg Biosphere Management Plan, 2011. According to the Land Use Guidelines for the Magaliesberg Biosphere, as contained in the Magaliesberg Biosphere Management Plan, 2011, the area in which the proposed development is envisaged has been earmarked as "Core Zone". The primary activities permitted in the Core Zone are conservation, research, education and nature-based ecotourism. The proposed development is not in line with these development objectives.
- The subject property lies within Region 2 of the City of Tshwane Metropolitan Municipality. In terms of the Regional Spatial Development Framework (RSDF) for Region 2, the area in which the proposed development is envisaged has been earmarked as "ridge". According to the RSDF, Sensitive ridge areas, such as the Magaliesberg Protected Nature Area is regarded as sensitive. All development will be restricted in terms of environmental considerations. These areas are important in terms of nature conservation and must be managed to maintain the open space system within the urban environment, visual attractiveness and natural environmental content/ eco system. The proposed development is not in line with these development objectives.
- In terms of the Development Guidelines for Ridges, compiled by the Gauteng Department of Agriculture and Rural Development, 2001, the part of the Magaliesberg nature reserve in which the development is proposed, has been classified as a class 2 Ridge. The development guidelines for Class 2 ridges include: No further subdivision will be allowed and consolidation of subdivisions will be encouraged. No-go development policy, low impact (tourism developments will be considered. The proposed development is not in line with these development objectives. The proposed development will set a precedent for further intrusive development into the Magaliesberg Protected Natural Environment. In light of the above factors, it is evident that the Basic Assessment for the proposed development cannot be supported.

 **Mr WJ Van der Heever**

- Please send document - need the copy of original approval supplied to previous owner (Nel) to prepare objection.

 **Mr RM Del Piccolo**

- That there must be no blasting.

 **Annelien Pretorius Eskom**


- Eskom is not affected.

 **Mr AC Arno**

- Request to be registered as I&AP

Refer Appendix E10.

Summary of response from the practitioner to the issues raised by the interested and affected parties
(A full response must be provided in the Comments and Response Report that must be attached to this report):

 **Mr Andre Booyens**

- Request to be registered as I&AP
- *Added onto the database of interested and affected parties and will be kept up to date and afforded an opportunity to comment on all reports during the Basic Assessment process.*
- I will support the development right as my property is connected to the property in question. I would also put my property up for development rights.

Noted.

 **ClIr Mr DA Kayat Owner No. 10 Reid's Place**

- Request to be registered as I&AP
- *Added onto the database of interested and affected parties and will be kept up to date and afforded an opportunity to comment on all reports during the Basic Assessment process.*

- The development of the property above mine would certainly impact on the value of mine and those around mine. One of the main reasons for buying this particular property was that no one could build behind me
Property values are affected by visual impact, safety and security as well as noise. The negative impacts associated with these aspects have been mitigated against accordingly – Refer to the EMPr attached as Appendix H. Further to this, the proposed properties will gain access from an existing right of way servitude and the new servitude to the proposed 3 residential properties will not be directly adjacent to No 10 Reid’s Place.
- I strongly oppose the development of this natural reserve. At the time I purchased my property (No. 10 Reid’s Place), I made enquiries to purchase the stand (or even part thereof) directly above mine. I was outright refused and informed that under no circumstances would the property above mine ever be sold as it fell within the “green belt”. How is it that the situation has since changed?
The subject property has been privately owned by the applicant since 1999, and since it is a farm portion, it was not included into the previous Township known as Montana Extension 5 and is zoned Agricultural. If someone wanted to purchase a part thereof, you would have been instructed to also go through a township application. We therefore assume that could be a reason why you would not have been able to purchase a part thereof. The applicant identified a need to build 3 Residential 1 erven on the property in order to accommodate her children on the same property. A township application was submitted to the City of Tshwane Metropolitan Municipality dated 14 November 2012. It is acknowledge that the property falls within the Green belt and therefore the appropriate processes in terms of the EIA Regulations are being followed in order to determine whether the proposed development would be approved by the Gauteng Department of Agriculture and Rural Development (GDARD). It must also be noted that environmental legislation only came into effect in terms of the Environmental Conservation Act between 1997 and 2002.
- Development of this untouched area will certainly impact negatively on the natural fauna and flora of this area
According to the conclusion in the Biodiversity Report compiled by EcoAgent Ecology and Biodiversity Consultants (Refer Appendix H), the intended development will not result in a loss of significantly large ecological sensitive and important habitat units, ecosystem function (e.g. reduction in water quality, connectivity, soil pollution, pollination), significant loss of mammal, bird or herpetofauna habitat, nor of loss/displacement of threatened or protected species. Please also note that the EMPr attached hereto as Appendix H contains site specific mitigation measures that must be implemented in order to reduce negative impacts on fauna and flora during the construction and operational phase
- What is the point of declaring a specific area as “Nature Reserve” to protect and conserve what’s left of our wildlife if the rules are allowed to change to suite the flavour of the month? This proposed development must not, under any circumstance be allowed to proceed
The property is located within the green belt of the Magaliesberg Protected Natural Environment (MPNE). The site falls within a Class 2 Ridge (Gauteng Hills and Ridges Policy, 2001) and therefore should any development be proposed within this area the relevant legal processes must be undertaken in order to obtain authorisation from the relevant Provincial and local authorities to proceed with such. This Basic Assessment Report forms part of the environmental authorisation application to GDARD, who are vested with the decision making power to grant or deny authorisation. To date the Basic Assessment process is being carried out whereby the applicant is applying for environmental authorisation to the GDARD. The decision making power to grant or deny authorisation of the project lies with the GDARD.
-  **Justice Maluleke Department of Water Affairs:**

 - Requested a copy of the Basic Assessment Report for review and comments
Mr Maluleke is herewith provided with a copy of the Draft Basic Assessment Report for review and comment.
-  **Mr GJ Kôhler:**

 - I oppose this development because of crime and security during construction, noise, dust and dirt. Increased trafficking in our peaceful area.

Noted. Mitigation measures pertaining to crime, security, noise, dust and traffic have been included in the EMPr attached as Appendix H.

- I oppose this development because of spoilage to our nature reserve
It must be noted that the area proposed to be developed is located between the existing house on the subject property and the built-up edge of Montana Park X 5. This area is largely transformed by the existing residence and garden and it is not anticipated to create spoilage of the nature reserve

 **Mr CW De Bruyn**

- Please note that I am completely and categorically opposed to any development inside the MPE. Is this development inside the MPNE. If yes are you planning to proceed?

The property is located within the green belt of the MPNE. The site falls within a Class 2 Ridge (Gauteng Hills and Ridges Policy, 2001) and therefore should any development be proposed within this area the relevant legal processes must be undertaken in order to obtain authorisation from the relevant Provincial and local authorities to proceed with such. To date the Basic Assessment process is being carried out whereby the applicant is applying for environmental authorisation to the GDARD. The decision making power to grant or deny authorisation of the project lies with the GDARD, and not with ILA.

 **Mrs P Heunis City of Tshwane Environmental Management and Nature Conservation**

- Request to be registered as I&AP
Added onto the database of interested and affected parties and will be kept up to date and afforded an opportunity to comment on all reports during the Basic Assessment process.

- No development may occur within the green zone of the Magaliesburg Protected Natural Environment.

It is noted that the application site is situated within the proclaimed protected area of the Magaliesberg Protected Natural Environment. Application for development on the subject property is being made for the area that is situated between the existing residential unit on the property and the township boundary of Montana Park Ext 5. ILA together with the applicant has undertaken negotiations with the City of Tshwane (Mr Alexander Heunis and Mr Johannes Prinsloo) in this regard. The CoT indicated that no development was allowed within a proclaimed protected area. It was however confirmed that the portion south of the existing dwelling was disturbed due to human activity and some of these areas south of the existing dwelling had been excluded as sensitive areas in the latest Tshwane Bioregional Plan. Due to the fact that the application portion and the existing dwelling can be considered as part of the urban environment associated with the existing developments further south, the CoT proposed that the property owner consider an offset proposal. Such a proposal would entail that the CoT would consider supporting the development of the 3 residential erven based on the condition that the remainder of the property which has not been disturbed by human activity is availed to the CoT for zoning as Public Open Space and conservation purposes. This would contribute to the CoT's objective to protect, manage and conserve the MPNE. With such an offset the MPNE line which currently includes the existing dwelling will be re-proclaimed to exclude the portion of the property where the existing dwelling is situated up to its southern boundary.

An application for development within the Magaliesberg Protected Natural Environment in terms of Administrator's Notice 127 of 4 May 1994 and the Environmental Conservation Act 1989 (Act 73 of 1989) will also be submitted to the Directorate of Nature Conservation at the Gauteng Provincial Government.

 **Mr J Wesson WESSA**

- Please register WESSA and the Magaliesburg Protection Association as I&AP's.
Added onto the database of interested and affected parties and will be kept up to date and afforded an opportunity to comment on all reports during the Basic Assessment process.

- If I read this correctly the whole area is in the protected area and as such cannot happen. Please confirm.

It is noted that the application site is situated within the proclaimed protected area of the Magaliesberg Protected Natural Environment. Application for development on the subject property is being made for the area that is situated between the existing residential unit

on the property and the township boundary of Montana Park Ext 5. ILA together with the applicant has undertaken negotiations with the City of Tshwane (Mr Alexander Heunis and Mr Johannes Prinsloo) in this regard. The CoT indicated that no development was allowed within a proclaimed protected area. It was however confirmed that the portion south of the existing dwelling was disturbed due to human activity and some of these areas south of the existing dwelling had been excluded as sensitive areas in the latest Tshwane Bioregional Plan. Due to the fact that the application portion and the existing dwelling can be considered as part of the urban environment associated with the existing developments further south, the CoT proposed that the property owner consider an offset proposal. Such a proposal would entail that the CoT would consider supporting the development of the 3 residential erven based on the condition that the remainder of the property which has not been disturbed by human activity is availed to the CoT for zoning as Public Open Space and conservation purposes. This would contribute to the CoT's objective to protect, manage and conserve the MPNE. With such an offset the MPNE line which currently includes the existing dwelling will be re-proclaimed to exclude the portion of the property where the existing dwelling is situated up to its southern boundary.

An application for development within the Magaliesberg Protected Natural Environment in terms of Administrator's Notice 127 of 4 May 1994 and the Environmental Conservation Act 1989 (Act 73 of 1989) will also be submitted to the Directorate of Nature Conservation at the Gauteng Provincial Government.

- We have a bit of a problem as the main house is also illegal. When was it built as it is not on the Conservation map? Looking at the plan again they could build one dwelling on the property as it does not extend beyond the MPNE. More houses are a problem unless they sub divide

The owner has confirmed that the house was built between 1995/1996. It did not require environmental authorisation at that stage as ECA only came into effect between 1997 and 2002.

 **Mr H Aust**

- Reids place no. 9 Property with a beautiful mountain view. Please keep it like that. (property next to EIA)

Mitigation measures have been included in the EMP (Appendix H) to reduce visual impacts related to the proposed development. It must be noted that the area proposed to be developed is located between the existing house on the subject property and the built-up edge of Montana Park X 5. No activities are proposed to be undertaken above the existing residential unit on the property

 **Van Blommestein and Associates MD Nel**

- Request to be registered as I&AP

Added onto the database of interested and affected parties and will be kept up to date and afforded an opportunity to comment on all reports during the Basic Assessment process.

- We have been mandated by Dr RP Allden and Mrs Allden, the registered owners of the Remainder of Erf 30, Waverly, to register as I&AP's in this matter and furthermore to lodge an objection against the Basic Assessment. The reasons for the objection are as follows: The proposed development will include the removal of approximately 4,2 hectares of sensitive and indigenous vegetation and the introduction of land uses that could result in significant harmful impacts to the environment.

The development will not entail the removal of 4.2 hectares of vegetation. The proposed residential erven will only entail a total footprint area of 3438m² and a further 779m² allocated to services. The 3 proposed residential erven will be just over 1000m² each to fit in with the general density of Montana X 5. No other land uses are proposed.

- The proposed development lies within the boundaries of the Magaliesberg Protected Nature Environment, which is a nature reserve in the Republic of South Africa. The Magaliesberg was proclaimed a Biosphere under UNESCO in 2006/2007. Land uses within the Magaliesberg Protected Natural Environment is controlled by the Magaliesburg Biosphere Management Plan, 2011. According to the Land Use Guidelines for the Magaliesberg Biosphere, as contained in the Magaliesberg Biosphere Management Plan, 2011, the area in which the proposed development is envisaged has been earmarked as "Core Zone". The primary activities permitted in the Core Zone are conservation, research, education and nature-based ecotourism.

- The proposed development is not in line with these development objectives.
- The subject property lies within Region 2 of the City of Tshwane Metropolitan Municipality. In terms of the Regional Spatial Development Framework (RSDF) for Region 2, the area in which the proposed development is envisaged has been earmarked as "ridge". According to the RSDF, Sensitive ridge areas, such as the Magaliesberg Protected Nature Area is regarded as sensitive. All development will be restricted in terms of environmental considerations. These areas are important in terms of nature conservation and must be managed to maintain the open space system within the urban environment, visual attractiveness and natural environmental content/ eco system. The proposed development is not in line with these development objectives. In terms of the Development Guidelines for Ridges, compiled by the Gauteng Department of Agriculture and Rural Development, 2001, the part of the Magaliesberg nature reserve in which the development is proposed, has been classified as a class 2 Ridge. The development guidelines for Class 2 ridges include: No further subdivision will be allowed and consolidation of subdivisions will be encouraged. No-go development policy, low impact (tourism developments will be considered. The proposed development is not in line with these development objectives. The proposed development will set a precedent for further intrusive development into the Magaliesberg Protected Natural Environment. In light of the above factors, it is evident that the Basic Assessment for the proposed development cannot be supported.

The subject property is characterised by an existing residential unit located towards the south of the site (closer to the mountain). The proposed residential erven are proposed to be built in the area between the existing house and current built-up edge of Montana Park X 5. No development is proposed to take place beyond the existing house. As the landowner of the property the applicant should be entitled to apply for authorisation of the residential component although it may not be in line with activities permitted in the core zone, the application portion and the existing dwelling can be considered as part of the urban environment associated with the existing developments further south of the site. The proposed 3 residential erven is situated between the existing residential house and Montana X 5.

 **Mr WJ Van der Heever**

- Please send document - need the copy of original approval supplied to previous owner (Nel) to prepare objection.
ILA is not in possession of any previous approvals. Mr van der Heever is herewith provided with an opportunity to provide his comments of this Draft Basic Assessment Report.

 **Mr RM Del Piccolo**

- That there must be no blasting.
No blasting will be allowed during the construction phase.

 **Annelien Pretorius Eskom**

- Eskom is not affected.
Noted.

 **Mr AC Arno**

- Request to be registered as I&AP
Added onto the database of interested and affected parties and will be kept up to date and afforded an opportunity to comment on all reports during the Basic Assessment process.

Refer Appendix E6 for Comments and Response Report.

2. IMPACTS THAT MAY RESULT FROM THE CONSTRUCTION AND OPERATIONAL PHASE

Briefly describe the methodology utilised in the rating of significance of impacts

The Significance Assessment Methodology in accordance with the DEAT (2006) Guideline Document 5 (Assessment of Impacts) is being followed. The mentioned document states that the significance of impacts can be determined through a synthesis of the aspects produced in terms of the nature, duration, intensity, extent and probability of identified impacts. Furthermore the significance of an impact is the product of a probability rating and a severity rating. A detailed

description of the mentioned methodology follows:

SIGNIFICANCE

Significance is the product of **probability** and **severity**.

PROBABILITY (P)

Probability describes the likelihood of the impact actually occurring, and is rated as follows:

- **Improbable** - Low possibility of impact to occur due to design or history. **Rating: 2**
- **Probable** - Distinct possibility that impact will occur. **Rating: 3**
- **Highly probable** - Most likely that impact will occur. **Rating: 4**
- **Definite** - Impact will occur regardless of any prevention measures. **Rating: 5**

SEVERITY RATING (SR)

The **severity rating** is calculated from the **factors** allocated to **intensity** and **duration**. Intensity and duration factors are awarded to each impact, as described below.

INTENSITY FACTOR (I)

The **intensity factor** is awarded to each impact according to the following method:

- **Low intensity** - nature and/or man made functions not affected (minor process damage or human/ wildlife injury could occur). **Factor 1**
- **Medium intensity** - environment affected but natural and/or manmade functions and processes continue (Some process damage or human/ wildlife injury may have occurred). **Factor 2**
- **High intensity** - environment affected to the extent that natural and/or human-made functions are altered to the extent that it will temporarily or permanently cease (Major process damage or human/wildlife injury could occur). **Factor 4**

DURATION (D)

Duration is assessed and a **factor** awarded in accordance with the following:

- **Short term** - ≤1 to 5 years **Factor 2**
- **Medium term** - 5 to 15 years **Factor 3**
- **Long term** - impact will only cease after the operational life of the activity has ended, either because of natural process or by human intervention **Factor 4**
- **Permanent** - mitigation, either by natural process or by human intervention, will not occur in such a way or in such a time span that the impact can be considered transient **Factor 4**

SEVERITY FACTOR (SF)

The **severity rating** is obtained from calculating a **severity factor**, and comparing the severity factor to the rating in the table below. For example:

$$\begin{aligned}
 \text{The Severity factor} &= \text{Intensity factor} \times \text{Duration factor} \\
 &= 2 \times 3 \\
 &= 6
 \end{aligned}$$

A severity factor of six (6) equals a Severity Rating of Medium severity (Rating 3) as per Table 1.

TABLE I: SEVERITY RATINGS

RATING	FACTOR
Low Severity (Rating 2)	Calculated values 2 to 4
Medium Severity (Rating 3)	Calculated values 5 to 8
High Severity (Rating 4)	Calculated values 9 to 12
Very High severity (Rating 5)	Calculated values 13 to 16
Severity factors below 3 indicate no significant impact	

SIGNIFICANCE RATING

A Significance Rating is calculated by multiplying the Severity Rating with the Probability Rating. The significance rating should influence the development project as described below:

- **Low significance (calculated Significance Rating 4 to 6)**
 - **Positive** and **negative impacts** of low significance should have no significant influence on the proposed development project.
- **Medium significance (calculated Significance Rating ≥ 7 to 12)**
 - **Positive impact:**
Should weigh towards a decision to continue
 - **Negative impact:**
Should be mitigated before project can be approved.
- **High significance (calculated Significance Rating ≥ 13 to 18)**
 - **Positive impact:**
Should weigh towards a decision to continue, should be enhanced in final design.
 - **Negative impact:**
Should weigh towards a decision to terminate proposal, or mitigation should be performed to reduce significance to at least a low significance rating.
- **Very High significance (calculated Significance Rating ≥ 19 to 25)**
 - **Positive impact:**
Continue
 - **Negative impact:**
If mitigation cannot be implemented effectively, proposal should be terminated.


















Briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the construction phase for the various alternatives of the proposed development. This must include an assessment of the significance of all impacts.

Alternative 1: Proposal: Establishment of 3 ‘Residential 1’ stands (Conventional foundations) and an Erf zoned Special for services

















Potential impacts:	Significance rating of impacts:	Proposed mitigation:	Significance rating of impacts after mitigation:
CONSTRUCTION PHASE			
BENEFICIAL IMPACTS			
Removal of exotic plant species and establishment of indigenous vegetation	6 Low P – 2 I – 2, D – 3, SF – 6 SR – 3	<ul style="list-style-type: none"> ☞ A Landscape Development Plan should be developed and approved by the Local Municipality. ☞ The Landscape Development Plan must as far as possible make use of indigenous trees and plants. The use of exotic species must be limited. ☞ Any indigenous groundcovers and shrubs should be removed prior to construction activities and located and maintained in an on-site nursery and replanted within landscaped areas after construction is complete. ☞ All classified Invader Species in terms of the Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983) to be identified, eradicated and controlled. ☞ Eradication of exotic invader plant species by means of an appropriate method, as specified by the ECO. 	12 Medium P – 4 I – 2, D – 4, SF – 8 SR – 3

BASIC ASSESSMENT REPORT [REGULATION 22(1)]

















		<ul style="list-style-type: none"> ☞ Dead weeds/exotic invader species must be discarded and disposed of at a landfill site 	
Skills development and job opportunities	<p align="center">10 Medium P – 5 I – 2, D – 2, SF – 4 SR – 2</p>	<ul style="list-style-type: none"> ☞ As far as reasonably possible people from surrounding communities must be employed by the building contractor and sub-contractors. ☞ This should be included in the contract upon appointment of successful tenderer. 	<p align="center">15 High P – 5 I – 2, D – 4, SF – 8 SR – 3</p>
ADVERSE IMPACTS			
De-vegetation of area of construction due to site clearance (earthworks), installation of services, and movement of heavy vehicles, will cause an increase in stormwater run-off (sheet erosion) as well as make soil susceptible to wind erosion (including dust pollution) (cumulative impact)	<p align="center">15 High P – 5 I – 2, D – 4, SF – 8 SR – 3</p>	<ul style="list-style-type: none"> ☞ The construction site should be watered/ wetted on a regular, monitored basis to prevent dust formation. ☞ Areas where services are to be implemented must be clearly demarcated ☞ Contracts with contractors to include penalties related to environmental damage caused by such contractors. ☞ Construction schedules to indicate which areas can be cleared for construction work ☞ Installation of all underground services must be coordinated to occur simultaneously wherever possible. Trenches must be backfilled and compacted to appropriate compaction densities as soon as possible. ☞ The position of the site camp should be determined and fenced off from the remaining property to contain the spread of material, etc. ☞ The area of the construction camp must be rehabilitated with plants harvested in the pre-construction phase or new indigenous plants which specifically occur in the immediate area of the construction area. ☞ Regular inspections to ensure compliance to these requirements. Inspections must occur on an ongoing basis, with monthly audit reports being compiled and submitted to the GDARD. ☞ Where rehabilitation of cleared areas is planned, topsoil must be preserved for this purpose ☞ The top 20 cm of soil must be stripped as fertile top soil and stockpiled aside at specifically designated areas to be used in the rehabilitation of the site in the final phase of construction. Suitable storage areas must be identified within disturbed area, in consultation with the ECO, prior to commencement of construction. ☞ It is important that the footprint of disturbance by heavy machinery during construction be limited, in order to ensure a quick recovery 	<p align="center">8 Medium P – 4 I – 2, D – 2, SF – 4 SR – 2</p>

		<p>of the site.</p> <ul style="list-style-type: none">  Earthworks and changes to the natural form of the ground be kept to a minimum.  Where embankments higher than 1,200mm are created, these should be contoured to approximate the natural form of the landscape.  Landscapes should be terraced.  Access roads for earthmoving equipment and delivery of construction material must be clearly designated.  Due to the steep nature of the site, the use of machinery is to be limited as far as possible  No blasting is to be undertaken on site 	
<p>Disturbance in ecological processes and functioning, loss of habitat and therefore the loss of biodiversity and disturbance to migration routes of animals</p>	<p>15 High P – 5 I – 2, D – 4, SF – 8 SR – 3</p>	<ul style="list-style-type: none">  A Landscape Development Plan and Landscape Guidelines is to be prepared for the development by a qualified Landscape Architect prior to any construction or site clearance commencing. Only indigenous endemic species are allowed to be used within landscaped areas  Placement of proposed building footprint is to be done in conjunction with the flora specialist. 	<p>8 Medium P – 4 I – 2, D – 2, SF – 4 SR – 2</p>
<p>Nuisance to neighbours e.g. noise emanating from construction, traffic safety due to construction vehicles</p>	<p>8 Medium P – 4 I – 2, D – 2, SF – 4 SR – 2</p>	<ul style="list-style-type: none">  Ensure compliance to Provincial Noise Control requirements as outlined in the Provincial Notice, 5479 of 1999: Gauteng Noise Control Regulation during construction and operation phases  No construction work to be conducted at night  Construction work to be conducted Monday to Friday between 7:30 – 17:00 and on Saturdays between 08:00 – 13:00  No construction work to be undertaken on Sundays and Public Holidays in order to minimise the disturbance caused by noise emanating from the construction site;  Dust controlling measures such as spraying of the construction site should be implemented to reduce the impact of dust generated during construction.  Tyres of construction vehicles should be sprayed with water before leaving the site, in order to prevent dust generation.  Blowing of waste material by the wind to neighbouring properties should be prevented.  Loose material should be dampened or covered;  The area on which the proposed construction activities will take place should be demarcated/fenced off in order to 	<p>6 Low P – 3 I – 2, D – 2, SF – 4 SR – 2</p>


















BASIC ASSESSMENT REPORT [REGULATION 22(1)]
















		<p>limit the extent of the impacts associated with these activities to a confined area.</p> <ul style="list-style-type: none">  Access of machinery to site should be restricted to one entrance.  Construction vehicles must avoid causing congestion within Reid's Place , no vehicles are to obstruct the driveways of the surrounding residents 	
<p>Dust to be generated during construction activities, which could affect visibility of adjacent roads and also impact on adjacent properties</p>	<p>8 Medium P – 4 I – 2, D – 2, SF – 4 SR – 2</p>	<ul style="list-style-type: none">  Dust controlling measures shall be implemented such as spraying of the construction site  Liquid dust control should be implemented if dust poses a hazard after standard spraying of water is conducted.  Tyres of construction vehicles should be sprayed with water before leaving the site, in order to prevent dust generation.  Blowing of waste material by the wind to neighbouring properties should be prevented. Loose material should be dampened or covered;  The area on which the proposed construction activities will take place should be demarcated/fenced off in order to limit the extent of the impacts associated with these activities to a confined area.  Where possible, it is proposed that the boundary wall/palisade fence be erected prior to commencement of construction works. 	<p>6 Low P – 3 I – 2, D – 2, SF – 4 SR – 2</p>
<p>Heavy vehicle traffic in Reid's Place could prove to be a nuisance to nearby neighbours and could impact negatively on safety of existing roads</p>	<p>8 Medium P – 4 I – 2, D – 2, SF – 4 SR – 2</p>	<ul style="list-style-type: none">  Existing roads must be utilised as far as possible.  No unauthorised access is permitted.  Limit construction activities strictly to daylight hours.  A road safety programme will be implemented in order to inform all relevant parties of the possible risks of the construction site.  Red flags should be used to warn the public and construction vehicle operators at least 100m before crossing points or access route into the construction area.  Develop an information campaign regarding the hazards associated with increased heavy vehicle traffic, and precautionary measures to be taken by Construction Company.  Ensure adequate and correct road signage in the construction affected area.  Dust controlling measures such as spraying of the construction site could be implemented to reduce the impact of dust generated during construction. 	<p>6 Low P – 3 I – 2, D – 2, SF – 4 SR – 2</p>













BASIC ASSESSMENT REPORT [REGULATION 22(1)]

		<ul style="list-style-type: none">  Access routes to be limited.  Tyres of construction vehicles should be sprayed with water before leaving the site, in order to prevent sand, etc. from littering roads.  Liquid dust control should be implemented if dust poses a hazard after standard spraying of water is conducted.  Blowing of waste material by the wind to neighbouring properties should be prevented.  Loose material should be dampened or covered;  The area on which the proposed construction activities will take place should be demarcated/fenced off in order to limit the extent of the impacts associated with these activities to a confined area. 	
<p>Establishment of material stockpile areas and other storage areas for building material.</p>	<p align="center">8 Medium P – 4 I – 2, D – 2, SF – 4 SR – 2</p>	<ul style="list-style-type: none">  Stockpiles not to exceed a height of 2m  Stockpiles to be monitored on ongoing basis for erosion and invasive exotic species.  After the stockpiled material has been removed, the site shall be reinstated to its original condition – stockpiles to be limited to the areas of construction, no stockpiling is to take place beyond the existing house on the property or the areas to the west and east of the house.  No foreign material generated / deposited during construction shall remain on site.  Areas affected by stockpiling shall be landscaped, topsoiled, grassed and maintained at the contractor's cost until clearance from the Site Agent is received.  Stockpiles may take the form of windrows.  To prevent erosion, material stockpiled for long periods (2 weeks) should be retained in a bermed area to avoid contact with stormwater run-off.  No vehicles shall be allowed access onto the stockpiles after they have been placed.  Stockpiles must not be contaminated with oil, diesel, petrol, garbage or any other material, which may inhibit the later growth of vegetation in the soil. 	<p align="center">6 Low P – 3 I – 2, D – 2, SF – 4 SR – 2</p>
<p>Temporary chemical sanitation (toilet facilities) could contaminate and impact on soil</p>	<p align="center">8 Medium P – 4 I – 2, D – 2, SF – 4 SR – 2</p>	<ul style="list-style-type: none">  Adequate on-site chemical sanitation systems, at least one toilet for every 8 workers, must be provided within walking distance to all construction workers. Strict penalties in re-numeration must be applied for workers that use other surrounding open areas for 	<p align="center">6 Low P – 3 I – 2, D – 2, SF – 4 SR – 2</p>


















BASIC ASSESSMENT REPORT [REGULATION 22(1)]

		<ul style="list-style-type: none">  this purpose.  Toilets must be located within the construction camp on gentle gradient  Toilets shall be serviced once a week to prevent spillages  Under no circumstances may ablutions occur outside of the provided facilities  No washing or bathing in any natural water bodies shall be allowed. 	
Crime may increase as a result of contract work in the area	<p align="center">8 Medium P – 4 I – 2, D – 2, SF – 4 SR – 2</p>	<ul style="list-style-type: none">  No building activities to be allowed after hours during weekdays, or over weekends  Building contractor to mainly make use of labour from local communities.  Only a limited number of two night watchmen to be allowed overnight on property to ensure safety of equipment stored on site. 	<p align="center">6 Low P – 3 I – 2, D – 2, SF – 4 SR – 2</p>
Mammalian and avian species will move to adjacent properties during the construction phase.	<p align="center">8 Medium P – 4 I – 2, D – 2, SF – 4 SR – 2</p>	<ul style="list-style-type: none">  All activities on site must comply with the regulations of the Animal Protection Act, 1962 (Act No.71 of 1962).  No fauna are to be trapped, hunted or killed on the application site or adjacent properties  If any bird, mammal, amphibian or reptile is found during construction, these animals must be relocated to undisturbed areas or to conservation areas close by.  The Contractor shall advise his workers of the penalties associated with the needless destruction of wildlife, as set out in the Animals Protection Act, 1962 (Act 71 of 1962) sec. 2 (fine R2,000.00 and/or 12 months imprisonment).  Prevent the unnecessary removal of indigenous vegetation through demarcating and marking specific areas and trees to be retained, prior to commencement of construction.  Destruction of rocky outcrops and removal of rock sheets must be prevented.  Retain as much as possible of the natural vegetation and trees, firstly the trees and, especially on Erfs 1 and 2, where the rich ground cover  Construction operations should be limited to the smallest possible footprint and contained within the space that will be occupied by houses and associated access and service structures  Whatever natural habitat remains on site should be managed as carefully as possible to retain the biodiversity already there and, wherever possible, augmented by judicious additions of indigenous 	<p align="center">6 Low P – 3 I – 2, D – 2, SF – 4 SR – 2</p>
















		<p>flora that would be expected for the habitat, ideally including that on the greater and neighbouring properties and their gardens</p> <ul style="list-style-type: none">  All possible alien plant species present on the site and surrounding properties should be at least eliminated and at best replaced with species indigenous to the area, especially on the southern ridge sections  Development structures should be clustered as close as possible to existing development, and preferably sited on already disturbed areas, such as Erf 3 and the eastern section of Erf 2.  A copy of any ecological management plan should be provided to and coordinated with all neighbouring landowners.  Outside lighting should be designed to minimize impacts on fauna, reducing intensity of lights for nocturnal species and avoiding attraction/disruption of arthropod populations.  Direct all outside lighting away from sensitive slope areas.  Avoid fluorescent and mercury vapour lighting and use sodium vapour (yellow) lights wherever possible.  Only species indigenous to South Africa, and preferably to the Magaliesberg system, should be used for landscaping/gardens.  Plant species indigenous to the natural vegetation of the area are preferred. 	
<p>Waste management</p>	<p>12 Medium P – 4 I – 4, D – 2, SF – 8 SR – 3</p>	<ul style="list-style-type: none">  Building rubble and solid material substance must be disposed at a registered waste facility  The contractor is to ensure that waste disposal certificates are kept on file for record purposes should the GDARD request proof.  Littering should be strictly prohibited as it affects the aesthetical environment and can cause painful deaths for animal species.  Domestic waste generated on site during construction to be collected in waste skips. Waste skips to be fitted with lids to prevent littering.  General waste should be managed in terms of NEM: Waste Act 2008 (Act 59 of 2008) and provisional Local Municipal Waste Management By-Law  This skip must be placed at a centralised collection point and frequently removed by a licensed waste contractor and disposed of at a municipal waste site.  No material may be dumped in the surrounding region. 	<p>6 Low P – 3 I – 2, D – 2, SF – 4 SR – 2</p>

		<ul style="list-style-type: none">  Adequate on-site chemical sanitation systems (one toilet for every 8 workers) must be provided within walking distance to all construction workers. Strict penalties in re-numeration must be applied for workers that use other surrounding open areas for this purpose.  Solid construction waste not posing a pollution hazard should be used on site as a filling material. Should no filling material be required, this waste should be disposed along with domestic waste.  No waste material may be burnt on-site.  Litter patrols must take place once a week to ensure the site as well as Reid's Place is kept free of litter.  Waste shall be separated into recyclable and non-recyclable waste. Bins shall be clearly marked to ease management of waste and recycling.  The contractor must adhere to all the relevant laws and regulations applicable to the disposal of construction waste and rubble.  The contractor shall provide sufficient closed containers on site, as well as waste skips, which must be placed in the crew camp, to handle the amount of litter, wastes, and builder's wastes generated on site.  Containers shall be emptied once weekly by a licensed waste contractor and disposed of at a municipal waste site. No solid waste or any materials used may be disposed of on site  No rubble or discarded building material may remain on site for more than one week.  An area must be designated for mixing of concrete, and must take place on an impervious surface such as a concrete slab, metal or plastic sheeting which is provided with cut-off drains or berms to contain any contaminated run-off.  Liquid waste consists mainly of used oil, contaminated fuel, and lubricants, as well as waste paint etc. Liquid wastes to be collected in original containers. Liquid waste to be stored in bunded area. Bunded area to have complete seal and a volume equal to 110% of the total volume of liquid stored in the area. Liquid waste to be disposed of at a class H:H site only.  All concrete that is spilled outside these areas must be promptly 	
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BASIC ASSESSMENT REPORT [REGULATION 22(1)]

		<ul style="list-style-type: none">  removed by the Contractor and taken to an approved dumpsite.  After all the concrete mixing is complete all waste concrete must be removed from the batching area and disposed of at an approved dumpsite.  No concrete residue is to be washed off into rivers, streams or wetlands 	
Unsupervised and misuse of fire on site could impact negatively on the environment	<p align="center">8 Medium P – 4 I – 2, D – 2, SF – 4 SR – 2</p>	<ul style="list-style-type: none">  Ensure compliance with the NEM: Air Quality Act (Act No 39 of 2004).  No fires to be allowed on site  Heavy smoke may not be released into the air.  No smoking is allowed outside of the site camp.  Fire extinguishers must be provided at the site camp, where it is easily accessible.  Fire extinguishers must be serviced, full and in good working order.  The contractor's Health and Safety Plan must include particulars in terms of fire fighting and training. 	<p align="center">4 Low P – 2 I – 2, D – 2, SF – 4 SR – 2</p>
Possible damage/ loss of subterranean artefacts and archaeological sites	<p align="center">6 Low P – 3 I – 2, D – 2, SF – 4 SR – 2</p>	<ul style="list-style-type: none">  The relevant heritage resources authority and the archaeologist must be informed as a matter of urgency should any human remains be exposed on the terrain or any other graves be located.  Heritage sites should be clearly demarcated prior to construction activities commencing. Access to the top of the ridge must be restricted  Should archaeological structures/ artefacts be found during the construction phase, these may not be removed, destroyed or interfered with prior to issuing of permit by SAHRA.  The Contractor must immediately cease construction activities and inform the archaeological specialist and SAHRA within 24 hours, should they come across any archaeological artefacts/ sites.  In terms of the National Heritage Resources Act (No. 25 of 1999), graves older than 60 years (not in a municipal graveyard) are protected.  Human remains younger than 60 years should only be handled by a registered undertaker or an institution declared under the Human Tissues Act. 	<p align="center">4 Low P – 2 I – 2, D – 2, SF – 4 SR – 2</p>
Damage to and removal of conservation worthy vegetation communities	<p align="center">15 High P – 4 I – 2, D – 2, SF – 4 SR – 2</p>	<ul style="list-style-type: none">  The developer and contractor shall liaise with the Flora specialist and ECO during the pre-construction phase to agree on acceptable limits of disturbance to areas of natural vegetation adjacent to work areas 	<p align="center">6 Low P – 3 I – 2, D – 2, SF – 4 SR – 2</p>

BASIC ASSESSMENT REPORT [REGULATION 22(1)]

		<ul style="list-style-type: none">  Building placement should be restricted to transformed gardens  Prior to commencement of construction activities on site, a search and rescue operation for the Red Data listed <i>Boophone disticha</i> must be carried out in conjunction with an Ecological specialist 	
OPERATIONAL PHASE			
BENEFICIAL IMPACTS			
Job Opportunities and Economic Upliftment	8 Medium P – 4 I – 1, D – 4, SF – 2 SR – 2	<ul style="list-style-type: none">  Constructing the proposed development will result in direct jobs being created for the construction of the facility. Indirectly, jobs are also created in industries that provide goods, materials and services. For example, an additional amount of goods used in construction will be required from business and industries related to the construction sector.  The proposed development will increase skills development and also local employment in the area. Both short-term and long-term employment will be created in this case. 	20 Very High P – 4 I – 4, D – 4, SF – 16 SR – 5
ADVERSE IMPACTS			
Visual intrusion, Light and noise pollution	15 High P – 4 I – 2, D – 2, SF – 4 SR – 2	<ul style="list-style-type: none">  The proposed development must keep with the character of the area  Improve by implementation of appropriate landscaping (use of indigenous species)  Appointment of Architect and Landscape Architect to ensure an appropriate development within the context of the area. This will be reflected on the site development plan  Security and internal lighting shall be effectively designed so as not to spill outward onto surrounding properties.  High lamp poles or floodlights must be avoided at all times.  Directional lighting is advised as it contributes towards a serene environment without the impact of illumination pollution during night time.  No reflective materials must be allowed.  All activities on site must abide by the National Noise Laws and the local noise by-laws.  Directional lighting is advised as it contributes towards a serene environment without the impact of illumination pollution during night time  Yellow Sodium Lights are prescribed as they do not attract invertebrates at night and will not disturb wildlife 	8 Medium P – 4 I – 2, D – 2, SF – 4 SR – 2
Waste Generation & Disposal	12 Medium P – 4 I – 2, D – 4, SF – 8	<ul style="list-style-type: none">  Disposal of all domestic waste must be undertaken by an independent contractor. 	6 Low P – 2 I – 2, D – 4, SF – 8















BASIC ASSESSMENT REPORT [REGULATION 22(1)]

	SR – 3	<ul style="list-style-type: none"> ☐ Waste shall be separated into recyclable and non-recyclable waste. Bins shall be clearly marked to ease management of waste and recycling. 	SR – 3
Increased paved areas	12 Medium P – 4 I – 2, D – 4, SF – 8 SR – 3	<ul style="list-style-type: none"> ☐ Limit hard services and make use of materials that are pervious or absorbent. ☐ It is imperative that adequate surface and sub-surface drainage conditions be provided prior or during development of the site. ☐ Drainage systems must be designed and implemented. ☐ Use of soft landscaping to be utilised as far as possible ☐ Improve by implementation of appropriate landscaping (use of indigenous species) 	6 Low P – 2 I – 2, D – 4, SF – 8 SR – 3
Energy Consumption	12 Medium P – 4 I – 2, D – 4, SF – 8 SR – 3	<ul style="list-style-type: none"> ☐ Conservation of energy or the utilisation of renewable and sustainable energy technologies is encouraged. This includes solar panels that generate and store electricity in suitable battery packs, solar water heater(s), backed up with gas, as well as gas appliances. ☐ The storage of gas must conform to the stipulations laid out in the OHSA. ☐ All lights used for non-security purposes should be energy efficient for example compact fluorescent lights (CFL). ☐ Outside lights will have to be downward shining (eyelid type), low wattage and should not be positioned higher than 1 m above the ground surface. ☐ Fluorescent lamps give five times the light and last up to 10 times as long as ordinary bulbs. ☐ Solar water heater(s) conserve energy and can be backed up with gas or electric geysers. ☐ Installing a geyser blanket on geysers and hot water storage tanks will reduce the amount of heat lost by the geyser to cold air outside and thus conserves energy. ☐ Hot water pipes should also be insulated to prevent heat loss. ☐ Energy efficient heaters and air conditioners should be purchased 	6 Low P – 2 I – 2, D – 4, SF – 8 SR – 3
















Alternative 2: Establishment of 3 ‘Residential 1’ stands on stilts or similar and an Erf zoned Special for services
Note: Only impacts that vary from Alternative 1 in terms of significance have been included in the table below.

Potential impacts:	Significance rating of impacts:	Proposed mitigation:	Significance rating of impacts after mitigation:
CONSTRUCTION PHASE			
ADVERSE IMPACTS			
De-vegetation of area of construction due to site clearance (earthworks), installation of services, and movement of heavy	12 Medium P – 4 I – 2, D – 4, SF – 8 SR – 3	<ul style="list-style-type: none"> ☐ Stands to be constructed on stilts or similar limiting areas of de-vegetation and clearance ☐ The construction site should be 	6 Low P – 2 I – 2, D – 4, SF – 8 SR – 3

Significance Rating Key:
 PROBABILITY (P)
 INTENSITY FACTOR (I)
 DURATION (D)
 SEVERITY FACTOR (SF)
 SEVERITY RATING (SR)

<p>vehicles, will cause an increase in stormwater run-off (sheet erosion) as well as make soil susceptible to wind erosion (including dust pollution) (<i>cumulative impact</i>)</p>		<p>watered/ wetted on a regular, monitored basis to prevent dust formation.</p> <ul style="list-style-type: none">  Areas where services are to be implemented must be clearly demarcated  Contracts with contractors to include penalties related to environmental damage caused by such contractors.  Construction schedules to indicate which areas can be cleared for construction work  Installation of all underground services must be coordinated to occur simultaneously wherever possible. Trenches must be backfilled and compacted to appropriate compaction densities as soon as possible.  The position of the site camp should be determined and fenced off from the remaining property to contain the spread of material, etc.  The area of the construction camp must be rehabilitated with plants harvested in the pre-construction phase or new indigenous plants which specifically occur in the immediate area of the construction area.  Regular inspections to ensure compliance to these requirements. Inspections must occur on an ongoing basis, with monthly audit reports being compiled and submitted to the GDARD.  Where rehabilitation of cleared areas is planned, topsoil must be preserved for this purpose  The top 20 cm of soil must be stripped as fertile top soil and stockpiled aside at specifically designated areas to be used in the rehabilitation of the site in the final phase of construction. Suitable storage areas must be identified within disturbed area, in consultation with the ECO, prior to commencement of construction.  It is important that the footprint of disturbance by heavy machinery during construction be limited, in order to ensure a quick recovery of the site.  Earthworks and changes to the natural form of the ground be kept to a minimum.  Where embankments higher than 1,200mm are created, these should be contoured to approximate the natural form of the landscape.  Landscapes should be terraced.  Access roads for earthmoving equipment and delivery of construction material must be clearly designated. 	
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BASIC ASSESSMENT REPORT [REGULATION 22(1)]

		<ul style="list-style-type: none">  Due to the steep nature of the site, the use of machinery is to be limited as far as possible  No blasting is to be undertaken on site. 	
Disturbance in ecological processes and functioning, loss of habitat and therefore the loss of biodiversity and disturbance to migration routes of animals	12 Medium P – 4 I – 2, D – 4, SF – 8 SR – 3	<ul style="list-style-type: none">  A Landscape Development Plan and Landscape Guidelines is to be prepared for the development by a qualified Landscape Architect prior to any construction or site clearance commencing. Only indigenous endemic species are allowed to be used within landscaped areas  Placement of proposed building footprint is to be done in conjunction with the flora specialist.  Stands to be constructed on stilts or similar limiting areas of disturbance 	6 Low P – 2 I – 2, D – 4, SF – 8 SR – 3
OPERATIONAL PHASE			
ADVERSE IMPACTS			
Visual Intrusion, Light & Noise Pollution	8 Medium P – 4 I – 2, D – 2, SF – 4 SR – 2	<ul style="list-style-type: none">  The proposed development must keep with the character of the area  Yellow Sodium Lights are prescribed as they do not attract invertebrates at night and will not disturb wildlife  Improve by implementation of appropriate landscaping (use of indigenous species)  Appointment of Architect and Landscape Architect to ensure an appropriate development within the context of the area. This will be reflected on the site development plan  Security and internal lighting shall be effectively designed so as not to spill outward onto surrounding properties.  High lamp poles or floodlights must be avoided at all times.  Directional lighting is advised as it contributes towards a serene environment without the impact of illumination pollution during night time.  No reflective materials must be allowed.  All activities on site must abide by the National Noise Laws and the local noise by-laws.  Directional lighting is advised as it contributes towards a serene environment without the impact of illumination pollution during night time 	4 Low P – 2 I – 2, D – 2, SF – 4 SR – 2

List any specialist reports that were used to fill in the above tables. Such reports are to be attached in the appropriate Appendix.

Appendix G3: Geotechnical Assessment by AMB Engineering Geologists
Appendix G4: Biodiversity Report by EcoAgent CC

3. IMPACTS THAT MAY RESULT FROM THE DECOMMISSIONING AND CLOSURE PHASE

Briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the decommissioning and closure phase for the various alternatives of the proposed development. This must include an assessment of the significance of all impacts.

Alternative 1 (Proposal)

Potential impacts:	Significance rating of impacts:	Proposed mitigation:	Significance rating of impacts after mitigation:
BENEFICIAL IMPACTS			
Jobs and skills development	10 Medium P – 5 I – 2, D – 2, SF – 4 SR – 2	As far as reasonably possible people from surrounding communities must be employed by the contractor and sub-contractors. This should be included in the contract upon appointment of successful tenderer.	15 High P – 5 I – 2, D – 4, SF – 8 SR – 3
ADVERSE IMPACTS			
Generation of waste and rubble following decommissioning of existing structures. Failure to dispose of waste appropriately and at an authorized facility will result in the adverse impacts in terms of generating a polluted site, with downstream effects on water quality and a visually unpleasing environment	12 Medium	Where feasible, waste material must be sorted, separated and recycled. All material that cannot be recycled or re-used must be collected and disposed of at a licensed building rubble disposal site	4 Low
Decommissioning activities will result in noise levels that may be unacceptable to neighbours	10 Medium	Decommissioning should be completed as soon as possible Neighbouring community must be advised of the decommissioning schedule Decommissioning must be limited to 07:00-18:00 during weekdays and 08:00-13:00 on weekends	8 Medium

Alternative 2

Potential impacts:	Significance rating of impacts:	Proposed mitigation:	Significance rating of impacts after mitigation:
Potential impacts during decommissioning will be the same as identified in proposal specified above (Alternative 1)			










Potential impacts:	Significance rating of impacts:	Proposed mitigation:	Significance rating of impacts after mitigation:

List any specialist reports that were used to fill in the above tables. Such reports are to be attached in the appropriate Appendix.

None

4. CUMULATIVE IMPACTS

Describe potential impacts that, on their own may not be significant, but is significant when added to the impact of other activities or existing impacts in the environment. Substantiate response:

<p>Adverse:</p> <ul style="list-style-type: none">  Increase in traffic along Reid's Place  De-vegetation of areas due to construction of infrastructure, site clearance, installation of services, movement of heavy vehicles, will result in increase stormwater run-off (sheet erosion) as well as makes soil susceptible to wind and water erosion (including dust pollution)  Burden of additional services to be delivered by local Municipality  Increased stormwater run-off;  Loss of potential habitat. <p>Beneficial:</p> <ul style="list-style-type: none">  Contribution to municipal infrastructure  Community and local economic development  Removal of exotic plant species and rehabilitation of disturbed areas  Off set would contribute to the CoT's objective to protect, manage and conserve the MPNE
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5. ENVIRONMENTAL IMPACT STATEMENT

Taking the assessment of potential impacts into account, please provide an environmental impact statement that sums up the impact that the proposal and its alternatives may have on the environment after the management and mitigation of impacts have been taken into account with specific reference to types of impact, duration of impacts, likelihood of potential impacts actually occurring and the significance of impacts.





Alternative 1 Proposal: Establishment of 3 'Residential 1' stands (Conventional foundations) and an Erf zoned Special for services

Adverse and beneficial impacts were identified for the proposed activity. The following adverse impacts have been identified (note that the significance rating indicated is after implementation of management and mitigation measures): The potential adverse impacts associated with this proposal can be successfully mitigated to a low significance with the exception of de-vegetation of area of construction and disturbance in ecological processes and functioning as well as visual intrusion, light and noise pollution which can be mitigated to a level of medium significance.

CONSTRUCTION PHASE:

-  De-vegetation of area of construction (MEDIUM)
-  Disturbance in ecological processes and functioning(MEDIUM)
-  Nuisance to neighbours (LOW)
-  Dust to be generated during construction activities (LOW)
-  Heavy vehicle traffic in Reid's Place (LOW)
-  Establishment of material stockpile areas and other storage areas for building material (LOW)
-  Temporary chemical sanitation (toilet facilities) could contaminate and impact on soil (LOW)
-  Crime may increase as a result of contract work in the area (LOW)
-  Mammalian and avian species will move to adjacent properties during the construction phase (LOW)
-  Waste management (LOW)
-  Unsupervised and misuse of fire on site (LOW)
-  Possible damage/ loss of subterranean artefacts and archaeological sites (LOW)
-  Damage to and removal of conservation worthy vegetation communities (LOW)

OPERATIONAL PHASE:

-  Visual intrusion, Light and noise pollution (MEDIUM)
-  Waste Generation & Disposal (LOW)
-  Increased paved areas (LOW)
-  Energy Consumption (LOW)

With implementation of the mitigation measures as indicated in Section E, all of the

anticipated adverse impacts can be successfully mitigated to a low significance with the exception of de-vegetation of area of construction and disturbance in ecological processes and functioning as well as visual intrusion, light and noise pollution which will result in an impact of medium significance. It is recommended that the attached EMPr (**Appendix H**) be included in the conditions of the Environmental Authorisation to ensure that activities on site are adequately managed and monitored.

The following beneficial impacts have been identified:

CONSTRUCTION PHASE:

- ☐ Removal of exotic plant species and establishment of indigenous vegetation (MEDIUM);
- ☐ Skills development and job opportunities. (HIGH); and

OPERATIONAL PHASE:

- ☐ Creation of Job Opportunities and Economic Upliftment (VERY HIGH)

Alternative 2: Establishment of 3 'Residential 1' stands on stilts or similar and an Erf zoned Special for services

The potential negative impacts associated with this proposal can be mitigated to decrease their significance (**Refer to Section E2 above**). This alternative includes the building of the three residential erven on stilts or similar. Adverse impacts can however be mitigated to a level of low significance, namely:

CONSTRUCTION PHASE:

- ☐ De-vegetation of area of construction due to site clearance (LOW)
- ☐ Disturbance in ecological processes and functioning (LOW)

OPERATIONAL PHASE:

- ☐ Visual Intrusion, Light & Noise Pollution (LOW)

No-go (compulsory)

The direct impacts associated with the proposed township not being constructed include:

- ☐ An increase in the number of aliens plants on the site as well as the possible infestation of neighbouring properties along MPNE.
- ☐ The positive socio-economic activities in terms of job creation would not occur.
- ☐ In essence, the no-go alternative would ultimately imply that the state of the environment would be retained as it is presently, with obvious advantages and disadvantages to the natural environment.
- ☐ Should the current status quo of the application site and associated activities remain, the adverse impacts associated with construction activities would not occur
- ☐ The objective by CoT to protect, manage and conserve the MPNE would not be realised (off set proposal)

Identified impacts during the operational phase (Proposal) are low (with exception to visual intrusion, light and noise pollution which can be mitigated to a level of medium significance) and therefore do not weigh towards the no-go option being considered a feasible alternative.

6. IMPACT SUMMARY OF THE PROPOSAL OR PREFERRED ALTERNATIVE

For proposal:

Proposal

Adverse and beneficial impacts were identified for the proposed activity. The following adverse impacts have been identified (note that the significance rating indicated is after implementation of management and mitigation measures): The potential adverse impacts associated with this proposal can be successfully mitigated to a low significance with the exception of de-vegetation of area of construction and disturbance in ecological processes and functioning as well as visual intrusion, light and noise pollution which can be mitigated to a level of medium significance.

CONSTRUCTION PHASE:

- ☐ De-vegetation of area of construction (MEDIUM)

- ☐ Disturbance in ecological processes and functioning(MEDIUM)
- ☐ Nuisance to neighbours (LOW)
- ☐ Dust to be generated during construction activities (LOW)
- ☐ Heavy vehicle traffic in Reid's Place (LOW)
- ☐ Establishment of material stockpile areas and other storage areas for building material (LOW)
- ☐ Temporary chemical sanitation (toilet facilities) could contaminate and impact on soil (LOW)
- ☐ Crime may increase as a result of contract work in the area (LOW)
- ☐ Mammalian and avian species will move to adjacent properties during the construction phase (LOW)
- ☐ Waste management (LOW)
- ☐ Unsupervised and misuse of fire on site (LOW)
- ☐ Possible damage/ loss of subterranean artefacts and archaeological sites (LOW)
- ☐ Damage to and removal of conservation worthy vegetation communities (LOW)

OPERATIONAL PHASE:

- ☐ Visual intrusion, Light and noise pollution (MEDIUM)
- ☐ Waste Generation & Disposal (LOW)
- ☐ Increased paved areas (LOW)
- ☐ Energy Consumption (LOW)

With implementation of the mitigation measures as indicated in Section E, all of the anticipated adverse impacts can be successfully mitigated to a low significance with the exception of de-vegetation of area of construction and disturbance in ecological processes and functioning as well as visual intrusion, light and noise pollution which will result in an impact of medium significance. It is recommended that the attached EMPr (**Appendix H**) be included in the conditions of the Environmental Authorisation to ensure that activities on site are adequately managed and monitored.

The following beneficial impacts have been identified:

CONSTRUCTION PHASE:

- ☐ Removal of exotic plant species and establishment of indigenous vegetation (MEDIUM);
- ☐ Skills development and job opportunities. (HIGH); and

OPERATIONAL PHASE:

- ☐ Creation of Job Opportunities and Economic Upliftment (VERY HIGH)

Alternative: 2

The potential negative impacts associated with this proposal can be mitigated to decrease their significance (**Refer to Section E2 above**). This alternative includes the building of the three residential erven on stilts or similar. Adverse impacts can however be mitigated to a level of low significance, namely:

CONSTRUCTION PHASE:

- ☐ De-vegetation of area of construction due to site clearance (LOW)
- ☐ Disturbance in ecological processes and functioning (LOW)

OPERATIONAL PHASE:

- ☐ Visual Intrusion, Light & Noise Pollution (LOW)

Having assessed the significance of impacts of the proposal and alternative(s), please provide an overall summary and reasons for selecting the proposal or preferred alternative.

SUMMARY AND CONCLUSION

The application is considered necessary and desirable for the following reasons:

- ☐ Alien vegetation will be removed and natural open spaces rehabilitated.
- ☐ The impacts identified in Section E - 2 of the report can be satisfactorily mitigated to ensure that the overall impact of the proposed development has a medium to low significance.
- ☐ Local communities stand to benefit from employment opportunities which will arise during the construction and operational phases of the development.

The objective by CoT to protect, manage and conserve the MPNE would not be realised (off set proposal).
It is therefore considered that this application has merit and is worthy of approval.

7. RECOMMENDATION OF PRACTITIONER

Is the information contained in this report and the documentation attached hereto sufficient to make a decision in respect of the activity applied for (in the view of the Environmental Assessment Practitioner).

YES X	NO
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If "NO", indicate the aspects that require further assessment before a decision can be made (list the aspects that require further assessment):

If "YES", please list any recommended conditions, including mitigation measures that should be considered for inclusion in any authorisation that may be granted by the competent authority in respect of the application:

- The Environmental Management Programme must be made a condition of the authorization.
- A further condition of the authorization must be for the applicant to honour the off set proposal as agreed with the CoT.
- Monthly environmental audits must be submitted to the GDARD during the construction phase.
- All mitigation measures/ recommendations contained within the specialist reports pertaining to this project must be strictly adhered to.

8. ENVIRONMENTAL MANAGEMENT PROGRAMME (EMPr)

If the EAP answers yes to Point 7 above then an EMPr is to be attached to this report as an Appendix

EMPr attached

Yes (Appendix H)

SECTION F: APPENDIXES

The following appendixes must be attached as appropriate:

It is required that if more than one item is enclosed that a table of contents is included in the appendix

Appendix A: Layout Plan

Appendix B: Site Photographs

~~Appendix C: Facility illustration(s)~~

~~Appendix D: Route position information~~

Appendix E: Public participation information

- Appendix E1: Proof of site notice
- Appendix E2: written notices issued to those persons detailed in 1(b) to 1(f) above
- Appendix E3: Proof of newspaper advertisements
- ~~Appendix E4: Communications to and from persons detailed in Point 2 and 3 above~~
- ~~Appendix E5: minutes of any public and/or stakeholder meetings~~
- Appendix E6: Comments and Responses Report
- ~~Appendix E7: Comments from I&APs on Basic Assessment (BA) Report~~
- ~~Appendix E8: Comments from I&APs on amendments to the BA report~~
- Appendix E9: Copy of the register of I&APs
- Appendix E10: Comments from I&APs on the application (received during the initial public participation)
- ~~Appendix E11: Other~~

Appendix F: Water use license(s), SAHRA information, service letters from municipalities, water supply information

- Appendix F1: Heritage Impact Assessment Report by Dr J van Schalkwyk

Appendix G: Specialist reports

- Appendix G1: Services Report by Makarios Consulting
- Appendix G2: Electrical confirmation from Buro Tech
- Appendix G3: Geotechnical Assessment by AMB Engineering Geologist
- Appendix G4: Biodiversity Report by EcoAgent CC
- Appendix G5: Ecological Scan by EcoAgent CC

Appendix H: EMPr

Appendix I: Other information

- Appendix I1: Gauteng Biodiversity Gap Analysis Project Conservation Plan Version 3 (C-Plan).
- Appendix I2: GDARD feedback
- Appendix I3: Map of area to be offset – 2. 237ha

CHECKLIST

To ensure that all information that the Department needs to be able to process this application, please check that:

- Where requested, supporting documentation has been attached;
- All relevant sections of the form have been completed; and