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# **DRAFT: BASIC ASSESSMENT REPORT**

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## **PROPOSED NEW DEVELOPMENT ON A PORTION OF THE REMAINDER OF THE FARM BLOEMFONTEIN 654, BLOEMFONTEIN, FREE STATE PROVINCE**

**Applicant:** Ensemble Trading 535 Proprietary Limited  
**MDA Ref No:** 40614  
**DETEA Ref No:** EMB/23(i)/14/01  
**Date:** March 2014



Town & Regional Planners,  
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**DRAFT BASIC ASSESSMENT REPORT**

**BLOEMFONTEIN 654**

(For official use only)

|                               |  |
|-------------------------------|--|
| <b>File Reference Number:</b> |  |
| <b>Application Number:</b>    |  |
| <b>Date Received:</b>         |  |

Basic assessment report in terms of the Environmental Impact Assessment Regulations, 2010, promulgated in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended.

**Kindly note that:**

1. This **basic assessment report** is a standard report that may be required by a competent authority in terms of the EIA Regulations, 2010 and is meant to streamline applications. Please make sure that it is the report used by the particular competent authority for the activity that is being applied for.
2. 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.
3. Where applicable **tick** the boxes that are applicable in the report.
4. An incomplete report may be returned to the applicant for revision.
5. The use of “not applicable” in the report must be done with circumspection because if it is used in respect of material information that is required by the competent authority for assessing the application, it may result in the rejection of the application as provided for in the regulations.
6. This report must be handed in at offices of the relevant competent authority as determined by each authority.
7. No faxed or e-mailed reports will be accepted.
8. The report must be compiled by an independent environmental assessment practitioner.
9. Unless protected by law, all information in the report will become public information on receipt by the competent authority. Any interested and affected party should be provided with the information contained in this report on request, during any stage of the application process.
10. A competent authority may require that for specified types of activities in defined situations only parts of this report need to be completed.

**SECTION A: ACTIVITY INFORMATION**

Has a specialist been consulted to assist with the completion of this section? 

|  |    |
|--|----|
|  | NO |
|--|----|

If YES, please complete the form entitled "Details of specialist and declaration of interest" for appointment of a specialist for each specialist thus appointed:  
Any specialist reports must be contained in Appendix D.

**1. ACTIVITY DESCRIPTION**

Describe the activity, which is being applied for, in detail<sup>1</sup>:

The proposed project entails the development on a portion of the remainder of the farm Bloemfontein 654, Bloemfontein district.

The activities being applied for as part of this Basic Assessment, includes:

- *'The transformation of undeveloped land to residential, retail, commercial, recreational, industrial or institutional use, inside an urban area where the total area to be transformed is bigger than 5 ha but less than 20 ha'* (Activity 23(i) in terms of R544 of 18 June 2010).

The proposed development entails the preparation of land for a mixed business land use development [residential buildings, places of assembly, institutions, shops, business premises, auctioneers business, undertakers business, gymnasium, commercial workshop, offices, guest house, hospital (public or private), places of amusement, hostels, restaurants and cafes, warehouses, self-storage, motor dealerships including showrooms (workshop, selling of parts and administrative offices for motor dealer purposes) as well as take away and drive through restaurant]. The proposed development will be restricted to a maximum permissible Gross Leasable Area (GLA) of 60 000 m<sup>2</sup>.

The activities associated with the development of the town development will include the following:

- Clearance of vegetation
- Levelling of certain areas within application area
- Establishment of storm water management measures
- Establishment and installation of bulk services that will be provided to the proposed development
- Construction of roads
- Etc.

**2. FEASIBLE AND REASONABLE ALTERNATIVES**

<sup>1</sup> Please note that this description should not be a verbatim repetition of the listed activity as contained in the relevant Government Notice, but should be a brief description of activities to be undertaken as per the project description.

**“alternatives”**, in relation to a proposed activity, means different means of meeting the general purpose and requirements of the activity, which may include alternatives to—

- (a) the property on which or location where it is proposed to undertake the activity;
- (b) the type of activity to be undertaken;
- (c) the design or layout of the activity;
- (d) the technology to be used in the activity;
- (e) the operational aspects of the activity; and
- (f) the option of not implementing the activity.

Describe 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 in the specific instance taking account of the interest of the applicant in the activity. The no-go alternative must in all cases be included in the assessment phase as the baseline against which the impacts of the other alternatives are assessed. The determination of whether 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. 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.

**Paragraphs 3 – 13 below should be completed for each alternative.**

**Background to the proposed project:**

The proposed development will allow for a missed business land use development. The proposed development will be restricted to a maximum permissible Gross Leasable Area (GLA) of 60 000m<sup>2</sup>.

Associated internal service infrastructure and streets also form part of the proposed development. In order to incorporate the existing road and building line restrictions, it is also necessary to rezone these portions of land to “Street” and “Parking site” respectively.

Corporate business/office/commercial developments have been the focus of new developments in Bloemfontein and these developments located mostly in the suburbs, particularly to the western side of town, where the application property is situated.

Commercial, business and office developments tend to concentrate along major traffic routes as these areas are highly visible and accessible to the target market and this gave rise to typical ribbon developments along major access roads.

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New shopping developments will only take place where developers expect to achieve an adequate return on their investment. The proposed development is considered as an extension of the development of the western corridor of Bloemfontein, which is already characterised by office/business/commercial activities (especially along the major arterials) and will not have a dramatic effect in terms of visual acceptability.

The Jan Spies Street / Nelson Mandela Drive / Van Blerk Avenue intersection as well as the Du Plessis Avenue/Muller Road/R64 intersection (business node) have created a nucleus around which certain developments occur spontaneously and the development of the application property is the next logical step.

The application property has an ideal location along the western corridor of Bloemfontein due to the fact that it is easily accessible and is in close proximity of the main entrance routes to and from the City of Bloemfontein via the N1 / R64 / Nelson Mandela Drive, and therefore has optimum visibility.

The economy needs an economic impetus for it to grow in accordance with the population and to alleviate unemployment problems. The proposed development will have an immediate positive and outward spreading effect on the development potential and land values of surrounding areas.

The development of economic activities should be promoted as each economic opportunity leads to the creation of employment opportunities, which in turn prevent disinvestment and a stagnant economy.

**NOTE:** Please take note of the description of the preferred as well as alternative sites:

**Preferred:**

- The preferred project entails the preparation of land for a mixed business land use development. The proposed development will be restricted to a maximum permissible Gross Leasable Area (GLA) of 60 000 m<sup>2</sup>.
- The proposed area to be developed is indicated in the Mangaung SDF as Metropolitan Open Spaces (moss and city wide recreation).
- The property belongs to Mangaung Metro Municipality (MMM). However, the property will be exchanged for property belonging to the applicant.
- The immediate surrounding areas have extensively been developed with high density residential developments, churches, office / business / commercial developments, which are characteristic of the area.
- Access to the proposed development will be determined at building plan stage as it depends on the developed road network.
- The proposed establishment can be seen as an extension of the already existing land uses in the area and is reconcilable with the character and densities of the surrounding areas.
- The study area is too small to function as an economical agricultural unit and can therefore easily be integrated into the urban system for residential purposes.
- An application for the amendment of the SDF to incorporate the proposed project was submitted to the relevant authority.

**Alternative 1<sub>Locality</sub>**

- The preferred site is located to the west of Bloemfontein, with the R64 as the southern boundary, Jan Spies Street / Nelson Mandela Drive / Van Blerk Avenue intersections situated to the south west and the N1 bypass as the eastern boundary (national road, which is a freeway in the region and is the main north-south route in the country) and is approximately 7 km from the Bloemfontein Central Business District (CBD).
- The preferred property to be developed currently belongs to the MMM and it is the intention to exchange the application property for a different piece of land that currently belongs to the developer (future owner of the application property). The application property was obtained from the Municipality by way of an exchange transaction between the said developer and the Municipality. The exchange is subject thereto that pending the transfer of the application property to the name of the developer, the developer may apply in his own name at all the relevant authorities for the amendment of the Spatial Development Framework (SDF), subdivision, amendment of the Bloemfontein Town Planning Scheme No. 1 of 1954 and rezoning of the application property to accommodate the proposed "Special Use ????" / "Street" / "Parking Site" land uses, which will allow for private development by the developer, even though the application property is indicated in the SDF as Metropolitan Open Spaces (moss & City Wide Recreation).
- The applicant also investigated the possibility to develop the property to be exchanged with MMM. However, this property is located near Kwaggafontein, Bloemfontein and is not earmarked for development. Additionally, this site will not be practical for the proposed development to be undertaken.
- Therefore, this option will not be seen as a feasible and / or reasonable alternative.

**Alternative 2<sub>Type</sub>**

- As an alternative to the type of economic activities to be undertaken on the property, the area can be used for agricultural purposes. However, the area is too small to function as an economic agricultural unit.
- In addition, the adjacent areas are already developed into high density residential developments, offices, businesses and / or commercial developments.
- Therefore, this option will not be discussed as a feasible and / or reasonable alternative.

**Alternative 3<sub>Design</sub>**

- The layout of the proposed development area is restricted by the topography of the area, existing building infrastructure adjacent to the site and access to the property.
- The topography of the area does not allow for the sewerage effluent of a small portion (northern part of the development) to drain under gravity in the direction of the R64. It is suggested that this area should be developed into an open space area (part of the preferred project).
- An architect will only be appointed after the relevant approvals (i.e. amendment to the SDF, environmental authorisation) are obtained.
- Therefore, a design alternative will not be discussed as a feasible and / or reasonable alternative.

**Alternative 4<sub>Technology</sub>**

- The proposed alternative will make use of electrical street lights.
- An alternative that was investigated was to use solar lights in order to reduce electricity consumption. However, solar panels are expensive, and are regularly stolen. Therefore, solar lighting was not seen as a feasible / reasonable alternative.
- Street lighting will be provided according to Centlec Standards and Specifications.

**No-go option**

- The 'no-go' alternative will be considered throughout the assessment of the proposed project.

**3. 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 degrees and decimal minutes. The minutes should have at least three decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection.

List alternative sites, if applicable.

**Alternative:**

Alternative Preferred

**Latitude (S):**

**Longitude (E):**

|     |        |     |         |
|-----|--------|-----|---------|
| 29° | 5.193' | 26° | 10.315' |
|     |        |     |         |

**In the case of linear activities:**

**Alternative:**

Alternative S1 (preferred or only route alternative)

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

**Latitude (S):**

**Longitude (E):**

|   |   |   |   |
|---|---|---|---|
| 0 | ' | 0 | ' |
| 0 | ' | 0 | ' |
| 0 | ' | 0 | ' |

Alternative S2 (if any)

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

|   |   |   |   |
|---|---|---|---|
| 0 | ' | 0 | ' |
| 0 | ' | 0 | ' |
| 0 | ' | 0 | ' |

Alternative S3 (if any)

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

|   |   |   |   |
|---|---|---|---|
| 0 | ' | 0 | ' |
| 0 | ' | 0 | ' |
| 0 | ' | 0 | ' |

For route alternatives that are longer than 500m, please provide an addendum with co-ordinates taken every 250 meters along the route for each alternative alignment.

**4. PHYSICAL SIZE OF THE ACTIVITY**

Indicate the physical size of the preferred activity/technology as well as alternative activities/technologies (footprints):

**Alternative:**

Alternative Preferred

or, for linear activities:

**Size of the activity:**

131 784 m<sup>2</sup>

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**Length of the activity:**

**Alternative:**

Alternative A1 (preferred activity alternative)

|   |
|---|
| m |
| m |
| m |

Alternative A2 (if any)

Alternative A3 (if any)

Indicate the size of the alternative sites or servitudes (within which the above footprints will occur):

**Alternative:**

Alternative Preferred

**Size of the site/servitude:**

|                        |
|------------------------|
| 198 621 m <sup>2</sup> |
|                        |
| m <sup>2</sup>         |

Alternative A3 (if any)

**5. SITE ACCESS**

Does ready access to the site exist?

|     |  |
|-----|--|
| YES |  |
| m   |  |

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

Describe the type of access road planned:

Access during the development stage will be from the existing access road, namely Van Blerk Avenue (T183) which is a south-north road and is a two lane undivided road intersecting with the R64 at the Jan Spies Street / Nelson Mandela Drive / Van Blerk Avenue intersection. Although an access road to the site already exists, it is planned to extent Du Plessis Avenue / Muller Road to the north (i.e. west of the application property and the second access road to the Langenhovenpark (LHP) area from the R64) to eventually link with Frans Kleynhans Road. Muller road is a two-lane undivided road to the north of the R64 and becomes Du Plessis Avenue to the south of the R64.

Du Plessis Avenue is the second access road to LHP and is classified as an arterial. A link will also be created in future between the extension of Muller Road / Du Plessis Avenue (west of the application area) and Van Blerk Avenue (western boundary of the application property). As it is unknown when the mentioned road extensions will be constructed, access to the proposed development will be determined at building plan stage and will depend on the developed road network.

Include the position of the access road on the site plan and required map, as well as an indication of the road in relation to the site.



**6. SITE OR ROUTE PLAN**

A detailed site or route plan(s) must be prepared for each alternative site or alternative activity. It must be attached as Appendix A to this document.

The site or route plans must indicate the following:

- 6.1 the scale of the plan which must be at least a scale of 1:500;
- 6.2 the property boundaries and numbers of all the properties within 50 metres of the site;
- 6.3 the current land use as well as the land use zoning of each of the properties adjoining the site or sites;
- 6.4 the exact position of each element of the application as well as any other structures on the site;
- 6.5 the position of services, including electricity supply cables (indicate above or underground), water supply pipelines, boreholes, street lights, sewage pipelines, storm water infrastructure and telecommunication infrastructure;
- 6.6 all trees and shrubs taller than 1.8 metres;
- 6.7 walls and fencing including details of the height and construction material;
- 6.8 servitudes indicating the purpose of the servitude;
- 6.9 sensitive environmental elements within 100 metres of the site or sites including (but not limited thereto):
  - rivers;
  - the 1:100 year flood line (where available or where it is required by DWA);
  - ridges;
  - cultural and historical features;
  - areas with indigenous vegetation (even if it is degraded or invested with alien species);
- 6.10 for gentle slopes the 1 metre contour intervals must be indicated on the plan and whenever the slope of the site exceeds 1:10, the 500mm contours must be indicated on the plan; and
- 6.11 the positions from where photographs of the site were taken.

**7. SITE PHOTOGRAPHS**

Colour photographs from the centre 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 Appendix B to this form. It must be supplemented with additional photographs of relevant features on the site, if applicable.

**8. FACILITY ILLUSTRATION**

A detailed illustration of the activity must be provided at a scale of 1:200 as Appendix C 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.

**9. ACTIVITY MOTIVATION**

**9(a) Socio-economic value of the activity**

What is the expected capital value of the activity on completion?

|                              |
|------------------------------|
| Approximately<br>R30 million |
|------------------------------|

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|                                                                                                               |                                   |  |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------|--|
| What is the expected yearly income that will be generated by or as a result of the activity?                  | normal rates and taxes will apply |  |
| Will the activity contribute to service infrastructure?                                                       | YES                               |  |
| Is the activity a public amenity?                                                                             | YES                               |  |
| How many new employment opportunities will be created in the development phase of the activity?               | Unknown                           |  |
| What is the expected value of the employment opportunities during the development phase?                      | Unknown                           |  |
| What percentage of this will accrue to previously disadvantaged individuals?                                  | Unknown                           |  |
| How many permanent new employment opportunities will be created during the operational phase of the activity? | Unknown                           |  |
| What is the expected current value of the employment opportunities during the first 10 years?                 | Unknown                           |  |
| What percentage of this will accrue to previously disadvantaged individuals?                                  | Unknown                           |  |

**9(b) Need and desirability of the activity**

Motivate and explain the need and desirability of the activity (including demand for the activity):

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                  |     |    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-----|----|
| <b>NEED:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                  |     |    |
| <b>NOTE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                  |     |    |
| The applicant identified a need for a mixed business land use development in the area. If approved, the area may be developed for residential buildings, businesses, places of assembly, institutions, shops, business premises, auctioneers business, undertakers business, gymnasium, commercial workshop, offices, guest house, hospital (whether public or private), places of amusement, hotels, restaurants and cafes, warehouses, self-storage, motor dealerships including showrooms (workshops, selling of parts and administrative offices for motor dealership purposes) and / or a take away and drive through restaurant. The proposed development will be restricted to a maximum permissible Gross Leasable Area (GLA) of 60 000m <sup>2</sup> . |                                                                                                  |     |    |
| 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Was the relevant provincial planning department involved in the application?                     | YES |    |
| 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Does the proposed land use fall within the relevant provincial planning framework?               |     | NO |
| 3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | If the answer to questions 1 and / or 2 was NO, please provide further motivation / explanation: |     |    |
| <b>NOTE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                  |     |    |
| According to the Spatial Development Framework (SDF) which is incorporated in the IDP of MMM, the application property is currently indicated as Metropolitan Open Spaces (Moss and City Wide Recreation) and an application was made for the amendment of the SDF of the MMM to change the land-use to "Special Use ???", which entails residential buildings, places of assembly, institutions, shops, business premises, auctioneers business, undertakers business, gymnasium, commercial workshop, offices, guest house, hospital (public or private), places of amusement, hostels, restaurants and cafes, warehouses, self-storage, motor dealerships including showrooms (workshop,                                                                     |                                                                                                  |     |    |

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|  |                                                                                                                                                                                           |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | selling of parts and administrative offices for motor dealer purposes) as well as take away and drive through restaurant as a need was identified to develop the area as mentioned above. |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**DESIRABILITY:**

**NOTE:** The study area is ideally situated to accommodate the proposed development. The proposed development is favourable situated in terms of the surrounding residential suburbs where the necessary support services exist. The proposed development will not have a discernable effect on the area and the study area is therefore desirable for a development of this nature and will not have a negative effect on the surrounding area or its visual acceptability, but will rather fulfil in a need for housing that exists.

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |    |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|
| 1. | Does the proposed land use / development fit the surrounding area?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | YES |    |
| 2. | Does the proposed land use / development conform to the relevant structure plans, SDF and planning visions for the area?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     | NO |
| 3. | Will the benefits of the proposed land use / development outweigh the negative impacts of it?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | YES |    |
| 4. | If the answer to any of the questions 1-3 was NO, please provide further motivation / explanation:<br><b>NOTE:</b><br>According to the Spatial Development Framework (SDF) which is incorporated in the IDP of MMM, the application property is currently indicated as Metropolitan Open Spaces (moss and city wide recreation) and an application was made for the amendment of the SDF of the MMM to change the land-use to a special use suitable for the proposed development. The land-use will therefore be changed from Metropolitan Open Spaces to residential buildings, open space, commercial, street and parking site, if approved. |     |    |
| 5. | Will the proposed land use / development impact on the sense of place?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     | NO |
| 6. | Will the proposed land use / development set a precedent?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     | NO |
| 7. | Will any person's rights be affected by the proposed land use / development?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     | NO |
| 8. | Will the proposed land use / development compromise the "urban edge"?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     | NO |
| 9. | If the answer to any of the question 5-8 was YES, please provide further motivation / explanation.<br><b>NOTE:</b><br>As mentioned previously, the proposed development area is currently zoned as Metropolitan Open Spaces, within the urban edge. Thus, if the necessary authorisations are approved, the current land-use will change to residential buildings, open space, commercial, street and parking site.                                                                                                                                                                                                                             |     |    |

**BENEFITS:**

|    |                                                                                                                                                                                                                          |     |  |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--|
| 1. | Will the land use / development have any benefits for society in general?                                                                                                                                                | YES |  |
| 2. | <b>Explain:</b><br><ul style="list-style-type: none"> <li>Economic development, creation of job opportunities and an enhanced physical urban environment will be a direct result of the proposed development.</li> </ul> |     |  |
| 3. | Will the land use / development have any benefits for the local                                                                                                                                                          | YES |  |

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|    |                                                                                                                                                                                                                                                                                                                                                                                               |  |  |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
|    | communities where it will be located?                                                                                                                                                                                                                                                                                                                                                         |  |  |
| 4. | <p><b>Explain:</b></p> <ul style="list-style-type: none"> <li>The local businesses in Langenhovenpark will benefit as individuals that are to be employed at the proposed development will make use of the shops in the nearby vicinity.</li> <li>Residents from Langenhovenpark will be benefitted due to more employment opportunities being available near their neighbourhood.</li> </ul> |  |  |

**10. 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, if applicable:

| Title of legislation, policy or guideline:                       | Administering authority:                        | Date: |
|------------------------------------------------------------------|-------------------------------------------------|-------|
| National Environmental Management Act (Act 107 of 1998)          | Department of Environmental Affairs and Tourism | 1998  |
| Conservation of Agriculture Resources Act (Act 43 of 1983)       | Department of Agriculture                       | 1983  |
| Occupational Health and Safety Act (Act 85 of 1993)              | South African Department of Labour              | 1993  |
| Mineral and Petroleum Resources Development Act (Act 28 of 2002) | Department of Mineral Resources                 | 2002  |
| National Water Act (Act 36 of 1998)                              | Department of Water Affairs                     | 1998  |
| National Heritage Resources Act (Act 25 of 1999)                 | South African Heritage Resources Agency         | 1999  |
| Section 30 of the Township Ordinance 1969                        | Manguang Metro Municipality                     | 1969  |

**11. WASTE, EFFLUENT, EMISSION AND NOISE MANAGEMENT**

**11(a) Solid waste management**

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

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

|                                   |  |
|-----------------------------------|--|
| YES                               |  |
| Unknown at present m <sup>3</sup> |  |

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

The contractor will be responsible for the disposal of construction waste / rubble. The waste will be transported by the contractor to an authorised landfill site in Bloemfontein.

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

Authorised landfill site in Bloemfontein

Will the activity produce solid waste during its operational phase?

|     |  |
|-----|--|
| YES |  |
|-----|--|

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

|         |
|---------|
| Unknown |
|---------|

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

|                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The waste associated with these facilities can be described as general household waste that will be collected on a weekly basis by MMM, and dispose of at an authorised landfill site in Bloemfontein. |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

|     |
|-----|
| N/A |
|-----|

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, then 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? 

|  |    |
|--|----|
|  | NO |
|--|----|

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

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

|  |    |
|--|----|
|  | NO |
|--|----|

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

**11(b) Liquid effluent**

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

|  |    |
|--|----|
|  | NO |
|--|----|

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

|                |
|----------------|
| m <sup>3</sup> |
|----------------|

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

|  |    |
|--|----|
|  | NO |
|--|----|

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

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

|  |    |
|--|----|
|  | NO |
|--|----|

If yes, provide the particulars of the facility:

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

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

---

**NOTE:**

Sewerage for the proposed development will be linked to the municipal sewer system.

To estimate the sewerage effluent generated by the development, an additional 15% was added to allow for rainwater infiltration. The total average daily flow of the development is estimated at 192 kl/day with a peak wet weather flow of 8.944l/s. The proposed development area is not serviced with a waterborne sewerage system. The topography of the area does not allow for the sewerage effluent of a small portion (northern part of the development) to drain under gravity in the direction of the R64. Should this portion be developed a small sewerage pump station will have to be constructed and maintained by the developer. It will however be possible for the remainder of the proposed development to be serviced with a waterborne sewerage connection.

**11(c) Emissions into the atmosphere**

Will the activity release emissions into the atmosphere?

|     |    |
|-----|----|
| YES |    |
|     | NO |

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

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:

The emissions associated with the proposed activity can be described as general vehicle emissions. In addition, dust can also be seen as a potential issue during the development phase. The formation of dust will be controlled by dust suppression methods. In addition, construction activities will be limited to day time hours. Normal urban emissions (such as general vehicle emissions) will be associated with the operational phase of the project.

**11(d) Generation of noise**

Will the activity generate noise?

|     |    |
|-----|----|
| 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 noise in terms of type and level:

Noise associated with the development activities will be from general vehicular activities as well as building activities, including blasting, when required. Heavy vehicles will be equipped with silencers. A blasting permit will be obtained before blasting activities is undertaken. In addition, construction activities will be limited to day time hours. The adjacent landowners will be notified of proposed blasting 24 hours prior to blasting activities. Normal urban noise levels will be associated with the operational phase of the project.

**12. WATER USE**

Please indicate the source(s) of water that will be used for the activity by ticking the appropriate box(es)

|                  |             |             |                               |       |                                    |
|------------------|-------------|-------------|-------------------------------|-------|------------------------------------|
| <b>municipal</b> | water board | groundwater | river, stream,<br>dam or lake | other | the activity will not<br>use water |
|------------------|-------------|-------------|-------------------------------|-------|------------------------------------|

If water is to be extracted from groundwater, river, stream, dam, lake or any other natural feature, please indicate

the volume that will be extracted per month:

|                      |
|----------------------|
| litres               |
| <input type="text"/> |

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

|                      |           |
|----------------------|-----------|
| <input type="text"/> | <b>NO</b> |
|----------------------|-----------|

If yes, please submit the necessary application to the Department of Water Affairs and attach proof thereof to this application if it has been submitted.

**13. ENERGY EFFICIENCY**

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

- An alternative that was investigated was to use solar lights in order to reduce electricity consumption. However, solar panels are expensive, and are regularly stolen. Therefore, solar lighting was not seen as an alternative. Street lighting will be provided according to Centlec Standards and Specifications.
- The facilities to be constructed on the proposed development area may be equipped with solar geysers and / or LED lamps.
- In addition, as many north facing erven were taken into consideration.

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

No additional alternative energy source is considered at this stage, but may be considered in future.

**SECTION B: SITE/AREA/PROPERTY DESCRIPTION**

**Important notes:**

1. For linear activities (pipelines, etc) as well as activities that cover very large sites, it may be necessary to complete this section for each part of the site that has a significantly different environment. In such cases please complete copies of Section C and indicate the area, which is covered by each copy No. on the Site Plan.

Section C Copy No.   
(e.g. A):

2. Paragraphs 1 - 6 below must be completed for each alternative.

3. Has a specialist been consulted to assist with the completion of this section? 

|     |                      |
|-----|----------------------|
| YES | <input type="text"/> |
|-----|----------------------|

**DRAFT BASIC ASSESSMENT REPORT**

**BLOEMFONTEIN 654**

If YES, please complete the form entitled "Details of specialist and declaration of interest"

for each specialist thus appointed:

All specialist reports must be contained in Appendix D.

Property description/physical address:

Remainder of the farm Bloemfontein 654, Bloemfontein.

The preferred site is located to the west of Bloemfontein, with the R64 as the southern boundary, Jan Spies Street / Nelson Mandela Drive / Van Blerk Avenue intersections situated to the south west and the N1 bypass as the eastern boundary (national road, which is a freeway in the region and is the main north-south route in the country) and is approximately 7 km from the Bloemfontein Central Business District (CBD).

(Farm name, portion etc.) Where a large number of properties are involved (e.g. linear activities), please attach a full list to this application.

|  |
|--|
|  |
|--|

In instances where there is more than one town or district involved, please attach a list of towns or districts to this application.

Current land-use zoning:

Metropolitan Open Spaces (moss and city wide recreation)

In instances where there is more than one current land-use zoning, please attach a list of current land use zonings that also indicate which portions each use pertains to, to this application.

Is a change of land-use or a consent use application required?

|     |  |
|-----|--|
| YES |  |
| YES |  |

Must a building plan be submitted to the local authority?

Locality map:

An A3 locality map must be attached to the back of this document, as Appendix A. The scale of the locality map must be relevant to the size of the development (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 map must indicate the following:

- an indication of the project site position as well as the positions of the alternative sites, if any;
- road access from all major roads in the area;
- road names or numbers of all major roads as well as the roads that provide access to the site(s);
- all roads within a 1km radius of the site or alternative sites; and
- a north arrow;
- a legend; and
- locality GPS co-ordinates (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 degrees and decimal minutes. The minutes should have at least three decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection)



**1. GRADIENT OF THE SITE**

Indicate the general gradient of the site.

**Alternative Preferred:**

|      |             |   |      |   |             |       |   |             |              |
|------|-------------|---|------|---|-------------|-------|---|-------------|--------------|
| Flat | <b>1:50</b> | – | 1:20 | – | 1:15 – 1:10 | 1:10  | – | 1:7,5 – 1:5 | Steeper than |
|      | <b>1:20</b> |   | 1:15 |   |             | 1:7,5 |   |             | 1:5          |

**2. LOCATION IN LANDSCAPE**

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

- 2.1 Ridgeline
- 2.2 Plateau
- 2.3 Side slope of hill/mountain
- 2.4 Closed valley
- 2.5 Open valley
- 2.6 Plain**
- 2.7 Undulating plain / low hills
- 2.8 Dune
- 2.9 Seafront

**3. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE**

Is the site(s) located on any of the following (tick the appropriate boxes)?

- Shallow water table (less than 1.5m deep)
- Dolomite, sinkhole or doline areas
- Seasonally wet soils (often close to water bodies)
- Unstable rocky slopes or steep slopes with loose soil
- Dispersive soils (soils that dissolve in water)
- Soils with high clay content (clay fraction more than 40%)
- Any other unstable soil or geological feature
- An area sensitive to erosion

**Alternative**

**Preferred:**

|     |    |
|-----|----|
|     | NO |
|     | NO |
| YES |    |
|     | NO |
|     | NO |
|     | NO |
|     | NO |
| YES |    |

If you are unsure about any of the above or if you are concerned that any of the above aspects may be an issue of concern in the application, an appropriate specialist should be appointed to assist in the completion of this section. (Information in respect of the above will often be available as part of the project information or at the planning sections of local authorities. Where it exists, the 1:50 000 scale Regional Geotechnical Maps prepared by the Council for Geo Science may also be consulted).

#### 4. GROUNDCOVER

Indicate the types of groundcover present on the site:

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

|                                            |                                                       |                                                        |                                              |           |
|--------------------------------------------|-------------------------------------------------------|--------------------------------------------------------|----------------------------------------------|-----------|
| Natural veld - good condition <sup>E</sup> | <b>Natural veld with scattered aliens<sup>E</sup></b> | Natural veld with heavy alien infestation <sup>E</sup> | Veld dominated by alien species <sup>E</sup> | Gardens   |
| Sport field                                | Cultivated land                                       | Paved surface                                          | Building or other structure                  | Bare soil |

If any of the boxes marked with an “<sup>E</sup>” is ticked, please consult an appropriate specialist to assist in the completion of this section if the environmental assessment practitioner doesn’t have the necessary expertise.

#### NOTE:

##### VEGETATION:

The area is located within the Windburg Grassy Shrubland, according to Mucina & Rutherford (2006). However, the area also contains elements of the Bloemfontein Karroid Shrubland. Overgrazing and degradation of the site occurred and the site has been altered, therefore it is not clear what the natural vegetation composition would have been.

The topography of the site consists of a definite slope (1:20) from the North West of the site towards the South / South East.

The vegetation structure consists of a highly degraded and sparse grass layer with a prominent dwarf shrub layer dominated by *Searsia ciliate* and a sparse tree layer. A few exotics have established on site, although they do not dominate. Grasses on site include *Cymbopogon pospischillii* and *Triraphis andropogonoides*. Draft shrubs include *Nenax microphylla*, *Lycium horidum* and *Gymnosporia buxiifolia*. Shrubs and trees include *Searsia erosa*, *S. lancea*, *Euclea crispa* and *Olea europaea* subsp. *africana* (or the Wild Olive, a protected species). The Wild Olive is relatively common and the specimens on site are not of significant size or age; therefore not of significant concern for conservation, but remain a protected species. Therefore, permits have to be obtained to remove these plants from the site and it is furthermore recommended that juveniles should be used in landscaping of the site in order to offset the removal of plants from the site.

Due to the high amount of surface rock and the relatively low slope of the site, it provides ideal habitat for dwarf succulents. Due to the high amount of overgrazing and overall degraded condition of the site, the diversity of succulent plants is not as high as it should be. Succulents observed include *Rabiea albinota*, *Ruschia unidens*, *Crassula nudicaulis* var. *nudicaulis*, *Chasmatophyllum mustellinum*, *Aloe grandidentata*, *Orbea lutea* subsp. *lutea* and *Stapelia grandiflora*. *Aphionacme hirsuta* was also observed. *A. grandidentata*, *O. lutea lutea*, *S. grandiflora* and *R. hirsuta* are protected species and are considered to be significant to conservation. It is recommended that an area of no smaller than 200 m<sup>2</sup> be set aside to remain undeveloped and where these plants may be transplanted to. Permits must be obtained to transplant these species on site.

The ecological report concludes that the site may have potentially contained a significant vegetation community. However, the site is degraded and the diversity of species is relatively low. The area does not represent a conservable portion of land, in other words, the portion is not large enough and conserving it would not provide a representative portion of this vegetation. Furthermore, the site would have to be rehabilitated if it is not to be conserved. In addition, representative samples of this vegetation occur around the site and would be much more feasible to conserve these. However, the site still contains a few species which are considered as significant for conservation and should be transplanted to an area on site that has been set aside.

#### **TERRESTRIAL MAMMALS:**

Due to the degraded state of the site the mammal population on site is anticipated to be low in diversity with species of significance unlikely. Species encountered on the site include Rock Hyrax (*Procavia capensis*) and Yellow Mongoose (*Cynictis penicillata*). These species are both widespread, common and well adapted to disturbed environments. They are consequently not of significant concern for the development and are anticipated to vacate the area when construction commences. It is anticipated that these species will vacate the area as soon as construction commences. However, none of the animal species on the site may be harmed, hunted or captured in any way during construction.

The surrounding area is also known to contain protected Smith's Red Rock Rabbit (*Pronolagus rupestris*). Although widespread and common this species is protected. The species only occurs on rocky terrain such as found on the site and surrounding area. However, due to the degraded condition of the site it is considered unlikely that this species would occur on the site.

List of some Red Data terrestrial mammals that could occur in the region:

- Pangolin (*Manis teminckii*)
- South African Hedgehog (*Atelerix frontalis*)
- Aardwolf (*Proteles cristatus*)

- African Wild Cat (*Felis lybica*)
- Small-Spotted Cat (*Felis nigripes*)
- Bat-Eared Fox (*Otocyon megalotis*)
- Striped Weasel (*Poecilogale albinucha*)

It is considered highly unlikely that any these species would occur in the vicinity due to the proximity of the site to residential areas and the degraded condition of the site and surrounding environment.

**TO CONCLUDE:**

The site does not contain any rare or endangered species and it is considered unlikely that such species would occur on the site. However, the site contains several protected species which are considered to be of some conservation significance

Please refer to the Ecological Report (Appendix D<sub>2</sub>) for more information on the vegetation and terrestrial to be found on site.

**5. LAND USE CHARACTER OF SURROUNDING AREA**

Indicate land uses and/or prominent features that does currently occur within a 500m radius of the site and give description of how this influences the application or may be impacted upon by the application:

5.1 Natural area

5.2 Low density residential

**5.3 Medium density residential**

**5.4 High density residential**

5.5 Informal residential<sup>A</sup>

**5.6 Retail commercial & warehousing**

5.7 Light industrial

5.8 Medium industrial<sup>AN</sup>

5.9 Heavy industrial<sup>AN</sup>

5.10 Power station

**5.11 Office/consulting room**

5.12 Military or police base/station/compound

5.13 Spoil heap or slimes dam<sup>A</sup>

5.14 Quarry, sand or borrow pit

**5.15 Dam or reservoir**

5.16 Hospital/medical centre

5.17 School

5.18 Tertiary education facility

**5.19 Church**

5.20 Old age home

5.21 Sewage treatment plant<sup>A</sup>

5.22 Train station or shunting yard<sup>N</sup>

5.23 Railway line<sup>N</sup>

**DRAFT BASIC ASSESSMENT REPORT**

**BLOEMFONTEIN 654**

- 5.24 Major road (4 lanes or more) <sup>N</sup>
- 5.25 Airport <sup>N</sup>
- 5.26 Harbour
- 5.27 Sport facilities
- 5.28 Golf course
- 5.29 Polo fields
- 5.30 Filling station <sup>H</sup>
- 5.31 Landfill or waste treatment site
- 5.32 Plantation

**5.33 Agriculture**

- 5.34 River, stream or wetland
- 5.35 Nature conservation area

**5.36 Mountain, koppie or ridge**

- 5.37 Museum
- 5.38 Historical building
- 5.39 Protected Area
- 5.40 Graveyard
- 5.41 Archaeological site
- 5.42 Other land uses (describe)

If any of the boxes marked with an "N" are ticked, how will this impact / be impacted upon by the proposed activity?

If any of the boxes marked with an "An" are ticked, how will this impact / be impacted upon by the proposed activity?

If YES, specify and explain:  
If YES, specify:

|

If any of the boxes marked with an "H" are ticked, how will this impact / be impacted upon by the proposed activity?

If YES, specify and explain:  
If YES, specify:

|

**6. CULTURAL/HISTORICAL FEATURES**

Are there any signs of culturally or historically significant elements, as defined in section 2 of the National Heritage Resources Act, 1999, (Act No. 25 of 1999), including Archaeological or palaeontological sites, on or close (within 20m) to the site?

|  |    |
|--|----|
|  | NO |
|  |    |

If YES, explain:

|  |
|--|
|  |
|--|

**DRAFT BASIC ASSESSMENT REPORT**

**BLOEMFONTEIN 654**

If uncertain, conduct a specialist investigation by a recognised specialist in the field to establish whether there is such a feature(s) present on or close to the site.

Briefly explain the findings of the specialist:

- The site is situated on a 17 ha dolerite outcrop adjacent to the N1 road.
- The area is underlain by resistant Jurassic dolerites, which also determine the relief at the site.
- Quaternary sediments largely represent an erosional surface made up of well-developed, residual soils of varying depth.
- No intact or capped Stone Age archaeological material or Quaternary fossil remains were observed.
- No indications of prehistoric structures or rock engravings observed.
- No evidence of graves, graveyards or historical structures observed.
- As the site is largely underlain by igneous Jurassic dolerites, it is unlikely that the development will have an impact on potentially fossil-bearing bedrock.
- There are no major archaeological or paleontological grounds to suspend the proposed development.

Please refer to Annexure D<sub>1</sub> for a copy of the Paleontological and Archaeological study that was undertaken.

|                                                                                                               |    |
|---------------------------------------------------------------------------------------------------------------|----|
| Will any building or structure older than 60 years be affected in any way?                                    | NO |
| Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)? | NO |

If yes, please submit or, make sure that the applicant or a specialist submits the necessary application to SAHRA or the relevant provincial heritage agency and attach proof thereof to this application if such application has been made.

## 1. ADVERTISEMENT

The person conducting a public participation process must take into account any guidelines applicable to public participation as contemplated in section 24J of the Act and must give notice to all potential interested and affected parties of the application which is subjected to public participation by—

- (a) fixing a notice board (of a size at least 60cm by 42cm; and must display the required information in lettering and in a format as may be determined by the competent authority) at a place conspicuous to the public at the boundary or on the fence of—
  - (i) the site where the activity to which the application relates is or is to be undertaken; and
  - (ii) any alternative site mentioned in the application;
- (b) giving written notice to—
  - (i) the owner or person in control of that land if the applicant is not the owner or person in control of the land;
  - (ii) the occupiers of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;
  - (iii) owners and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;
  - (iv) the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represent the community in the area;
  - (v) the municipality which has jurisdiction in the area;
  - (vi) any organ of state having jurisdiction in respect of any aspect of the activity; and
  - (vii) any other party as required by the competent authority;
- (c) placing an advertisement in—
  - (i) one local newspaper; or
  - (ii) any official *Gazette* that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;
- (d) placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or local municipality in which it is or will be undertaken: Provided that this paragraph need not be complied with if an advertisement has been placed in an official *Gazette* referred to in subregulation 54(c)(ii); and
- (e) using reasonable alternative methods, as agreed to by the competent authority, in those instances where a person is desiring of but unable to participate in the process due to—
  - (i) illiteracy;
  - (ii) disability; or
  - (iii) any other disadvantage.

## 2. CONTENT OF ADVERTISEMENTS AND NOTICES

A notice board, advertisement or notices must:

- (a) indicate the details of the application which is subjected to public participation; and

- (b) state—
- (i) that the application has been submitted to the competent authority in terms of these Regulations, as the case may be;
  - (ii) whether basic assessment or scoping procedures are being applied to the application, in the case of an application for environmental authorisation;
  - (iii) the nature and location of the activity to which the application relates;
  - (iv) where further information on the application or activity can be obtained; and
  - (iv) the manner in which and the person to whom representations in respect of the application may be made.

### **3. PLACEMENT OF ADVERTISEMENTS AND NOTICES**

Where the proposed activity may have impacts that extend beyond the municipal area where it is located, a notice must be placed in at least one provincial newspaper or national newspaper, indicating that an application will be submitted to the competent authority in terms of these regulations, the nature and location of the activity, where further information on the proposed activity can be obtained and the manner in which representations in respect of the application can be made, unless a notice has been placed in any *Gazette* that is published specifically for the purpose of providing notice to the public of applications made in terms of the EIA regulations.

Advertisements and notices must make provision for all alternatives.

### **4. DETERMINATION OF APPROPRIATE MEASURES**

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

### **5. COMMENTS AND RESPONSE REPORT**

The practitioner must record all comments and respond to each comment of the public before the application is submitted. The comments and responses must be captured in a comments and response report as prescribed in the EIA regulations and be attached to this application. The comments and response report must be attached under Appendix E.



**6. AUTHORITY PARTICIPATION**

**Please note that a complete list of all organs of state and or any other applicable authority with their contact details must be appended to the basic assessment report or scoping report, whichever is applicable.**

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.

List of authorities informed:

- The City Manager: Mangaung Metro Municipality
- Environmental Division: Mangaung Metro Municipality
- Municipal Ward Councillor: Ward 48
- Assistant Director: Land Use and Soil Management: Department of Agriculture
- Provincial Manager, Free State: South African Heritage Resource Agency
- Department of Water Affairs

List of authorities from whom comments have been received:

Mangaung Metro Municipality: Environmental Division requested that a copy of the environmental report (i.e. this report) should be submitted to Mangaung Metro Municipality.

**7. CONSULTATION WITH OTHER STAKEHOLDERS**

Note that, for linear activities, or where deviation from the public participation requirements may be appropriate, the person conducting the public participation process may deviate from the requirements of that subregulation to the extent and in the manner as may be agreed to by the competent authority.

Proof of any such agreement must be provided, where applicable.

Has any comment been received from stakeholders?

|  |    |
|--|----|
|  | NO |
|--|----|

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

No comments received from other stakeholders to date.  
Please note that a copy of all comments received during the public participation process will be included in the Final BAR.

## **SECTION D: IMPACT ASSESSMENT**

The assessment of impacts must adhere to the minimum requirements in the EIA Regulations, 2010, and should take applicable official guidelines into account. The issues raised by interested and affected parties should also be addressed in the assessment of impacts.

### **1. ISSUES RAISED BY INTERESTED AND AFFECTED PARTIES**

List the main issues raised by interested and affected parties.

Requested additional information on the said project, including information on the traffic impact.

Response from the practitioner to the issues raised by the interested and affected parties (A full response must be given in the Comments and Response Report that must be attached to this report as Annexure E):

A copy of the current document (dBAR) was forwarded to the registered IAPs.

### **2. IMPACTS THAT MAY RESULT FROM THE PLANNING AND DESIGN, CONSTRUCTION, OPERATIONAL, DECOMMISSIONING AND CLOSURE PHASES AS WELL AS PROPOSED MANAGEMENT OF IDENTIFIED IMPACTS AND PROPOSED MITIGATION MEASURES**

List the potential direct, indirect and cumulative property/activity/design/technology/operational alternative related impacts (as appropriate) that are likely to occur as a result of the planning and design phase, construction phase, operational phase, decommissioning and closure phase, including impacts relating to the choice of site/activity/technology alternatives as well as the mitigation measures that may eliminate or reduce the potential impacts listed.

| <b>Alternative Preferred</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Potential Impacts</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Recommended mitigation measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Planning and design phase</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Direct Impacts</b><br>• None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>No mitigation measures to be implemented as no impacts associated</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Indirect Impacts</b><br>• None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Cumulative Impacts</b><br>• None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>No-go</b><br>• None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Development phase (Establishment of erven, construction of bulk services, etc Construction of buildings)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Direct Impacts</b> <ul style="list-style-type: none"> <li>Loss of agricultural land</li> <li>Loss of several protected plant / animal species [such as the Wild Olives and Smith's Red Rock Rabbit (if to be found on site)]</li> <li>Removal of topsoil and potential loss thereof</li> <li>Removal of vegetation and loss thereof</li> <li>Destruction of habitat for small animals</li> <li>Possible change in natural storm water drainage pattern</li> <li>Noise elevation due to the operation of construction vehicles</li> <li>Nuisance dust generation</li> <li>Possible damage to paleontological or heritage material</li> </ul> | <ul style="list-style-type: none"> <li>Mitigation measures should be implemented to limit the removal of Wild Olives in the area, as well as other protected species.</li> <li>Where necessary, a removal permit should be obtained for all relevant protected species.</li> <li>Surface will be levelled to ensure a free-draining surface to prevent ponding of surface water as well as to limit erosion</li> <li>Storm water measures such as channels, diversion berms, etc. will be constructed where necessary to limit and / or prevent erosion and separate clean and dirty runoff</li> <li>Speed limit will be enforced on construction vehicles</li> <li>Construction activities will be limited to daytime to limit disturbance to neighbouring landowners</li> <li>Dust control measures will be implemented if nuisance dust generation proves to be problematic</li> <li>SAHRA will be notified should traces of any paleontological or heritage material be found during construction</li> <li>No waste may be dumped on site or in the veld</li> <li>All spills should be cleaned immediately and handled according to best practices</li> </ul> |
| <b>Indirect Impacts</b> <ul style="list-style-type: none"> <li>Potential erosion of the exposed soil</li> <li>Possible dumping of general waste on site</li> <li>Possible spillage of petrochemicals and other hazardous materials</li> <li>Possible spillage of untreated sewage to the surrounding environment</li> <li>Deterioration of the access road as a result of an increase in construction vehicles to the site</li> <li>Increase in traffic in the area</li> </ul>                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Cumulative Impacts</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

**DRAFT BASIC ASSESSMENT REPORT**

**BLOEMFONTEIN 654**

|                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• None</li> </ul> <p><b>No-go</b></p> <ul style="list-style-type: none"> <li>• No environmental impacts are foreseen if the no-go alternative is decided upon</li> <li>• Loss of job opportunities associated with the development and construction phase</li> </ul> | <ul style="list-style-type: none"> <li>• Receptacles should be placed on site for the collection of general waste</li> <li>• Waste receptacles should be emptied on a regular basis and the waste disposed of at an authorised landfill site in Bloemfontein</li> <li>• Temporary toilets should be made available for use by the employees and the sewage from these toilets should be managed properly – no disposal on site or the surrounding environment will be allowed</li> <li>• Animals should be re-located if possible</li> <li>• No open fires allowed</li> <li>• No collection of fire wood, plants or animals will be allowed</li> <li>• Access roads should be maintained</li> </ul> |
| <p><b>Operational phase (Established town)</b></p>                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>Direct Impacts</b></p> <ul style="list-style-type: none"> <li>• Possible change in natural storm water drainage pattern</li> <li>• Potential pollution to stormwater, surface water and groundwater resources</li> <li>• Increase in traffic in the area</li> </ul>                                   | <ul style="list-style-type: none"> <li>• No waste will be dumped in the area</li> <li>• MMM will remove household refuse in the area on a regular basis</li> <li>• The intersection will be upgraded to assist the traffic on the area</li> <li>• The establishment of gardens will limit the possible erosion</li> </ul>                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>Indirect Impacts</b></p> <ul style="list-style-type: none"> <li>• Deterioration of the access roads</li> <li>• Potential erosion of exposed soil</li> <li>• Dumping of general waste</li> </ul>                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>Cumulative Impacts</b></p> <ul style="list-style-type: none"> <li>• Increase of load on municipal bulk civil services (water, sewerage, electricity, etc.)</li> </ul>                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>No-go</b></p> <ul style="list-style-type: none"> <li>• No environmental impacts are foreseen if the no-go alternative is decided upon</li> <li>• Loss of employment opportunities associated with the construction phase</li> </ul>                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

|                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Decommissioning and closure phase</b>                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Direct Impacts</b><br><ul style="list-style-type: none"> <li>• None</li> </ul>     | <ul style="list-style-type: none"> <li>• As the proposed project entails the transformation of undeveloped land, for the purpose of town establishment, it is not anticipated that the proposed project will come to an end in the nearby future. However, if decommissioning is decided upon, a rehabilitation plan will be developed and submitted for approval. The end-use of the area will be kept in mind during the compilation of the rehabilitation plan.</li> </ul> |
| <b>Indirect Impacts</b><br><ul style="list-style-type: none"> <li>• None</li> </ul>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Cumulative Impacts</b><br><ul style="list-style-type: none"> <li>• None</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>No-go</b><br><ul style="list-style-type: none"> <li>• None</li> </ul>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

### 3. ENVIRONMENTAL IMPACT STATEMENT

Taking the assessment of potential impacts into account, please provide an environmental impact statement that summarises the impact that the proposed activity 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.

The area under study is indicated as MOSS according to the Mangaung SDF, and is currently zoned as smallholdings. An application to amend the Municipality's Spatial Development Framework was submitted to incorporate the proposed development. The bulk civil services for the proposed development will be accommodated by linking it to existing municipal infrastructure or by upgrading the municipal infrastructure. The possible impacts associated with the proposed project can be minimised if the recommended mitigation measures as mentioned in the EMPr, is adhered to.

**Alternative Preferred**

Same as above, including:  
The preferred development plan will provide additional employment opportunities in Langenhovenpark.

**No-go alternative (compulsory)**

- No environmental impact will occur if the no-go alternative is decided upon.
- However, the opportunity to create housing and employment opportunities for members from the local community will be lost.

**SECTION E. RECOMMENDATION OF PRACTITIONER**

Is the information contained in this report and the documentation attached hereto sufficient to make a decision in respect of the activity applied for (in the view of the environmental assessment practitioner)?

|     |  |
|-----|--|
| YES |  |
|-----|--|

If "NO", indicate the aspects that should be assessed further as part of a Scoping and EIA process before a decision can be made (list the aspects that require further assessment):

|  |
|--|
|  |
|--|

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

|                                                                                                       |
|-------------------------------------------------------------------------------------------------------|
| Please refer to the recommended conditions and mitigation measures as listed in the EMPr (Appendix F) |
|-------------------------------------------------------------------------------------------------------|

Is an EMPr attached?

|     |  |
|-----|--|
| YES |  |
|-----|--|

The EMPr must be attached as Appendix F.

## **SECTION F: APPENDIXES**

The following appendixes must be attached as appropriate:

**Appendix A:** Site plan(s)

**Appendix B:** Photographs

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

**Appendix D:** Specialist reports

Appendix D<sub>1</sub>: Archaeological and Heritage Assessment

Appendix D<sub>2</sub>: Ecological Report

Appendix D<sub>3</sub>: Services Report

Appendix D<sub>4</sub>: Traffic Impact Assessment

**Appendix E:** Comments and responses report

Appendix E<sub>1</sub>: List of identified interested and affected parties

Appendix E<sub>2</sub>: Example of notification

Appendix E<sub>3</sub>: Proof of notification

Appendix E<sub>4</sub>: List of registered parties

Appendix E<sub>5</sub>: List of comments received

Appendix E<sub>6</sub>: Proof of response to comments received

**Appendix F:** Environmental Management Programme (EMPr)

**Appendix G:** Other information

Appendix G<sub>1</sub>: Proof of submission of application: Amendment of SDF: Bloemfontein

Appendix G<sub>2</sub>: Proof of submission of application: Change of land-use (Dept. of Agriculture)

Appendix G<sub>3</sub>: Declaration of specialists

Appendix G<sub>4</sub>: Declaration of EAP