

DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED HOUGHTON ESTATE EXTENSION 1 RESIDENTIAL DEVELOPMENT

Prepared for:

Seven and Twelve on Houghton (Pty) Ltd
PO Box 806,
Saxonworld
2132

Submitted to:



Gauteng Department of Agriculture and Rural Development

GDARD
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Compiled by:



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Report Date:

MARCH 2017

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, 2014 (Version 1)

Kindly note that:

1. This **Basic Assessment Report** is the standard report required by GDARD in terms of the EIA Regulations, 2014.
2. This application form is current as of 8 December 2014. 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, for purposes of comments within a period of thirty (30) days, to all State Departments administering a law relating to a matter likely to be affected by the activity to be undertaken.**
4. **A draft Basic Assessment Report (1 hard copy and two CD's) must be submitted, for purposes of comments within a period of thirty (30) days, to a Competent Authority empowered in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended to consider and decide on the application.**
5. 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.
6. 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.
7. Selected boxes must be indicated by a cross and, when the form is completed electronically, must also be highlighted.
8. An incomplete report may lead to an application for environmental authorisation being refused.
9. **Any report that does not contain a titled and dated full colour large scale layout plan of the proposed activities including a coherent legend, overlain with the sensitivities found on site may lead to an application for environmental authorisation being refused.**
10. 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 application for environmental authorisation being refused.
11. No faxed or e-mailed reports will be accepted. Only hand delivered or posted applications will be accepted.
12. 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.
13. Although pre-application meeting with the Competent Authority is optional, applicants are advised to have these meetings prior to submission of application to seek guidance from the Competent Authority.

DEPARTMENTAL DETAILS

Gauteng Department of Agriculture and Rural Development
Attention: Administrative Unit of the of the Environmental Affairs Branch
P.O. Box 8769
Johannesburg
2000

Administrative Unit of the of the Environmental Affairs Branch
Ground floor Diamond Building
11 Diagonal Street, Johannesburg

Administrative Unit telephone number: (011) 240 3377
Department central telephone number: (011) 240 2500

(For official use only)

NEAS Reference Number:						
File Reference Number:						
Application Number:						
Date Received:						

If this BAR has not been submitted within 90 days of receipt of the application by the competent authority and permission was not requested to submit within 140 days, please indicate the reasons for not submitting within time frame.

N/A

Is a closure plan applicable for this application and has it been included in this report?
If not, state reasons for not including the closure plan.

No

Not mining related

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

Yes
X

Is a list of the State Departments referred to above attached to this report including their full contact details and contact person?

Yes
X

If no, state reasons for not attaching the list.

Have State Departments including the competent authority commented?

No

If no, why?

The Draft report has been circulated for comment to the relevant state departments.

SECTION A: ACTIVITY INFORMATION

1. PROPOSAL OR DEVELOPMENT DESCRIPTION

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

Houghton Estate Ext 1

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?

<input type="checkbox"/>	NO
<input checked="" type="checkbox"/>	X

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

If yes, have you applied for the authorisation(s)?

<input type="checkbox"/>	NO
<input checked="" type="checkbox"/>	X

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

<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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:
Constitution of the Republic of South Africa Act, 1996 (Act No 108 of 1996)	National	1997
National Environmental Management Act, 1998 (Act No. 107 of 199) as amended	National & Provincial	27 November 1998
National Water Act, 1998 (Act No. 36 of 1998) as amended	National & Provincial	26 August 1998
National Heritage Resources Act, 1999 (Act No. 25 of 1999)	National & Provincial	1999
National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004)	National & Provincial	2004
Environmental Impact Assessment Regulations, 2014	National	2014
National Development Plan	National	2012
Johannesburg Planning Scheme	Local	1979
Johannesburg Regional Development Framework (RSDF) – Sub area 25	Provincial	2010-2011
City of Johannesburg (CoJ) SDF 2040	Provincial	2015/2016
Gauteng provincial environmental management framework	Provincial	2010
Promotion of Access to Information Act, 2000 (Act No. 2 of 2000)	National	2000
DEA Guidelines on Public Participation	National (DEA)	2012

Description of compliance with the relevant legislation, policy or guideline:

Legislation, policy or guideline	Description of compliance
National Environmental Management Act, 1998 (Act No. 107 of 1998)	The Environmental Authorisation for the proposed development is lawfully applied for in terms of the EIA Regulations, 2014, promulgated under NEMA. The

		conditions on the Environmental Authorisation, if approved, will be adhered to.
Environmental Assessment Regulations, 2014	Impact Regulations,	Chapter 6 relating to public participation Appendix 1 relating to the content of the Basic Assessment Report Appendix 4 relating to the content of the Environmental Management Programme
National Heritage Resources Act, 1999 (Act No. 25 of 1999)		The assessment of the site for heritage resources has been undertaken in terms and respect of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) as amended (NHRA).
National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004)		The fauna and flora prevailing in the proposed project site will be handled in terms or respect of the National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004) as amended (NEMBA) including all the pieces of legislation published in terms of this act.
National Development Plan (2012)		<p>The South African Government through the Presidency has published a National Development Plan. The Plan aims to eliminate poverty and reduce inequality by 2030. The Plan has the target of developing people's capabilities to be to improve their lives through education and skills development, health care, better access to public transport, jobs, social protection, rising income, housing and basic services, and safety. It proposes to the following strategies to address the above goals:</p> <ol style="list-style-type: none"> 1. Creating jobs and improving livelihoods; 2. Expanding infrastructure; 3. Transition to a low-carbon economy; 4. Transforming urban and rural spaces; 5. Improving education and training; 6. Providing quality health care; 7. Fighting corruption and enhancing accountability; 8. Transforming society and uniting the nation <p>A number of key spatial principles are outlined in Chapter 8 of the NDP, 'Sustainable Human Settlements'. The project is in line with point 2 and 4 of the following targets</p> <ul style="list-style-type: none"> • Upgrade all informal settlements on suitable, well located land by 2030; • More people living closer to their places of work; • Better quality public transport; and <p>More jobs in proximity to townships.</p>
Johannesburg Scheme (1979)	Planning	The property is zoned in terms of this Scheme and land uses are there for specified in terms of its zoning. The site is currently zoned as " Private Open Space. " Application has been made to the Johannesburg Town Council to rezone the property to Residential 4 to allow for residential development (similar to the existing Houghton-Luxury Apartments to the immediate east, but at a lower intensity and height.
CoJ Integrated Development Plan		<ul style="list-style-type: none"> • Strategic densification and compaction of the urban form; • Maintaining the Urban Development Boundary; • Emphasis on public transport as a key lever towards spatial transformation; and • Inclusive access to the City.
CoJ SDF 2040		Please refer to Section 7 for a detailed discussion on the SDF.

Gauteng Provincial Environmental Management Framework 2010	The project is not in conflict with any of the objectives of the Framework. The project does not fall within any areas identified by C-Plan v.3.3
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3. ALTERNATIVES

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.

Please describe the process followed to reach (decide on) the list of alternatives below

Alternatives were drawn up based on the site sensitivities as determined by the biodiversity specialist studies undertaken as part of this process.
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Provide a description of the alternatives considered:

No.	Alternative type, either alternative: site on property, properties, activity, design, technology, energy, operational or other(provide details of "other")	Description
1	Layout Alternative: 1	<p>Seven and Twelve on Houghton (Pty) Ltd plans to develop luxury apartments (similar to the existing Houghton luxury apartments (http://thehoughton.com/lifestyle/) east of the site on Part of the Remaining Extent of Portion 1 of the Farm Houghton Estate No. 56- I. R.</p>  <p>Existing Luxury Apartments east of the site</p> <p>The site measures 2657m² (0.2ha) and is situated on the southern boundary of the Houghton Golf Course, on 2nd Avenue, west of the existing Houghton luxury apartments (refer to Annexure A for locality map). The development will also overlook the Houghton Golf Course.</p> <p>The site is currently zoned as “Private Open Space” and application is made to rezone the site to “Residential 4” to allow for the building of apartments. The site consists of the following 2 erven:</p> <p>Erf 1: 1447m² Currently zoned as Private Open Space, the Houghton Showroom is already located on this erf (see photo below).</p>

		 <p>Erf 2: 1210m²: Site is vacant/open (photo below, showroom situated to the right).</p>  <p>Access Access will be gained off Second Avenue.</p> <p>Bulk Services:</p> <p>Water: Bulk supply of water is available due to existing infrastructure in the area. Connection will be made to the 100mm diameter water main on Second Avenue.</p> <p>Electricity: A transformer is situated on site. A new electrical supply connection of a 375 Amp 3-phase 250Kva will be required.</p> <p>Sewerage: Connection will be made to the existing 150mm diameter sewer line located on the southern boundary of the site.</p>
2	Layout Alternative: 2	N/A

In the event that no alternative(s) has/have been provided, a motivation must be included in the table below.

Due to the size of the site (0.2ha), the surrounding land uses and need/desirability factors, no other alternatives are considered. Should the project not be approved, the site will remain private open space.

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: 0.2ha
Alternatives: Alternative 1 (if any)	0.2ha

Alternative 2 (if any)

or, for linear activities:

Proposed activity

Alternatives:

Alternative 1 (if any)

Alternative 2 (if any)

Length of the activity:

m/km

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

Proposed activity: (Portion 174 (of 29) of the farm Faroasfontein 372-IQ):

Size of the site/servitude:

0.2ha

Alternatives:

Alternative 1 (if any)

Alternative 2 (if any)

Ha/m²

5. SITE ACCESS

Proposal

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO
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If NO, what is the distance over which a new access road will be built

0m

Describe the type of access road planned:

Access will be off Second Avenue (new entrance to be built)

Include the position of the access road on the site plan. (if the access road is to traverse a sensitive feature the impact thereof must be included in the assessment).

Alternative 1

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

<input type="checkbox"/>	<input type="checkbox"/>
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If NO, what is the distance over which a new access road will be built

m

Describe the type of access road planned:

Include the position of the access road on the site plan. (if the access road is to traverse a sensitive feature the impact thereof must be included in the assessment).

Alternative 2

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

<input type="checkbox"/>	<input type="checkbox"/>
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If NO, what is the distance over which a new access road will be built

m

Describe the type of access road planned:

Include the position of the access road on the site plan. (if the access road is to traverse a sensitive feature the impact thereof must be included in the assessment).

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

Section A 6-8 has been duplicated Number of times

(only complete when applicable)

6. LAYOUT 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 to this document. The site or route plans must indicate the following:

- the layout plan is printed in colour and is overlaid with a sensitivity map (if applicable);
- layout plan is of acceptable paper size and scale, e.g.
 - A4 size for activities with development footprint of 10sqm to 5 hectares;
 - A3 size for activities with development footprint of > 5 hectares to 20 hectares;
 - A2 size for activities with development footprint of >20 hectares to 50 hectares);
 - A1 size for activities with development footprint of >50 hectares);
- The following should serve as a guide for scale issues on the layout plan:
 - A0 = 1: 500
 - A1 = 1: 1000
 - A2 = 1: 2000
 - A3 = 1: 4000
 - A4 = 1: 8000 (±10 000)
- shapefiles of the activity must be included in the electronic submission on the CD's;
- the property boundaries and Surveyor General numbers of all the properties within 50m of the site;
- the exact position of each element of the activity 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, sewage pipelines, septic tanks, storm water infrastructure;
- servitudes indicating the purpose of the servitude;
- sensitive environmental elements on and within 100m of the site or sites (including the relevant buffers as prescribed by the competent authority) 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);
- Where a watercourse is located on the site at least one cross section of the water course must be included (to allow the position of the relevant buffer from the bank to be clearly indicated)

FOR LOCALITY MAP (NOTE THIS IS ALSO INCLUDED IN THE APPLICATION FORM REQUIREMENTS)

- the scale of locality map must be at least 1:50 000. For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map;
- the locality map and all other maps must be in colour;
- locality map must show property boundaries and numbers within 100m of the site, and for poultry and/or piggery, locality map must show properties within 500m and prevailing or predominant wind direction;
- for gentle slopes the 1m contour intervals must be indicated on the map and whenever the slope of the site exceeds 1:10, the 500mm contours must be indicated on the map;
- areas with indigenous vegetation (even if it is degraded or infested with alien species);
- locality map must show exact position of development site or sites;
- locality map showing and identifying (if possible) public and access roads; and
- the current land use as well as the land use zoning of each of the properties adjoining the site or sites.

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.

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.

SECTION B: DESCRIPTION OF RECEIVING ENVIRONMENT

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

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~~

~~"insert No. of duplicates"~~

~~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~~

~~0~~

~~times~~

~~(complete only when appropriate)~~

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:
(Including Physical Address and Farm name, portion etc.)

Part of the Remaining extent of Portion 1 of the Farm Houghton Estate No. 56- I. R

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.

Proposed Activity

Latitude (S):

Longitude (E):

-26.1674806 °

028.0698444 °

In the case of linear activities:

Alternative:

- Starting point of the activity
- Middle point of the activity
- End point of the activity

Latitude (S):

Longitude (E):

°

°

°

°

°

°

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

The 21 digit Surveyor General code of each cadastral land parcel

T	0	I	R	0	0	0	0	0	0	0	0	0	0	0	5	6	0	0	0	0	0	
1		2		3				4										5				

3. GRADIENT OF THE SITE

Indicate the general gradient of the site.

Flat	1:50 – 1:20 X	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 X	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 1.5 m deep)

<input type="checkbox"/>	<input type="checkbox"/>	NO x
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Dolomite, sinkhole or doline areas

<input type="checkbox"/>	<input type="checkbox"/>	NO X
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Seasonally wet soils (often close to water bodies)

<input type="checkbox"/>	<input type="checkbox"/>	NO X
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Unstable rocky slopes or steep slopes with loose soil

<input type="checkbox"/>	<input type="checkbox"/>	NO x
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Dispersive soils (soils that dissolve in water)

<input type="checkbox"/>	<input type="checkbox"/>	NO x
<input type="checkbox"/>	<input type="checkbox"/>	NO x
<input type="checkbox"/>	<input type="checkbox"/>	NO x
<input type="checkbox"/>	<input type="checkbox"/>	NO x

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

Any other unstable soil or geological feature

An area sensitive to erosion

(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)

<input type="checkbox"/>	<input type="checkbox"/>	UNSURE NO X
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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):

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

<input type="checkbox"/>	<input type="checkbox"/>	NO X
--------------------------	--------------------------	---------

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 300 m radius of the site(s)

<input type="checkbox"/>	<input type="checkbox"/>	UNSURE NO X
--------------------------	--------------------------	-------------------

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 4)?

<input type="checkbox"/>	<input type="checkbox"/>	NO X
--------------------------	--------------------------	---------




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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscaped (vegetation) % = 10
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Sport field (Golf course) % = 50			Building or other structure % = 40	
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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.

Are there any rare or endangered flora or fauna species (including red list species) present on the site **NO**
x

If YES, specify and explain:

As an independent biodiversity specialist, Byron Grant was requested by EnviroSynergy Consulting to provide an ecological opinion of the area in question, a cursory site visit for which was undertaken on the 9th of February 2017. According to the Gauteng Conservation Plan (Version 3.3.), the study area is not considered a Critical Biodiversity Area, nor is it considered an Ecological Support Area). Further, spatial data provided by CoJ City Parks confirms that the area is not managed as a conservation area (i.e. bird sanctuary, nature reserve, etc.).

Accordingly, it was determined that while the study area may provide an artificial refuge for common faunal species within the area, the area cannot be regarded as ecologically sensitive or of conservation concern, as no natural habitat remained within the study area. As such, the ecological importance of the area associated with the proposed Houghton Estate Ext. 1 can be regarded as being of low ecological importance.

Refer to attached report in Annexure G

Are there any rare or endangered flora or fauna species (including red list species) present within a 200 m (if within urban area as defined in the Regulations) or within 600 m (if outside the urban area as defined in the Regulations) radius of the site. **NO**
x

If YES, specify and explain:

Are there any special or sensitive habitats or other natural features present on the site? **NO**
x

If YES, specify and explain:

Was a specialist consulted to assist with completing this section **NO**
x

If yes complete specialist details

Name of the specialist:	<input type="text"/>		
Qualification(s) of the specialist:	<input type="text"/>		
Postal address:	<input type="text"/>		
Postal code:	<input type="text"/>		
Telephone:	<input type="text"/>	Cell:	<input type="text"/>
E-mail:	<input type="text"/>	Fax:	<input type="text"/>

Are any further specialist studies recommended by the specialist? **NO**
x

If YES, specify:

If YES, is such a report(s) attached? **NO**

If YES list the specialist reports attached below


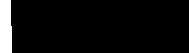
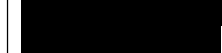
























Signature of _____ specialist: _____

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

8. LAND USE CHARACTER OF SURROUNDING AREA

Using the associated number of the relevant current land use or prominent feature from the table below, fill in the position of these land-uses in the vacant blocks below which represent a 500 m radius around the site

				
6. Dam or reservoir (Golfcourse dam)		8. Low density residential	9. Medium to high density residential (Houghton Luxury Apartments)	
		13. Offices (Pro-Shop and Golf Club Office)		
		18. Church (Masjid UI Furqaan)	19. Education facilities (Primary School)	
21. Golf course/pole fields (Houghton Golf Course)				
				
	32. Underground mine			
Other land uses (describe):	35. Residential Road			

NOTE: Each block represents an area of 250 m X 250 m, if your proposed development is larger than this please use the appropriate number and orientation of hashed blocks

		NORTH			
	21,6	21,6	21	21	21
	21	21	21	21	9
WEST	35	21, 13		9	35
	19	8	8,35	8	18
	19	8	8,35	8,35	8
		SOUTH			

EAST = Site

Note: More than one (1) Land-use may be indicated in a block

Please note: The Department may request specialist input/studies depending on the nature of the land use character of the area and potential impact(s) of the proposed activity/ies. Specialist reports that look at health & air quality and noise impacts may be required for any feature above and in particular those features marked with an "A" and with an "N" respectively.

Have specialist reports been attached

YES	
x	

If yes indicate the type of reports below

- | |
|---|
| <ul style="list-style-type: none"> • Ecological Opinion • Heritage Opinion • Geotechnical Survey |
|---|

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.

When conceptualising a proposal to develop a project, the anticipated social and environmental impacts are generally broad and not limited to the site per se. Even though the direct, environmental impacts, will mostly be limited to the site, social impacts (i.e. additional labour requirements) may impact a wider area, and it is, therefore, important to consider the particular Municipality as well as the nearby towns or Wards in a holistic way. The site falls within Ward 73 of the CoJ. Region E is home to many of Johannesburg's older established suburbs that lie along Louis Botha Avenue, the old main road between Johannesburg and Pretoria. But it includes many of the city's newer suburbs that sprung up around developments in and near central Sandton (www.joburg.org.za).

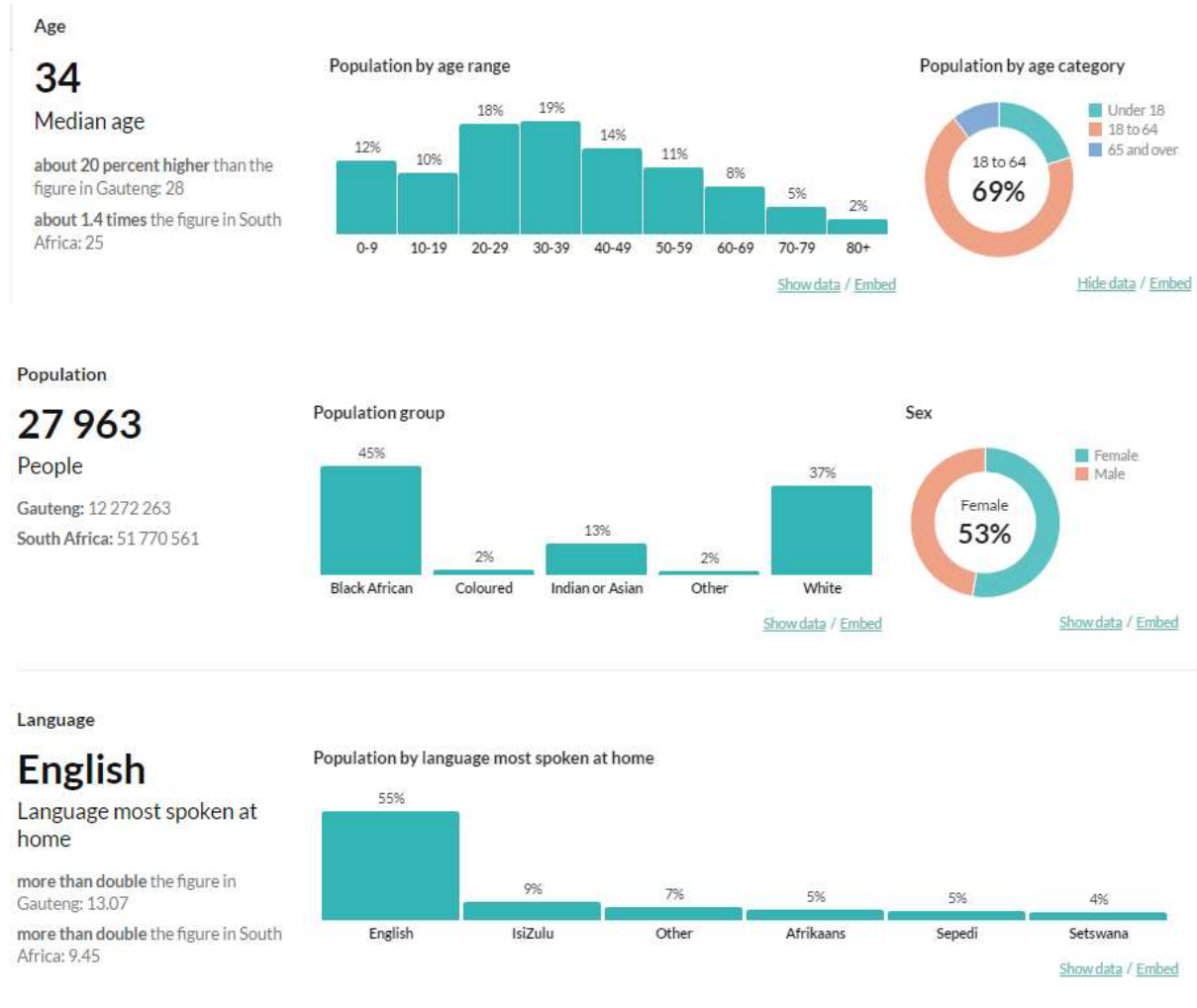
Population

The CoJ had a population of 3 225 307 in 2001 and 4 434 827 in 2011. This implies a population growth rate of **37.5% between 2001 and 2011**, while average population growth for metropolitan municipalities in South Africa over the same period was **21.4%. (2015/2016 IDP)**. Ward 73 has a population of 7963 and measures only 10.1 square kilometres.

The CoJ's population is predominantly young, concentrated in the working age group of between 20 and 39 years. The **Median Age** for Ward 73 is **34, which is 20%** higher than the average for Gauteng. This could be attributed to young families residing in the area that form part of the working-class sector. This coincides with the availability of schooling in the areas and access to a variety of other amenities (shopping malls,

recreational facilities, hospitals etc.) in the nearby vicinity. The population of the ward is made up of predominately Black African persons, followed by White persons.

English is most widely spoken language in the home (55%), which is almost double that of the Gauteng average.



Household Income and Housing

Census (2011) compares the distribution of average household income by metropolitan municipality – 2001 and 2011. The CoJ is on par with the City of Tshwane’s average household income.

Ward 73 shows an average annual income of **R115 100 per household per annum** which is twice the amount estimated for Gauteng and South Africa in general. The Ward 73 population can therefore be described as a higher income population.

Average annual household income is a median estimate, be careful with this value.

Annual household income

R115 100

Average annual household income

more than double the amount in Gauteng: R29 400

more than double the amount in South Africa: R29 400

Annual household income



Annual household income (Table ANNUALHOUSEHOLDINCOME_GENDEROFHOUSEHOLDHEAD)

Column	City of Johannesburg Ward 73 (79800073)		Gauteng		South Africa	
R0	11.6%	1,312	16.5%	646,455	15.1%	2,177,533
Under R4800	1.5%	164	3.4%	132,035	4.5%	648,752
R5k - R10k	1.6%	182	4.8%	188,877	7.4%	1,066,352
R10k - R20k	6.5%	733	11.4%	446,403	17.1%	2,475,232
R20k - R40k	13.9%	1,573	16.6%	648,223	19%	2,740,595
R40k - R75k	10.8%	1,217	14.4%	563,521	13%	1,879,235
R75k - R150k	10.3%	1,162	10.9%	425,552	9.2%	1,335,657
R150k - R300k	12.8%	1,447	9.4%	366,096	7.2%	1,045,292
R300k - R600k	13.5%	1,526	7.3%	284,968	4.7%	685,363
R600k - R1.2M	10.7%	1,207	3.6%	141,553	1.9%	268,934
R1.2M - R2.5M	4.3%	480	1.1%	43,192	0.6%	79,896
Over R2.5M	2.6%	295	0.6%	21,780	0.3%	46,592

Hide data

A small percentage of informal dwellings are found in the ward (0.2%), with 52% of the population living in houses. A large portion of the population live rent free and or live in houses that are owned/fully paid off (45.7%). This points towards a well-established suburb that is home to households who have in all likelihood occupied the area for generations. According to the CoJ website (www.joburg.org.za), the old suburbs of Houghton Estate, Oaklands and Norwood, were established by wealthy mine bosses who made their fortunes on the gold mines but who wanted to get away from the hustle and bustle of the inner city.

Households

11 305

Households

Gauteng: 3 909 017

South Africa: 14 450 133

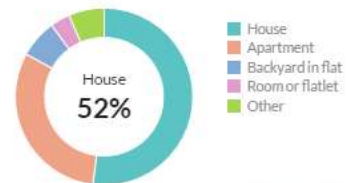
0.2%

Households that are informal dwellings (shacks)

less than 10 percent of the rate in Gauteng: 18.92%

less than 10 percent of the rate in South Africa: 13.58%

Households by type of dwelling



Show data / Embed

Household ownership

45.7%

Households fully owned or being paid off

a little higher than the rate in Gauteng: 44.29%

about 90 percent of the rate in South Africa: 53.1%

Households by ownership

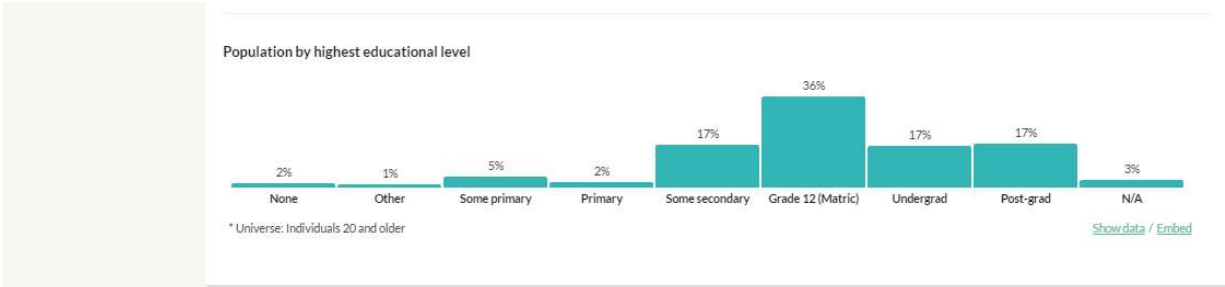


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Employment

According to the CoJ website (www.joburg.org.za), Region E is home to a mix of highly paid professionals, middle income workers and lower paid laborers (Alexandra). Even though the majority of suburbs are very wealthy, there is also a high level of unemployment, around Alexandra.

Ward 73 enjoys a high employment rate (70.3%) which is significantly higher than the provincial average (50.59%). This employment rate coincides with a high education status (70.1% have completed matric) compared to the provincial average of 39.34%.



10. CULTURAL/HISTORICAL FEATURES

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 20 m) to the site?

		NO X
--	--	---------

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:

Due to the status quo of the site (existing golf course), a heritage opinion was sought rather than a Full phase 1 study. The opinion is attached in Annexure G

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

	NO X
	NO X

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

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

SECTION C: PUBLIC PARTICIPATION (SECTION 41)

1. THE ENVIRONMENTAL ASSESSMENT PRACTITIONER MUST CONDUCT PUBLIC PARTICIPATION PROCESS IN ACCORDANCE WITH THE REQUIREMENT OF THE EIA REGULATIONS, 2014.

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.

Was the draft report submitted to the local authority for comment?

YES	<input type="checkbox"/>
X	<input checked="" type="checkbox"/>

If yes, has any comments been received from the local authority?

<input checked="" type="checkbox"/>	NO
	X

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

Comments have not yet been received from the local authority.

If "NO" briefly explain why no comments have been received or why the report was not submitted if that is the case.

N/A

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?

<input checked="" type="checkbox"/>	NO
-------------------------------------	----

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

No comments have been received from the stakeholders as yet. The draft BAR is currently in circulation for public review (24 March 2017 – 25 April 2017). Comments received during this period will be included in the Final BAR

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

N/A

4. GENERAL PUBLIC PARTICIPATION REQUIREMENTS

The Environmental Assessment Practitioner must ensure that the public participation process 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 flawed.

The EAP must record all comments and respond to each comment of the public/ interested and affected party before the application report 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 1 – Proof of site notice

Appendix 2 – Written notices issued as required in terms of the regulations

Appendix 3 – Proof of newspaper advertisements

Appendix 4 – Communications to and from interested and affected parties

Appendix 5 – Minutes of any public and/or stakeholder meetings

Appendix 6 - Comments and Responses Report

Appendix 7 –Comments from I&APs on Basic Assessment (BA) Report

Appendix 8 –Comments from I&APs on amendments to the BA Report

Appendix 9 – Copy of the register of I&Aps

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

"insert No. of duplicates"

 times
alternatives
(complete only when appropriate)

Section D Alternative

"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	<input checked="" type="checkbox"/>
-----	-------------------------------------

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

50 m ³

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

All construction waste will be collected in skips on site and disposed of at a registered landfill site.

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

All construction waste will be collected in skips on site and disposed of at a registered landfill site.

Will the activity produce solid waste during its operational phase?

YES	<input checked="" type="checkbox"/>
-----	-------------------------------------

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

05 m ³

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

Normal household waste that will be serviced by the local municipality

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?

<input checked="" type="checkbox"/>	NO X
-------------------------------------	---------

~~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?

<input checked="" type="checkbox"/>	NO X
-------------------------------------	---------

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? **NO**
 X

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:

During construction, waste will be separated at source and disposed of at relevant suitably licensed facilities. Waste should be separated into recyclable and non-recyclable materials and distributed for recycling where applicable.

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? **NO**
 X

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

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? **NO**
 X

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

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? **NO**
 X

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:

N/A

Liquid effluent (domestic sewage)

Will the activity produce domestic effluent that will be disposed of in a municipal sewage system? **YES**
 X **NO**

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

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**
 X

Will the activity produce any effluent that will be treated and/or disposed of on site? **NO**
 X

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

Emissions into the atmosphere

Will the activity release emissions into the atmosphere?

<input checked="" type="checkbox"/>	NO X
<input type="checkbox"/>	YES NO

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

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:

N/A

2. WATER USE

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

Municipal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
------------------	-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------

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: liters

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?

<input checked="" type="checkbox"/>	NO X
-------------------------------------	-----------------------

If yes, list the permits required

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

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

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	-------------------------------------

3. POWER SUPPLY

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

New electrical supply connection of a 375 Amp 3 phase 250Kva is needed.

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:

The proposed development is aimed at sustainable living. Energy Efficient Design Principles are thus to be followed.

- **Electricity:**

*Heat pumps and gas energy supply sources will be incorporated
Low Energy (LED) Light sources*

- **Water:**

Possible grey water systems

- **Building:**

- *Energy Efficient ways of construction via insulation, glazing, shutters etc;*
- *Use of building material originating from sensitive environmental resources should be minimised, e.g. no tropical hardwood may be used;*
- *Building material will be legally obtained by the supplier, e.g. wood must have been legally harvested, sand should be obtained only from legal borrow pits and from commercial sources;*
- *Building material that can be recycled/ reused will be used rather than building material that cannot; and*
- *Use highly durable material for part of the building that is unlikely to be changed during the life of the buildings (unlikely to change due to e.g. renovation, fashion, changes in family life cycle) is highly recommended.*

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

As above

SECTION E: IMPACT ASSESSMENT

The assessment of impacts must adhere to the minimum requirements in the EIA Regulations, 2014, 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 as well as the impacts of not implementing the activity (Section 24(4)(b)(i)).

1. ISSUES RAISED BY INTERESTED AND AFFECTED PARTIES

Summarise the issues raised by interested and affected parties.

The issues raised by Interested and Affected Parties (I&Aps) will be outlined in the Final BAR.

Summary of response from the practitioner to the issues raised by the interested and affected parties (including the manner in which the public comments are incorporated or why they were not included)

(A full response must be provided in the Comments and Response Report that must be attached to this report):

The Comments and Responses Report (CRR) will form part of the Final BAR.

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

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

IMPACT IDENTIFICATION AND ASSESSMENT

The environmental impacts that were identified have been quantified and the significance of the impacts assessed according to the criteria set out below. The Environmental Assessment Practitioner (EAP) also made a clear statement, identifying the environmental impacts of the construction, operation and management of the proposed development. Each impact was assessed and rated. The assessment of the data was based on accepted scientific techniques.

Assessment Procedure: Proposed Impact Assessment Methodology

For the purpose of assessing impacts of the proposed project has been divided into the following two phases:

Construction Phase:	All the construction related activities on site, until the contractor leaves the site.
Operational Phase:	All activities, including the operation and maintenance of the proposed development.

The activities arising from each of these phases were included in the impact assessment tables. This was done in order to identify activities that require certain environmental management actions to mitigate the impacts arising from them. The assessment of the impacts were conducted according to a synthesis of criteria as set out below:

Extent The physical and spatial scale of the impact.	Footprint	The impacted area extends only as far as the activity, such as footprint occurring within the total site area.
	Site	The impact could affect the whole, or a significant portion of the site.
	Regional	The impact could affect the area including the neighbouring farms, the transport routes and the adjoining towns.

	National	The impact could have an effect that expands throughout the country (South Africa).
	International	Where the impact has international ramifications that extend beyond the boundaries of South Africa.
Duration The lifetime of the impact, that is measured in relation to the lifetime of the proposed development.	Short Term	The impact will either disappear with mitigation or will be mitigated through a natural process in a period shorter than that of the construction phase.
	Short-Medium Term	The impact will be relevant through to the end of a construction phase.
	Medium Term	The impact will last up to the end of the development phases, where after it will be entirely negated.
	Long Term	The impact will continue or last for the entire operational lifetime of the development, but will be mitigated by direct human action or by natural processes thereafter.
	Permanent	This is the only class of impact, which will be non-transitory. Mitigation either by man or natural process will not occur in such a way or in such a time span that the impact can be considered transient.
Intensity Is the impact destructive or benign, does it destroy the impacted environment, alters its functioning, or slightly alter the environment itself?	Low	The impact alters the affected environment in such a way that the natural processes or functions are not affected.
	Medium	The affected environment is altered, but functions and processes continue, albeit in a modified way.
	High	Function or process of the affected environment is disturbed to the extent where it temporarily or permanently ceases.
Probability The likelihood of the impacts actually occurring. The impact may occur for any length of time during the life cycle of the activity, and not at any given time.	Improbable	The possibility of the impact occurring is none, due either to the circumstances, design or experience. The chance of this impact occurring is zero (0%).
	Possible	The possibility of the impact occurring is very low, due either to the circumstances, design or experience. The chances of this impact occurring is defined as 25%.
	Likely	There is a possibility that the impact will occur to the extent that provisions must therefore be made. The chances of this impact occurring is defined as 50%.
	Highly Likely	It is most likely that the impacts will occur at some stage of the development. Plans must be drawn up before carrying out the activity. The chances of this impact occurring is defined as 75%.
	Definite	The impact will take place regardless of any prevention plans, and only mitigation actions or contingency plans to contain the effect can be relied on. The chance of this impact occurring is defined as 100%.

Mitigation – The impacts that are generated by the development can be minimised if measures are implemented in order to reduce the impacts. These measures ensure that the development

considers the environment and the predicted impacts in order to minimise impacts and achieve sustainable development.

Determination of Significance – Without Mitigation – Significance is determined through a synthesis of impact characteristics as described in the above paragraphs. It provides an indication of the importance of the impact in terms of both tangible and intangible characteristics. The significance of the impact “without mitigation” is the prime determinant of the nature and degree of mitigation required. Where the impact is positive, significance is noted as “positive”. Significance will be rated on the following scale:

No significance: The impact is not substantial and does not require any mitigation action;

Low: The impact is of little importance, but may require limited mitigation;

Medium: The impact is of importance and is therefore considered to have a negative impact. Mitigation is required to reduce the negative impacts to acceptable levels; and

High: The impact is of major importance. Failure to mitigate, with the objective of reducing the impact to acceptable levels, could render the entire development option or entire project proposal unacceptable. Mitigation is therefore essential.

Determination of Significance – With Mitigation – Determination of significance refers to the foreseeable significance of the impact after the successful implementation of the necessary mitigation measures. Significance with mitigation will be rated on the following scale:

No significance: The impact will be mitigated to the point where it is regarded as insubstantial;

Low: The impact will be mitigated to the point where it is of limited importance;

Low to medium: The impact is of importance, however, through the implementation of the correct mitigation measures such potential impacts can be reduced to acceptable levels;

Medium: Notwithstanding the successful implementation of the mitigation measures, to reduce the negative impacts to acceptable levels, the negative impact will remain of significance. However, taken within the overall context of the project, the persistent impact does not constitute a fatal flaw;

Medium to high: The impact is of major importance but through the implementation of the correct mitigation measures, the negative impacts will be reduced to acceptable levels; and

High: The impact is of major importance. Mitigation of the impact is not possible on a cost-effective basis. The impact is regarded as high importance and taken within the overall context of the project, is regarded as a fatal flaw. An impact regarded as high significance, after mitigation could render the entire development option or entire project proposal unacceptable.

Assessment Weighting – Each aspect within an impact description was assigned a series of quantitative criteria. Such criteria are likely to differ during the different stages of the project’s life cycle. In order to establish a defined base upon which it becomes feasible to make an informed decision, it will be necessary to weigh and rank all the identified criteria.

Ranking, Weighting and Scaling – For each impact under scrutiny, a scaled weighting factor will be attached to each respective impact. The purpose of assigning such weightings serve to highlight those aspects considered the most critical to the various stakeholders and ensure that each specialist’s element of bias is taken into account. The weighting factor also provides a means whereby the impact assessor can successfully deal with the complexities that exist between the different impacts and associated aspect criteria.

Simply, such a weighting factor is indicative of the importance of the impact in terms of the potential effect that it could have on the surrounding environment. Therefore, the aspects considered to have a relatively high value will score a relatively higher weighting than that which is of lower importance (Refer to the Figure below).

Description of bio-physical assessment parameters with its respective weighting

Extent	Duration	Intensity	Probability	Weighting Factor (WF)	Significance Rating (SR)	Mitigation Efficiency (ME)	Significance Following Mitigation (SFM)
Footprint 1	Short term 1	Low 1	Probable 1	Low 1	Low 0-19	High 0,2	Low 0-19
Site 2	Short to medium 2	Medium 2	Possible 2	Low to medium 2	Low to medium 20-39	Medium to high 0,4	Low to medium 20-39
Regional 3	Medium term 3	High 3	Likely 3	Medium 3	Medium 40-59	Medium 0,6	Medium 40-59
National 4	Long term 4	Very High 4	Highly Likely 4	Medium to high 4	Medium to high 60-79	Low to medium 0,8	Medium to high 60-79
International 5	Permanent 5	Very High 5	Definite 5	High 5	High 80-100	Low 1,0	High 80-100

Identifying the Potential Impacts Without Mitigation Measures (WOM) – Following the assignment of the necessary weights to the respective aspects, criteria are summed and multiplied by their assigned weightings, resulting in a value for each impact (prior to the implementation of mitigation measures).

Equation 1: Significance Rating (WOM) = (Extent + Intensity + Duration + Probability) x Weighting Factor

Identifying the Potential Impacts With Mitigation Measures (WM) – In order to gain a comprehensive understanding of the overall significance of the impact, after implementation of the mitigation measures, it will be necessary to re-evaluate the impact.

Mitigation Efficiency (ME) – The most effective means of deriving a quantitative value of mitigated impacts is to assign each significance-rating value (WOM) a mitigation effectiveness (ME) rating. The allocation of such a rating is a measure of the efficiency and effectiveness, as identified through professional experience and empirical evidence of how effectively the proposed mitigation measures will manage the impact.

Thus, the lower the assigned value the greater the effectiveness of the proposed mitigation measures and subsequently, the lower the impacts with mitigation.

Equation 2: Significance Rating (WM) = Significance Rating (WOM) x Mitigation Efficiency
Or WM = WOM x ME

Significance Following Mitigation (SFM) – The significance of the impact after the mitigation measures are taken into consideration. The efficiency of the mitigation measure determines the significance of the impact. The level of impact will, therefore, be seen in its entirety with all considerations taken into account.

Mitigation Measures

Mitigation measures were recommended in order to enhance benefits and minimise negative impacts and address the following:

- Mitigation objectives: what level of mitigation must be aimed at: For each identified impact, the specialist must provide mitigation objectives (tolerance limits) which would result in a measurable reduction in impact. Where limited knowledge or expertise exists on such tolerance limits, the specialist must make an “educated guess” based on his/ her professional experience;

- Recommended mitigation measures: For each impact the specialist must recommend practicable mitigation actions that can measurably affect the significance rating. The specialist must also identify management actions, which could enhance the condition of the environment. Where no mitigation is considered feasible, this must be stated and reasons provided;
- Effectiveness of mitigation measures: The specialist must provide quantifiable standards (performance criteria) for reviewing or tracking the effectiveness of the proposed mitigation actions, where possible; and
- Recommended monitoring and evaluation programme: The specialist is required to recommend an appropriate monitoring and review programme, which can track the efficacy of the mitigation objectives. Each environmental impact is to be assessed before and after mitigation measures have been implemented. The management objectives, design standards, etc., which, if achieved, can eliminate, minimise or enhance potential impacts or benefits. National standards or criteria are examples, which can be stated as mitigation objectives.

Approach to the Assessment of Cumulative Impacts

Cumulative impacts can arise from one or more activities. A cumulative impact may result in an additive impact i.e. where it adds to the impact which is caused by other similar impacts or an interactive impact i.e. where a cumulative impact is caused by different impacts that combine to form a new kind of impact. Interactive impacts may be either countervailing (the net adverse cumulative impact is less than the sum of the individual impacts) or synergistic (the net adverse cumulative impact is greater than the sum of the individual impacts). Possible cumulative impacts of the development were evaluated.

Steps in Assessing Cumulative Impacts

Three (3) general steps, which are discussed below, were utilised in the assessment of cumulative impacts.

Determining the Extent of Cumulative Impacts

To initiate the process of assessing cumulative impacts, it is necessary to determine what the extent of potential cumulative impacts will be. This will be done by adopting the following approach:

- Identify potentially significant cumulative impacts associated with the proposed activity;
- Establish the geographic scope of the assessment;
- Identify other activities affecting the environmental resources of the area; and
- Define the goals of the assessment.

Describing the Affected Environment

The following approach was used for the compilation of a description of the environment:

- Characterise the identified external environmental resources in terms of their response to change and capacity to withstand stress;
- Characterise the stresses affecting these environmental resources and their relation to regulatory thresholds; and
- Define a baseline condition that provides a measuring point for the environmental resources that will be impacted on.

Assessment of Cumulative Impacts

The general methodology which was used for the assessment of cumulative impacts comprised of the following:

- An identification of the important cause-and-impact relationships between proposed activity and the environmental resources;
- A determination of the magnitude and significance of cumulative impacts; and
- The modification, or addition, of alternatives to avoid, minimize or mitigate significant cumulative impacts.

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.

***SBM** = Significance Before Mitigation

***SAM** = Significance After Mitigation

Development of Residential 4 type housing (Luxury apartments) on Part of the Remaining Extent of Ptn 1 of the Farm Houghton Estate No. 56 IR.
IDENTIFIED IMPACTS (ALTERNATIVE 1)
CONSTRUCTION PHASE IMPACTS
Noise, dust and disturbance (-)
Temporary job creation (+)
Increased Traffic Volumes in the Area (-)
Crime and Safety Concerns for local residents (-)
OPERATIONAL PHASE IMPACTS
Increased Traffic volumes (-)
Visual Impact and Sense of Place (-)
Creation of Housing (+)
Creation of taxable land portion (+)
CUMULATIVE IMPACTS
Urbanization and Densification in City of Joburg (+)

No-Go Alternative
This option assumes that a conservative approach would ensure that the environment is not impacted upon any more than is currently the case. It is important to state that this assessment is informed by the current condition of the area. Should the Competent Authority decline the application, the 'No-Go' option will be followed and the status quo of the site will remain.

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.

Proposed Activity:
Development of Residential 4 type housing (Luxury apartments) on Part of the Remaining Extent of Ptn 1 of the Farm Houghton Estate No. 56 IR.

IDENTIFIED IMPACTS - CONSTRUCTION PHASE:

• **Noise, dust and disturbance (-)**

Impact source(s)	Site clearance, moving of construction vehicles, construction workers	Status	Negative
Nature of impact	Increased levels of ambient dust and noise		
Magnitude	Extent	Site- 2	
	Intensity	Medium- 3	
	Duration	Short term - 2	
	Probability	Highly likely - 4	
Significance	Without mitigation	$(Extent + Intensity + Duration + Probability) \times WF$ $(2 + 3 + 2 + 4) \times 4 = 44$	Medium
	With mitigation	$WOM \times ME = WM$ $44 \times 0.6 = 26.4$	Low - Medium

Mitigation/Recommendations:

- All vehicles that will be making deliveries or picking up material should adhere to speed limits on 2nd Avenue and other roads in the suburb
- Construction activities must strictly be limited to working hours (8:00 to 17:00)- including pick-ups and deliveries.
- All on-site equipment must be kept in good working order.
- The construction crew must abide by the National Noise laws and the local "by-laws" regarding noise.
- If construction is required on the weekend, permission to do so must be granted from the adjacent land owners (through applicable channels such as the Lower Houghton Residents Association-LHRA) beforehand.
- Exposed soils (including stockpiles) must be kept wet to lessen wind transportation.
- Stockpiles must not exceed more than 2m in height.
- Stockpiles must not be stored for excessively long periods. If it is found that a stockpile will be stored for long periods then it must not exceed a vertical horizontal ratio or 1:1,5m to prevent compaction.
- Any stockpile stored for long periods must be retained in a bermed area.
- Stockpiles must be covered during excessively windy conditions.
- All vehicles transporting materials that can be blown off (i.e. soil and rubble) must be covered with a tarpaulin, and speed limits of 20km/h should be adhered to.
- Housing of construction workers on site is strictly prohibited (except for security personnel)
- Good housekeeping of the construction camp must be undertaken
- An Environmental Control Officer - ECO must be appointed to oversee the compliance with the approved Environmental Management Programme (EMPr).

Significance of the impact

Due to the nature of the impact, the significance of this impact without mitigation is regarded as Medium without mitigation; however, if the impact is mitigated the significance will be reduced to **Low - Medium**.

• **Temporary job creation (+)**

Impact source(s)	Temporary employment (extension of current contracts)	Status	Positive
Nature of impact	Temporary jobs will arise/retained		

Magnitude	Extent	Site – 2	
	Intensity	Medium – 3	
	Duration	Short Term – 2	
	Probability	Definite – 5	
Significance	Without mitigation	$(Extent + Intensity + Duration + Probability) \times WF$ $(2 + 3 + 2 + 5) \times 4 = 48$	Medium
	With mitigation	N/A	

Anticipated Socio-Economic Figures:

Anticipated CAPEX of the project on completion	R30million
What is the expected annual income to be generated by or as a result of the project?	R6million
New skilled employment opportunities created in the development phase of the project	4
New skilled employment opportunities created in the construction phase of the project	20
New un-skilled employment opportunities created in the development phase of the project	1
New un-skilled employment opportunities created in the construction phase of the project	8
What is the expected value of the employment opportunities during the development and construction phase?	R14.5million
What percentage of this new unskilled and skilled value that will accrue to previously disadvantaged individuals during both development and construction phase of the project?	10%
What percentage of this value that will accrue to previously disadvantaged individuals?	50%
The expected current value of the employment opportunities during the first 10 years	25million
What percentage of this value that will accrue to previously disadvantaged individuals?	60%

Mitigation/Recommendations:

- Ensure that local businesses, especially those of Historically Disadvantaged Individuals (HDI), women and of Small, Medium and Micro-sized Enterprises (SMMEs) get allocated the maximum appropriate share of project related business opportunities.
- Ensure that the Labour Relations Amendment Act, 2002 (Act No. 12 of 2002) as well as the necessary policies and procedures are taken into consideration to ensure the correct procurement procedures.

Significance of the impact

Due to the nature of the impact, the significance of this impact with or without mitigation is regarded to be **Medium**

- **Increased Traffic Volumes in the Area (-)**

Impact source(s)	Increased local traffic on local roads due to movement of people and goods	Status	Negative
Nature of impact	Increased traffic/inconvenience to local road users of Lower Houghton Area		
Magnitude	Extent	Site– 2	
	Intensity	Medium– 3	
	Duration	Short term – 2	
	Probability	Definite - 5	

Significance	Without mitigation	$(Extent + Intensity + Duration + Probability) \times WF$ $(2 + 3 + 2 + 5) \times 4 = 48$	Medium
	With mitigation	WOM x ME = WM $48 \times 0.6 = 28.2$	Low - Medium

Mitigation/Recommendations:

- Vehicular movement beyond the site boundaries must be kept to working hours (08:00 – 16:00). By avoiding peak hours (07:00am and 17:00pm), congestion on the immediate vicinity (i.e. 2nd Avenue) will be lessened.
- Ensure that the necessary signage and traffic measures are implemented for safe and convenient access to the development.
- **Crime and Safety Concerns for local residents**

Impact source(s)	Construction workers on site, influx of people		Status	Negative
Nature of impact	Concerned neighbours			
Magnitude	Extent	Site– 2		
	Intensity	Medium– 3		
	Duration	Short term – 2		
	Probability	Definite - 5		
Significance	Without mitigation	$(Extent + Intensity + Duration + Probability) \times WF$ $(2 + 3 + 2 + 5) \times 4 = 48$	Medium	
	With mitigation	WOM x ME = WM $48 \times 0.6 = 28.2$	Low - Medium	

Mitigation/Recommendations:

- Access to the site must be limited to the workforce only and overseen by appointed security personnel;
- Accommodation for members of the workforce is **not permitted** on site
- No crewmember will be allowed to move onto private property (including the Houghton Golf Course);
- The site must be fenced off prior to construction commencing (on all sides)
- Ensure that the contact details of the police and/or Security Company, ambulance services and fire brigade are available on site;
- Residents (immediate) neighbours must be notified of construction commencing

Significance of the impact

The implementation of the mitigation measures proposed for the impact is important. This will lower the significance rating to **low-medium**.

IDENTIFIED IMPACTS – OPERATIONAL PHASE

- **Increased Traffic volumes (-)**

Impact source(s)	New tenants/residents		Status	Negative
Nature of impact	Increased traffic volumes in the area			
Magnitude	Extent	Regional – 3		
	Intensity	High– 5		
	Duration	Long term – 4		
	Probability	Definite – 5		
Significance	Without mitigation	$(Extent + Intensity + Duration + Probability) \times WF$ $(3 + 5 + 4 + 5) \times 3 = 51$	Medium	

	With mitigation	WOM x ME = WM 51 x 0.8 = 40.8	Medium
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Mitigation Measures:

- Access and Egress shall be to the satisfaction of the Johannesburg Roads Agency.

Significance of the impact

Due to the nature of the impact, the significance of this impact with or without mitigation is regarded as Medium. The nature of the development (Residential 4 type housing, maximum of 24 units) will lead to additional traffic loads on the local roads, especially during peak hour traffic times.

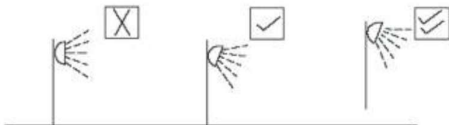
- **Visual Impact and Sense of Place (-)**

Impact source(s)	Establishment of new luxury apartments	Status	Negative
Nature of impact	Visual Impact/Intrusion especially for neighbours on Second Avenue		
Magnitude	Extent	Site- 2	
	Intensity	Medium- 3	
	Duration	Permanent - 5	
	Probability	Highly likely - 4	
Significance	Without mitigation	$(Extent + Intensity + Duration + Probability) \times WF$ $(2 + 3 + 5 + 4) \times 2 = 28$	Low - Medium
	With mitigation	WOM x ME = WM $28 \times 0.4 = 11.2$	Low

Mitigation Measures:

- The apartments should be aesthetically acceptable and follow the design principles of the existing Houghton Luxury Apartments
- Landscaping of the entrance and boundary fence should be undertaken to retain the current characteristic of the area, including large trees which are fast growers.
- Effective light techniques should be implemented for the development so as to ensure minimal light intrusion for neighbours on 2nd Avenue (see example below)

Outdoor lighting (lighting of architectural features)



Outdoor lighting (streets, stadium and security lights)

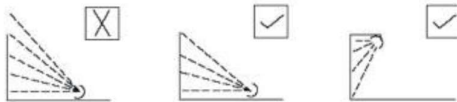


Figure : Directing outdoor luminaries (ILE, 2005)

Significance of the impact

Based on the small scale of the development (0.2ha), existing luxury apartments on the eastern side of the site and the current view of the site from 2nd Avenue, the visual impact (after mitigation) is considered low. This rating is achieved through appropriate mitigation measures including proper design principles and landscaping features. It is important to note that very few residents on 2nd Avenue has a direct view of the site which lowers the weighting factor used in the assessment. It is however still considered a significant impact, based on the proposed height of the apartments.



Photo Illustration: Current view of the site (on left) from 2nd Avenue

- **Creation of Housing Options (+)**

Impact source(s)	Housing/Apartments	Status	Positive
Nature of impact	Housing facilities for high income households		
Magnitude	Extent	Regional – 3	
	Intensity	Medium– 3	
	Duration	Long term – 4	
	Probability	Highly Likely – 4	
Significance	Without mitigation	$(Extent + Intensity + Duration + Probability) \times WF$ $(3 + 3 + 4 + 4) \times 4 = 56$	Medium
	With mitigation	N/A	

Notes:

- Densification of land within the urban boundary
- In line with the Council's policy on Corridors of Freedom which supports development along the Louis Botha Avenue key access route
- The site is conveniently located between two major roads, namely Louis Botha Avenue (2.6km) and the M1 motorway to the west (3km)
- Stimulation of the local property market
- There is a demand for apartments/flats within the Region E of the CoJ due to the high costs associated with the maintenance of large residential properties. CoJ actively supports the densification of residential areas in its drive towards more compact cities (Steve Jaspen and Associates, Township Memorandum; 2014).

- **Creation of taxable land portion (+)**

Impact source(s)	Rezoning of property	Status	Positive
Nature of impact	Taxable land portion		
Magnitude	Extent	Regional – 3	
	Intensity	Medium - 3	
	Duration	Long term – 4	
	Probability	Definite – 5	
Significance	Without mitigation	$(Extent + Intensity + Duration + Probability) \times WF$ $(3 + 3 + 4 + 5) \times 4 = 60$	Medium High
	With mitigation	N/A	

Alternative 1 (REPEAT THIS TABLE FOR EACH ALTERNATIVE)- SEE ABOVE

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented

No Go

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

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

- **Geotechnical Report**
- **Desktop Heritage Report**
- **Ecological Opinion**

Describe any gaps in knowledge or assumptions made in the assessment of the environment and the impacts associated with the proposed development.

N/A

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.

The decommissioning or closure of the proposed project is not anticipated.

Proposal

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented

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Alternative 1

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented

Alternative 2

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented

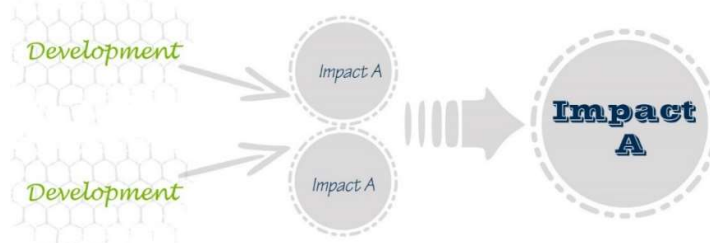
List any specialist reports that were used to fill in the above tables. Such reports are to be attached in the appropriate Appendix.

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Where applicable indicate the detailed financial provisions for rehabilitation, closure and ongoing post decommissioning management for the negative environmental impacts.

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:



Cumulative Impact Diagram

- **Urbanization and Densification in CoJ (+)**

Impact source(s)	Creation of housing facilities close to the CoJ Central Business District and within the urban boundary	Status	Positive
Nature of impact	Urbanization/densification		
Magnitude	Extent	Regional – 3	
	Intensity	Med – 3	
	Duration	Long Term – 4	
	Probability	Definite – 5	
Significance	Without mitigation	$(Extent + Intensity + Duration + Probability) \times WF$ $(3 + 3 + 4 + 5) \times 3 = 45$	Medium-High
	With mitigation	N/A	N/A

Description

- The development of additional housing within the CoJ ties in with the Council's objective of intensifying land uses (specifically residential uses) in the sub-area (25) in support of the Gautrain Rapid Rail Link Station at Rosebank.
- The retaining of residential character is an important consideration in the intensifying of land uses. The site is located on the Houghton Golf Course which is central to the ambiance of the area. The luxury apartments must therefore seek to retain and enhance the current sense of place for local residents.
- There is a demand for apartments/flats within CoJ Region E due to the high costs associated with the maintenance of large residential properties. The Council actively supports the densification of residential areas in its drive towards more compact cities (Steve Jaspen and Associates, Township Memorandum; 2014).

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.

Proposed Activity:

Development of Residential 4 type housing (Luxury apartments) on Part of the Remaining Extent of Ptn 1 of the Farm Houghton Estate No. 56 IR.

The development of the 24 additional luxury apartments on 2nd Avenue will have positive and negative impacts. Due to the *status quo* of the site, the anticipated environmental (bio-physical) impacts are considered insignificant. The negative impacts associated with the construction and operational phases are predominantly rated as **Low or Low-Medium after Mitigation** which can be attributed to small scale of the development (0.2ha) and the current Houghton luxury apartments situated to the east.

The fact that the site is zoned as "Private Open Space" does not translate into the site being used as an open space. The site is currently a vacant piece of land between the Houghton luxury apartments and the showroom and can in fact be seen as an 'in fill' development. A duty of care approach must still be followed and consideration of surrounding residents regarding noise, dust pollution and traffic must be prioritised.

The recommendations provided in the Geotechnical Report (March 2014 – Africa Exposed) must be applied.

Alternative 1

N/A

Alternative 2

N/A

No-go (compulsory)

This option assumes that a conservative approach would ensure that the environment is not impacted upon any more than is currently the case. It is important to state that this assessment is informed by the current condition of the area. Should the Competent Authority decline the application, the 'No-Go' option will be followed and the status quo of the site will remain (**Zoning will remain Private Open Space which does not allow for development**).

6. IMPACT SUMMARY OF THE PROPOSAL OR PREFERRED ALTERNATIVE

Proposed Activity: Development of Residential 4 type housing (Luxury apartments) on Part of the Remaining Extent of Ptn 1 of the Farm Houghton Estate No. 56 IR.

Alternative 1	Before Mitigation	After Mitigation
CONSTRUCTION PHASE IMPACTS		
• Noise, dust and disturbance (-)	Medium	Low - Medium
• Temporary job creation (+)	Medium	-
• Increased Traffic Volumes in the Area (-)	Medium	Low - Medium
• Crime and Safety Concerns for local residents	Medium	Low - Medium
OPERATIONAL PHASE IMPACTS		
• Increased Traffic volumes (-)	Medium	Medium
• Visual Impact and Sense of Place (-)	Low - Medium	Low
• Creation of Housing Options (+)	Medium	-
• Creation of taxable land portion (+)	Medium - High	-
CUMULATIVE IMPACTS		
• Urbanization and Densification in City of Joburg (+)	Medium - High	-

For alternative:

N/A

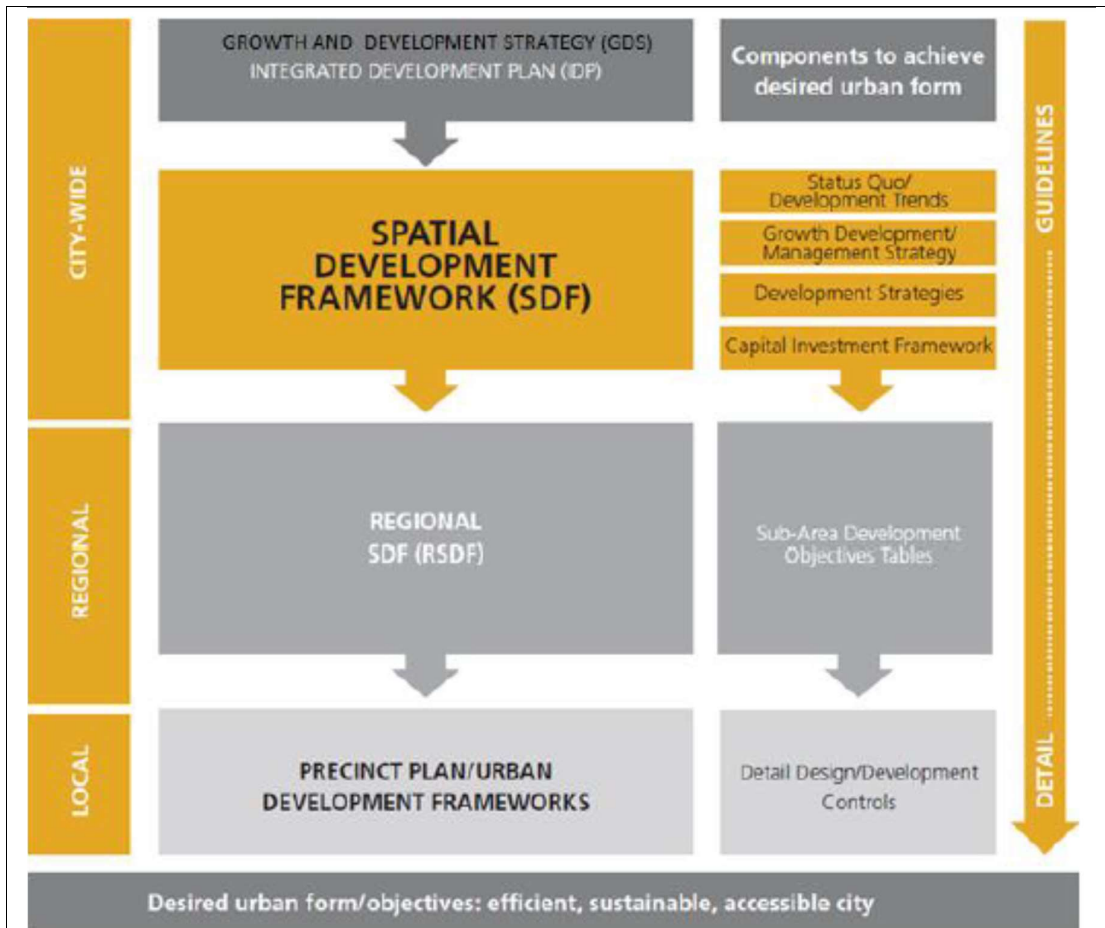
Having assessed the significance of impacts of the proposal and alternative(s), please provide an overall summary and reasons for selecting the proposal or preferred alternative.

Due to size of the site, the bio-physical and socio-economic factors, Alternative 1 is the only feasible alternative and is considered to be in line with NEMA's sustainable development principles.

7. SPATIAL DEVELOPMENT TOOLS

Indicate the application of any spatial development tool protocols on the proposed development and the outcome thereof.

Hierarchy of Spatial Development Tools and how they are interlinked which other to inform spatial development within Gauteng (and other provinces)



Hierarchy of Spatial Plans (JHB SDF 2014)

1. THE NATIONAL DEVELOPMENT PLAN 2030

A number of key spatial principles are outlined in Chapter 8 of the NDP, 'Sustainable Human Settlements'. The project is in line with point 2 and 4 of the following targets:

- Upgrade all informal settlements on suitable, well located land by 2030.
- **More people living closer to their places of work.**
- Better quality public transport.
- **More jobs in proximity to townships.**

2. GAUTENG PROVINCIAL ENVIRONMENTAL MANAGEMENT FRAMEWORK (2010)

The Gauteng Provincial Environmental Management Framework is a legal instrument in terms of the Environmental Management Framework Regulations, 2010.

The objectives that are applicable to the project include:

- To ensure **efficient urban development** (including associated service infrastructure) in defined selected areas **with lower environmental concerns** and high development demand in order to help facilitate the implementation of Gauteng Growth and Management Perspective, 2014.
- To facilitate the optimal use of current industrial, mining land and other suitable derelict land for the development of non-polluting industrial and large commercial developments.
- To protect **Critical Biodiversity Areas (CBAs) within urban and rural environments.**

3. CITY OF JOHANNESBURG SPATIAL DEVELOPMENT FRAMEWORK 2040

The SDF for Johannesburg 2040 is a city-wide spatial policy document that identifies the main challenges and opportunities in the city, sets a spatial vision for the future city, and outlines a set of strategies to achieve that vision. The core objective of the SDF 2040 is to create **a spatially just world class African city**.

SPATIAL VISION – FRAMEWORK – IMPLEMENTATION

- The project is line with Johannesburg Future City Model: **Compact Polycentric Urban Form**, which includes **Compact city** – combining density, diversity, proximity and accessibility, reducing distances, travel times and costs, bringing jobs and social amenities to single use, marginalised residential areas, reducing energy consumption and infrastructure costs.
 - Falls within the Empire Perth/Louis Botha COF Public Transport Backbone – Spatial Framework Model 2016/2017
 - Part of the **Transformation Zone** strategy
 - *The Transformation Zone includes areas where investment is prioritised for future urban intensification and growth, as they have the capacity to trigger positive effects on a metropolitan scale. The Transformation Zone also indicates areas where the development of detailed spatial plans, where they don't exist already, will be prioritised.*
 - *Strengthening the metropolitan core – Through Inner City Transformation Roadmap and Inner City Housing Implementation Plan, building on the opportunities of the CBD as a dense economic core of the city and tackling issues of fragmented developments, crime, 'bad buildings' and lack of affordable housing. The strategy suggests creating compact precincts of inclusive residential densification structured around public transit and economic activity. An investment programme in social facilities and engineering infrastructure to support development is critical. It further supports economic growth in the Inner City through various measures. The strategy proposes consolidating the Inner City through a public space/street network and expanding it towards the southern industrial area and the Turffontein Corridor of Freedom.*
 - **The Corridors of Freedom** – Consolidating growth and development opportunities around existing and future public transport nodes, starting from the Corridors of Freedom linking Soweto, through the Inner City, to Sandton (along Empire-Perth and Louis Botha Avenues) and linking Turffontein into the Inner City. This will also include a focus on transit oriented development nodes, including Gautrain, Rea Vaya (BRT) and PRASA stations.
 - **Nodal Guidelines** – facilitating the development of a polycentric multi-nodal city by categorising the current city nodes with prospects for growth. Promote densification, diversification and development in these nodes. The main categories of nodes are: mixed-use/key urban nodes (under various categories), industrial nodes, Transit Oriented Development (TOD) nodes and neighbourhood nodes. A thorough nodal review will follow this SDF process, to review the boundaries of existing nodes in the city, and define new nodes where appropriate.
 - The Corridors of Freedom have a strong and direct relationship to the Inner City, thus supporting a more compact urban form with the urban core. In addition to the urban core that acts as an economic focal point, the corridors already have various forms of economic activity that have the potential to be up-scaled and intensified. Established and planned public transport infrastructure directly supports the corridors in the form of rail and BRT systems that connect the core with significant sub-centres.
- The development is line with **City-wide spatial policy regulations as follows;**
 - **Nodal Guidelines** – facilitating the development of a polycentric multi-nodal city by categorising the current city nodes with prospects for growth. Promote densification, diversification and development in these nodes. The main categories of nodes are: mixed-use/key urban nodes (under various categories), industrial nodes, Transit Oriented Development (TOD) nodes and neighbourhood nodes. A

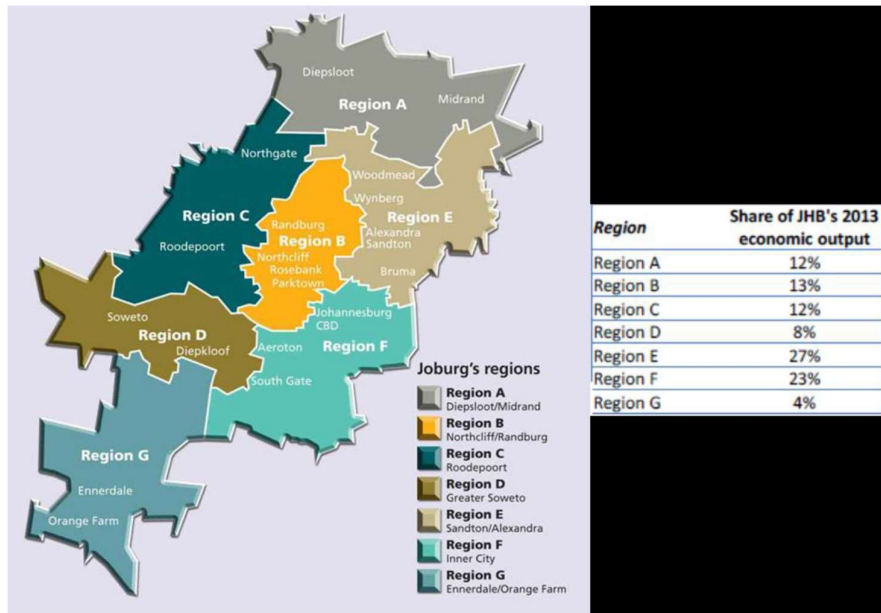
through nodal review will follow this SDF process, to review the boundaries of existing nodes in the city, and define new nodes where appropriate.

- **Form-Based Codes to compliment zoning in Transformation Zones** – supplementing land use zoning, form-based coding would support the building of compact, mixed use neighbourhoods and public spaces in each of the priority areas, through physical form regulations. These should be incorporated into RSDFs and more localised spatial planning frameworks, as has already been done in many plans, such as the Corridors of Freedom. The consolidated Town Planning Scheme for the city should include such codes, negotiated and agreed upon by various City departments, and public participation.
 - **Density Regulations** – density provisions and regulations facilitating higher density development within defined areas, promoting mixed use developments and improved connections.
- The site falls within the **Consolidation Zone** strategy:
 - Development in the established suburban built-up areas (including Houghton) in the Consolidation Zone should be focused on improving liveability and local urban efficiencies. The overall SDF transformation themes of compaction, inclusivity, connectedness, resilience and generative urban structures are still appropriate to inform the city’s developmental approach to these suburban areas, albeit within a localised scale and context

4. REGIONAL SPATIAL DEVELOPMENT FRAMEWORK 2010/11-

JOHANNESBURG ADMINISTRATION AREAS –

Lower Houghton falls under Region – E, note the ratio of Share of the CoJ’s 2013 economic output graph (27%). Regions E and F (which house Sandton and the Johannesburg CBD respectively) account for 50% of the city’s economic output. The demand for more housing (through densification, closer to the CBD) is therefore clear. The Houghton luxury apartments to the east of the site has set a precedent for the specific area which is able to support densification. The application is will promote the objective of the Johannesburg Planning Scheme of 1979.



Administrative regions in the City of Johannesburg and their share of economic output (Joburg SDF 2040)

8. RECOMMENDATION OF THE 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 as bound by professional ethical standards and the code of conduct of EAPASA).

YES X	<input type="checkbox"/>
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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):

N/A

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 site must be fenced off prior to construction commencing to avoid people entering the golf course and other areas;
- Accommodation for members of the workforce is **not permitted** on site. No crewmember will be allowed to move onto private property (including the Houghton Golf Course);
- An appropriate landscape plan must be implemented to retain the sense of place in the area (including fast growing indigenous trees);
- During the construction phase there will be increased surface water runoff and a decreased water quality (with increased silt load and pollution). Completing construction during the winter months would help mitigate the environmental impact;
- The monitoring of the construction site must be carried out by a qualified ECO to ensure compliance with the EMPr;
- All mitigation measures listed in the BAR as well as the EMPr must be implemented and adhered to;
- Effective light techniques should be implemented for the development so as to ensure minimal light intrusion for neighbours on 2nd Avenue;
- Ensure that the contact details of the police and/or Security Company, ambulance services and fire brigade are available on site;
- Residents (immediate) neighbours must be notified of construction commencing;
- **Vehicular movement beyond the site boundaries must be kept to working hours (08:00 – 16:00). By avoiding peak hours (07:00am and 17:00pm), congestion on the immediate vicinity (i.e. 2nd Avenue) will be lessened;**
- Ensure that the necessary signage and traffic measures are implemented for safe and convenient access to the development;
- **The recommendations provided in the Geo-Technical Report (March 2014 – Africa Exposed) must be applied;**
- All other applicable legislation and policies must be adhered to which are not included in this report (i.e. noise regulations, Occupation, Health and Safety Act, By-laws);
- All services must be approved by the respective CoJ departments prior to commencing with construction;
- Green Development Principles must be applied to the development during construction and operation (promote green living via recycling initiatives, water conservation and energy saving methods).

9. THE NEEDS AND DESIRABILITY OF THE PROPOSED DEVELOPMENT (as per notice 792 of 2012, or the updated version of this guideline)

- The site is small and measures only 0.2ha and is an extension of an existing development;

- The site is situated between the existing Houghton luxury apartments (high rise) and the showroom and could be viewed as in-fill development;
- The site is currently not in use, and does not provide a function in terms of the current Golf Course activities;
- The site is geotechnically suitable for development;
- The site does not have a high agricultural potential and falls within the Urban Edge;
- The site is located only 4km from the Johannesburg CBD and is supported by National and Local Spatial Development Policy (SDF, RSDF, NDP);
- The site is not environmentally sensitive;
- The site is not sensitive from a heritage perspective;
- The site does not fall within and C.Plan v3.3 areas of Gauteng;
- The development will create temporary and permanent job opportunities;
- The development will stimulate the local property market (higher end market);
- The development will not be out of character with its current surroundings
- The development overlooks the Houghton Golf Course (*Jack Nicklaus signature golf course*) which is a highly sought after area.

10. THE PERIOD FOR WHICH THE ENVIRONMENTAL AUTHORISATION IS REQUIRED *(CONSIDER WHEN THE ACTIVITY IS EXPECTED TO BE CONCLUDED)*

The Environmental Authorisation (EA) is required for at least 10 years

11. ENVIRONMENTAL MANAGEMENT PROGRAMME (EMPr)

(must include post construction monitoring requirements and when these will be concluded)

If the EAP answers "Yes" to Point 7 above then an EMP is to be attached to this report as an Appendix

EMPr attached

YES

SECTION F: APPENDIXES

The following appendixes must be attached as appropriate (this list is inclusive, but not exhaustive):

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

Appendix A: Site plan(s) – *(must include a scaled layout plan of the proposed activities overlain on the site sensitivities indicating areas to be avoided including buffers)* - **Attached**

Appendix B: Photographs - **Attached**

Appendix C: Facility illustration(s) - **Attached**

Appendix D: Route position information – **N/A**

Appendix E: Public Participation information - **Attached**

Appendix F: Water Use License(s) application, SAHRA information, service letters from municipalities, water supply information - **Not available yet**

Appendix G: Specialist reports- **Attached**

Appendix H: EMPr- **Attached**

Appendix I: Other information – **N/A**

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.