
ENVIRONMENTAL IMPACT ASSESSMENT (EIA): DRAFT BASIC ASSESSMENT REPORT

PROPOSED TOWN DEVELOPMENT ON PORTION 1 OF THE FARM AVONMORE 1951, BAINSVLEI, BLOEMFONTEIN

Applicant: Springbok Pets Import (Pty) Ltd
DESTEA Ref No: EMB/23(ii)/13/51
MDA Ref No: 40561
Date: February 2016



Town & Regional Planners,
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Consultants

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(For official use only)

File Reference Number:

Application Number:

Date Received:

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?

YES

NO

X

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 detail¹:

The proposed project entails the proposed establishment of a town on the Farm Avonmore 1951, Bainsvlei, Bloemfontein district.

The following activity is being applied for as part of this Basic Assessment;

- 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 1 ha but less than 20 ha (Activity 23(ii) in terms of R544 of 18 June 2010).

MDA was appointed to undertake the application for environmental authorisation and also the necessary town planning applications on behalf of the applicant. The proposed town development includes 6 erven, of which proposed Erf 1 (1.699 ha) will be zoned to accommodate offices / motor dealership(s). Proposed Erf 2 (1.9477 ha) will be zoned to accommodate a block of flats (maximum of 156 units). Proposed Erf 3 (2.9974 ha) will be zoned to accommodate business buildings / medical use / offices. Proposed Erf 4, 5 and 6 (1.9603 ha) will be zoned to accommodate streets.

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.

According to the SDF, which is incorporated in the IDP of Mangaung Metro,

¹ 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.

the applicable property is situated inside the urban edge and is indicated as a neighbourhood district. Since the proposed property is suitable for a commercial development, the town planning department has indicated that an amendment to the SDF must be made. This application for amendment of the SDF will be submitted as soon as possible.

An application has been submitted to the relevant authorities to develop the property directly adjacent to the east of Avonmore for shops, business buildings, places of amusement, restaurants, conference facilities, cafes, motor dealerships, warehouses, storage facilities and residential units. Bains Game Lodge (a developed area allowing for business buildings, cafes, dwelling houses, places of amusement, residential buildings, restaurants, shops and warehouses are located adjacent to this area. Properties further to the east have been developed with similar developments. The property directly adjacent to the north of the application property is developed with a school. South of the property is a freeway along which several developments have taken place.

The proposed development therefore forms an extension of the already existing land uses in the area and is reconcilable with the character and densities of the surrounding areas.

2. FEASIBLE AND REASONABLE ALTERNATIVES

“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.

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

Preferred:

- Rezoning of the Township Establishment Area from "Holdings" to allow for a township establishment on the application property.
- The property is currently registered in the applicant's name of Springbok Pets Import (Pty) Ltd.
- An application has been submitted to the relevant authorities to develop directly adjacent to and east of the application property for a shopping centre. Other properties adjacent to this site is Bains Game Lodge, which is zoned "General Business" (allows for business buildings, cafes, dwelling houses, hotels, restaurants etc.), chalets and recreational activities as well as a school.
- The proposed development can be seen as an extension of the already existing land uses and is therefore reconcilable with the character and densities of the surrounding areas.
- The application property is favourably positioned in terms of access routes (N1, R64 / Kenilworth Road) to and from the city of Bloemfontein.
- An application for rezoning was submitted to the relevant authority.
- The proposed development will boost the building industry over the short term and will also contribute to sustainable economic growth in the long term as well as provide employment opportunities for the wider community and increase the viability of local services and facilities. It will thus add value to the surrounding areas.

Alternative 2_{Property}

An alternative property will not deem suitable because of the following:

- The proposed property (namely Avonmore 1951) belongs to the applicant.
- According to the Spatial Development Framework (SDF) which is incorporated in the Integrated Development Plan (IDP) of the Mangaung Metro Municipality, the application property is situated inside of the urban edge and is indicated as a neighbourhood district and is therefore suitable for a township establishment.
- The region surrounding the proposed property have been developed extensively with high density residential developments, churches and office / business / commercial developments, which have therefore changed the original characteristics of the area. The proposed development will therefore conform to the surrounding region, visually and economically.
- The site is easily accessible from the main entrance routes.

Alternative 3_{Type}

A development type different to a commercial development was not deemed suitable because of the following:

- The region surrounding the proposed property have been developed extensively with high density residential developments, churches and office / business / commercial developments, which have therefore changed the original characteristics of the area. The proposed development will therefore conform to

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the surrounding region, visually and economically (as mentioned above).

- The application property is too small to function as an economical agricultural unit and can therefore easily be integrated in the urban system.
- Bainsvlei and Langenhovenpark currently houses a large portion of Bloemfontein's population. Bainsvlei is currently experiencing pressure from the middle to high income market segment.
- The current location, socio-economic factors and economic conditions are therefore ideal for the proposed development on the property.

No-go option

- As mentioned above, Bainsvlei is currently experiencing pressure from the middle to high income market which the proposed development aims to alleviate. The no-go option is therefore not recommended.
- 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.

	Latitude (S):		Longitude (E):	
Alternative:				
Alternative S1 ² (preferred or only site alternative)	29°	4.357'	26°	8.942'
Alternative S2 (if any)	0	'	0	'
Alternative S3 (if any)	0	'	0	'

In the case of linear activities:

Not applicable

	Latitude (S):		Longitude (E):	
Alternative:				
Alternative S1 (preferred or only route alternative)				
• Starting point of the activity	0	'	0	'
• Middle/Additional point of the activity	0	'	0	'
• End point of the activity	0	'	0	'
Alternative S2 (if any)				
• Starting point of the activity	0	'	0	'
• Middle/Additional point of the activity	0	'	0	'

² "Alternative S.." refer to site alternatives.

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• End point of the activity	0	'	0	'
Alternative S3 (if any)				
• Starting point of the activity	0	'	0	'
• Middle/Additional point of the activity	0	'	0	'
• End point of the activity	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 A1³ (preferred activity alternative)

Alternative A2 (if any)

Alternative A3 (if any)

or, for linear activities:

Size of the activity:

85 653 m ²
m ²
m ²

Not applicable

Length of the activity:

Alternative:

Alternative A1 (preferred activity alternative)

Alternative A2 (if any)

Alternative A3 (if any)

m
m
m

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

Alternative:

Alternative A1 (preferred activity alternative)

Alternative A2 (if any)

Alternative A3 (if any)

Size of the site/servitude:

85 653 m ²
m ²
m ²

5. SITE ACCESS

Does ready access to the site exist?

YES ✓	NO
m	

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

Describe the type of access road planned:

³ "Alternative A.." refer to activity, process, technology or other alternatives.

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Access to the proposed development will be from a 20 m higher order local street within the internal street network, which turns from the Kenilworth Road (P80/1). The Kenilworth Road is a two lane undivided provincial road that turns off the R64 and which provides access to the smallholding areas and the Tempe Airfield to the north of the R64. This 20 m local street will in future also provide access to the adjacent areas.

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?

Unknown at present

What is the expected yearly income that will be generated by or as a result of the activity?

Unknown at present (normal rates and taxes will apply)

Will the activity contribute to service infrastructure?

YES ✓	NO
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Is the activity a public amenity?

YES ✓	NO
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How many new employment opportunities will be created in the development phase of the activity?

Unknown at present

What is the expected value of the employment opportunities during the development phase?

Unknown at present

What percentage of this will accrue to previously disadvantaged individuals?

Unknown at present

How many permanent new employment opportunities will be created during the operational phase of the activity?

Unknown at present

What is the expected current value of the employment opportunities during the first 10 years?

Unknown at present

What percentage of this will accrue to previously disadvantaged individuals?

Unknown at present

9(b) Need and desirability of the activity

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

NEED:

The growth and demand of the population in Bloemfontein necessitate economic growth and expansion. By the proposed development value will be added to the surrounding areas by providing accessible convenient development, which in turn creates economic sustainability.

The proposed development will broaden the services and goods available in the area and will be complementary to the surrounding area, especially if one takes into account the large number of existing residential and mixed land uses in the

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area.

The proposed development is considered an extension of the development of the western corridor of Bloemfontein, which is already characterised by office / business / commercial activities as well as high density developments. An application has been submitted to the relevant authorities to develop the property directly adjacent to and east of the application property for a shopping centre. The Bains Game Lodge property is adjacent to this area and is zoned as "General Business". The properties further east and adjacent to Bains Game Lodge have been developed with similar developments. Several lodges and equestrian centres can also be found in the area.

1.	Was the relevant provincial planning department involved in the application?	YES ✓	NO
2.	Does the proposed land use fall within the relevant provincial planning framework?	YES ✓	NO
3.	If the answer to questions 1 and / or 2 was NO, please provide further motivation / explanation:		
	NOTE: According to the SDF, which is incorporated in the IDP of Mangaung Metro, the applicable property is situated inside the urban edge and is indicated as a neighbourhood district. Since the proposed property is suitable for a commercial development, the town planning department has indicated that an amendment to the SDF must be made.		

DESIRABILITY:

The immediate surrounding areas have been developed extensively with high density residential developments. The Bainsvlei / Langenhovenpark regions house a large portion of the greater Bloemfontein population. The spatial structure of Bloemfontein changed over the years in such a way that smallholdings are currently competing on the same level as the urban component. As Bloemspruit to the east of Bloemfontein is currently under severe pressure from the middle to low cost housing markets and businesses due to the rapid expansion of Mangaung and Heidedal, so is Bainsvlei experiencing pressure from the middle to high income market segment.

1.	Does the proposed land use / development fit the surrounding area?	YES ✓	NO
2.	Does the proposed land use / development conform to the relevant structure plans, SDF and planning visions for the area?	YES	NO ✓
3.	Will the benefits of the proposed land use / development outweigh the negative impacts of it?	YES ✓	NO
4.	If the answer to any of the questions 1-3 was NO, please provide further motivation / explanation:		
	NOTE: According to the SDF, which is incorporated in the IDP of Mangaung		

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	Metro, the applicable property is situated inside the urban edge and is indicated as a neighbourhood district. Since the proposed property is suitable for a commercial development, the town planning department has indicated that an amendment to the SDF must be made. This application for amendment of the SDF will be submitted as soon as possible.		
5.	Will the proposed land use / development impact on the sense of place?	YES	NO ✓
6.	Will the proposed land use / development set a precedent?	YES	NO ✓
7.	Will any person's rights be affected by the proposed land use / development?	YES	NO ✓
8.	Will the proposed land use / development compromise the "urban edge"?	YES ✓	NO
9.	<p>If the answer to any of the question 5-8 was YES, please provide further motivation / explanation.</p> <p>NOTE: The extensively developed surrounding areas are characteristic of the area and therefore the proposed development will not have a dramatic effect in terms of visual acceptability.</p> <p>The proposed development is considered an extension of the development of the western corridor of Bloemfontein, which is already characterised by office / business / commercial activities as well as high density developments.</p> <p>According to the SDF, which is incorporated in the IDP of Mangaung Metro, the applicable property is situated inside the urban edge and is indicated as a neighbourhood district. Since the proposed property is suitable for a commercial development, the town planning department has indicated that an amendment to the SDF must be made. This application for amendment of the SDF will be submitted as soon as possible.</p>		

BENEFITS:

1.	Will the land use / development have any benefits for society in general?	YES ✓	NO
2.	<p>Explain:</p> <p>The immediate surrounding areas have been developed extensively with high density residential developments. The Bainsvlei / Langenhovenpark houses a large portion of the greater Bloemfontein population. The spatial structure of Bloemfontein changed over the years in such a way that smallholdings are currently competing on the</p>		

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	same level as the urban component. As Bloemspruit to the east of Bloemfontein is currently under severe pressure from the middle to low cost housing markets and businesses due to the rapid expansion of Mangaung and Heidedal, so is Bainsvlei experiencing pressure from the middle to high income market segment.		
3.	Will the land use / development have any benefits for the local communities where it will be located?	YES ✓	NO
4.	<p>Explain:</p> <p>Employment opportunities will be created as temporary unskilled workers can be employed by the contractor during the construction phase, if possible. Permanent employment will be created during the operational phase of the shopping centre.</p> <p>Bainsvlei is experiencing pressure from the middle to high income market segment. The proposed development will cater for the increasing residential units in the area.</p>		

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)	DESTEA	1998
National Water Act (Act 36 of 1998)	DWS	1998
National Heritage Resources Act (Act 25 of 1999)	SAHRA	1999
Environmental Conservation Act (Act 73 of 1989)	DETEA	1989
National Environmental Management Biodiversity Act, 2004 (Act 10 of 2004)	DETEA	2004

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 ✓	NO
Unknown at present (m ³)	

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

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Typical construction waste, for example rubble and general domestic waste is likely to be produced. Rubble and general domestic waste is proposed to be temporarily stored in on-site waste receptacles and removed by the contractor on a regular basis. The contractor will be responsible for the disposal of construction waste / rubble. The waste will be transported and disposed of, by the contractor to an authorised landfill site in Bloemfontein. Furthermore the EMPr (refer to **Annexure F**) make recommendations with regard to best waste management practices. If a moto

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

The contractor will be responsible for the removal of construction waste from the collection area to an authorised landfill site in Bloemfontein. Hazardous waste (if any) should be disposed of at an authorised hazardous landfill site such as Holfontein or hazardous waste removal services will be engaged.

Will the activity produce solid waste during its operational phase?

YES ✓	NO
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If yes, what estimated quantity will be produced per month?

Unknown at present (m ³)

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

The waste associated with the office and flats development can be described as general household waste that will be collected on a weekly basis by Mangaung Metro Municipality, and dispose of at an authorised landfill site in Bloemfontein.

If a motor dealership land use is developed, the oil and other vehicle associated waste will be disposed of in the appropriate regulatory manner. This will also apply if a medical land use is developed as medical waste will have to be disposed of in the appropriate regulatory manner.

Thus if any hazardous waste is produced (according to SABS Standards) alternative disposal is necessary. Hazardous waste (if any) should be disposed of at an authorised hazardous landfill site such as Holfontein or hazardous waste removal services will be engaged.

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?

Unknown at present

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

YES	NO
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facility?

	✓
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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?

YES	NO ✓
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If yes, what estimated quantity will be produced per month?

m ³

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

YES	NO ✓
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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?

YES	NO ✓
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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.

11(c) Emissions into the atmosphere

Will the activity release emissions into the atmosphere?

YES ✓	NO
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If yes, is it controlled by any legislation of any sphere of government?

YES	NO ✓
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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:

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Vehicular and dust emissions will be the only source of ambient emissions generated as a result of the proposed project. Some vehicular emissions will be present during the construction phase. There will also be the potential for dust generation during the construction phase. This may be the result of wind over exposed areas of cleared land. Dust can easily be prevented through the implementation of air pollution mitigation measures contained in the EMPr (refer to **Annexure F**). Construction activities will be limited to working hours.

11(d) Generation of noise

Will the activity generate noise?

YES ✓	NO
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:

Nuisance noise will only be associated with the construction activities. Heavy vehicles will be equipped with silencers. A blasting permit will be obtained, if blasting activities is to be undertaken. In addition, construction activities will be limited to working hours.

12. WATER USE

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

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

Unknown at present	
YES	NO ✓

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

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:

No energy efficient designs are currently forming part of the proposed development, but will be considered.

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

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No alternative energy sources are currently forming part of the proposed design, but will be considered.

SECTION B: SITE/AREA/PROPERTY DESCRIPTION

Important notes:

- 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):

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

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

YES ✓	NO
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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:

Farm Avonmore 1951, Bainsvlei, Bloemfontein

(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:

Holdings

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 ✓	NO
YES ✓	NO

Must a building plan be submitted to the local authority?

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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 S1:

Flat	1:50 – 1:20 ✓	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
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Alternative S2 (if any):

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
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Alternative S3 (if any):

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
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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

3. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

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

	Alternative S1:		Alternative S2 (if any):		Alternative S3 (if any):	
Shallow water table (less than 1.5m deep)	YES	NO ✓	YES	NO	YES	NO
Dolomite, sinkhole or doline areas	YES	NO ✓	YES	NO	YES	NO
Seasonally wet soils (often close to water bodies)	YES	NO ✓	YES	NO	YES	NO
Unstable rocky slopes or steep slopes with loose soil	YES	NO ✓	YES	NO	YES	NO
Dispersive soils (soils that dissolve in water)	YES	NO ✓	YES	NO	YES	NO
Soils with high clay content (clay fraction more than 40%)	YES	NO ✓	YES	NO	YES	NO
Any other unstable soil or geological feature	YES	NO ✓	YES	NO	YES	NO
An area sensitive to erosion	YES	NO ✓	YES	NO	YES	NO

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:

Refer to Annexure D1 for complete Floristic and Ecological Assessment:

The vegetation of the area consists of Bloemfontein Dry Grassland (Gh5). This vegetation type is currently listed as a Vulnerable (VU) vegetation type under the National List of Threatened Ecosystems (Notice 1477 of 2009, National Environmental Management Biodiversity Act, 2004). However, the natural vegetation is in a degraded condition and the vegetation has been largely transformed due to previous land use activities. The natural vegetation on the site has been transformed to a large degree and is no longer considered a representative example of this vegetation type.

The current land use on the site consists of three small residential units but predominantly of grazing for a variety of game species kept on site.

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The site is not located near any water course or other water body. It also does not contain any wetlands, drainage lines or any other water related systems.

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 ^E	Natural veld with scattered aliens ^E	Natural veld with heavy alien infestation^E	Veld dominated by alien species ^E	Gardens
Sport field	Cultivated land	Paved surface	Building or other structure	Bare soil

If any of the boxes marked with an “E” 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.

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^A

5.6 Retail commercial & warehousing

5.7 Light industrial

5.8 Medium industrial^{AN}

5.9 Heavy industrial^{AN}

5.10 Power station

5.11 Office/consulting room

5.12 Military or police base/station/compound

5.13 Spoil heap or slimes dam^A

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^A

5.22 Train station or shunting yard^N

5.23 Railway line^N

5.24 Major road (4 lanes or more)^N

5.25 Airport^N

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- 5.26 Harbour
- 5.27 Sport facilities
- 5.28 Golf course
- 5.29 Polo fields
- 5.30 Filling station ^H
- 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)

Low Density Residential:

The surrounding area contains smallholdings.

High Density Residential:

In the area to the east, the Bains Game Lodge contains high density accommodation facilities.

Agriculture:

Areas specifically to the south contain tilled fields.

Other:

Bains Game Lodge has lodging, but also has wild animals and commercial facilities like restaurants.

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

Major Road:

The R64 passes by the relevant property. The proposed development is for a residential and commercial development and thus the application property is favourably positioned in terms of access routes (N1, R64 / Kenilworth Road) to and from the city of Bloemfontein. Additional traffic will be expected and is explained in more detail in **Annexure D3**. The report recommends that the development be approved.

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:

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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	YES	NO ✓
Archaeological or palaeontological sites, on or close (within 20m) to the site?	YES	NO ✓
If YES, explain:		
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:		
<p>Please refer to Annexure D2 for the complete Exemption of a Phase 1 Heritage Impact Assessment:</p> <p>The superficial overburden has been degraded by recent agricultural and construction activities. Historical maps of the area dating back to as recent as 1951 show no evidence of buildings, homesteads or associated structures on the property.</p> <p>Potential archaeological impact within the proposed development area is considered to be non-existent. The likelihood of palaeontological impact on bedrock sedimentary strata and overlying superficial overburden is considered to be low to extremely low respectively.</p> <p>It is recommended that the proposed development is exempt from a Phase 1 Heritage Impact Assessment, but with the proviso that potential exposure of fresh / unweathered sedimentary bedrock that may result from, for example digging of > 1 m deep trench excavations during the construction phase of the development, is monitored for in situ fossil material.</p>		
Will any building or structure older than 60 years be affected in any way?	YES	NO ✓
Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?	YES	NO ✓
If yes, please 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.		

SECTION C: PUBLIC PARTICIPATION

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—

- 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—

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- (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:

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- The City Manager: Mangaung Metro Municipality
- Environmental Department: Mangaung Metro Municipality
- Planning Department: Mangaung Metro Municipality
- Municipal Ward Councillor: Cllr JC Pretorius (Ward 49400048)
- Department of Agriculture
- South African Heritage Resource Agency (SAHRA)
- Free State Heritage Resource Agency (FSHRA)
- Department of Water and Sanitation (DWS)

List of authorities from whom comments have been received:

Environmental Department: 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?

YES	NO ✓
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If "YES", briefly describe the feedback below (also attach copies of any correspondence to and from the stakeholders to this application):

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.

Ensure the development meets the requirements of sustainable development.

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):

The applicant will be forwarded comments received and made aware that sustainable development is an important consideration.

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.

Preferred Alternative		
	Potential Impacts	Recommended Mitigation Measures
Planning and Design	Direct Impacts • None.	<ul style="list-style-type: none"> Weed eradication on the site must be done prior to construction, especially the exotic trees on the site namely Pepper trees (<i>Schinus molle</i>), Syringa (<i>Melia azedarach</i>) and Pines (<i>Pinus radiata</i>). Landscaping of public open spaces within the development should incorporate indigenous trees. All rubbish and rubble must be removed from the site prior to construction. The game on the site should be managed according to available legislation and guidelines and should not be negatively affected by the
	Indirect Impacts • None.	
	Cumulative Impacts • None.	
	No-go alternative • None.	

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Preferred Alternative		
	Potential Impacts	Recommended Mitigation Measures
		proposed construction processes.
Construction	<p>Direct Impacts</p> <ul style="list-style-type: none"> • Loss of agricultural land. • Destruction of vegetation. • Noise elevation due to construction activities. • Destruction / degradation of habitat • Possible change in natural storm water drainage patterns. • Temporary elevation of noise levels. • Potential erosion. • Temporary increase in dust. <p>Indirect Impacts</p> <ul style="list-style-type: none"> • Potential erosion of exposed soil. • Establishment of alien / invader vegetation on disturbed areas (proposed road as well as the road reserve). • Dumping of construction rubble and general waste on site. • Spillage of material to be utilised during the construction phase as well as untreated sewage to the surrounding environment. • Groundwater pollution due to spillage of potential hazardous substances such as hydraulic material and untreated sewage. <p>Cumulative Impacts</p>	<ul style="list-style-type: none"> • Eradication of problematic weeds is very important. • Storm water management system must be designed and implemented as to have the least effect on natural runoff patterns and must not cause significant erosion. • Visual inspections for the occurrence of erosion should be undertaken on a weekly basis. • No hunting, harming or capturing of any of the natural occurring animals on the site is allowed. • Speed limit will be enforced on the construction vehicles and these vehicles will only make use of designated roads / pathways. • Dust control measures will be implemented if nuisance dust generation occurs during the construction period. • No waste (general / construction / potential hazardous / etc.) may be dumped in the veld. • Covered receptacles will be available on site for the temporary disposal of waste. • Waste will be removed from site and disposed of at an authorised landfill site.

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Preferred Alternative		
	Potential Impacts	Recommended Mitigation Measures
	<ul style="list-style-type: none"> None. <p>No-go alternative</p> <ul style="list-style-type: none"> No opportunity for development. 	
Operational	<p>Direct Impacts</p> <ul style="list-style-type: none"> Littering. Disturbance of fauna, flora or heritage site by residents / visitors. <p>Cumulative Impacts</p> <ul style="list-style-type: none"> Establishment of alien / invader species due to previous disturbance. Erosion due to previous disturbance. 	<ul style="list-style-type: none"> By promoting residents to the following eco-tourism characteristics: <ol style="list-style-type: none"> low-impact behaviour. sensitivity towards and appreciation of conserving biodiversity and vegetation. Maintenance and repair will be undertaken on the pathways to mitigate erosion. Establishment of alien vegetation will be monitored and alien species will be removed by hand or by an approved chemical before seeding thereof takes place. Eradication of problematic weeds must be done. It is recommended that landscaping be done with indigenous vegetation.
Decommissioning and Closure	<ul style="list-style-type: none"> Activities associated with the decommissioning phase will be limited to the rehabilitation of areas disturbed during the construction phase, other than the residential units and associated infrastructure (roads etc.). All disturbed areas, not developed will be rehabilitated to its natural status. It is not anticipated that the proposed project will cease in the nearby future. However, if full 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. 	
	<p>Direct Impacts</p> <ul style="list-style-type: none"> No impact. <p>Indirect Impacts</p> <ul style="list-style-type: none"> Potential erosion of exposed soil. Potential dumping of waste on site. Potential establishment of alien vegetation in rehabilitated areas. <p>Cumulative Impacts</p>	<ul style="list-style-type: none"> All temporary infrastructure related to the construction phase will be removed from site. Temporary concrete surfaces will be removed and compacted areas ripped (including compacted paths). The establishment of natural occurring vegetation will be encouraged. No waste will be dumped on site and any waste occurring on site will be removed and disposed of

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Preferred Alternative		
	Potential Impacts	Recommended Mitigation Measures
	<ul style="list-style-type: none"> None. <p>No-go alternative</p> <ul style="list-style-type: none"> The 'no-go' alternative will not result in any environmental impacts. 	<p>according to best practices.</p> <ul style="list-style-type: none"> Establishment of extensive alien species will be monitored. Inspections will be done to ensure erosion is prevented.

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.

Preferred

- The preferred development plan will provide commercial support for the ever increasing residential areas in these regions in Bloemfontein.
- According to the SDF, which is incorporated in the IDP of Mangaung Metro, the applicable property is situated inside the urban edge and is indicated as a neighbourhood district. Since the proposed property is suitable for a commercial development, the town planning department has indicated that an amendment to the SDF must be made. This application for amendment of the SDF will be submitted as soon as possible.
- The area under study is currently zoned as holdings.
- An application to rezone the property to allow for a township establishment was submitted to the relevant competent authorities.
- All civil services can be supplied to the proposed development provided that the criteria and recommendations as proposed in the Bulk Civil Services Report are adhered to (refer to **Annexure D6**).
- The possible impacts associated with the proposed project can be minimised if the recommended mitigation measures as mentioned in this document, the EMP_r and best practices, is adhered to.

Alternative 2_{Property}

- If another property will be used for the proposed development, the same potential impacts can be expected as above, but there is also the chance that additional social and environmental impacts can occur as there might be valuable water or heritage resources on another property.
- The preferred property is also suitably located to provide services to the ever increasing residential areas in this region of Bloemfontein.
- The possible impacts associated with the proposed project can be minimised if the recommended mitigation measures as mentioned in the EMP_r, is adhered to.

Alternative 3_{Type}

- The proposed property is too small to function as an economical agricultural unit.
- The preferred property is also suitably located to provide needed commercial services and support to the ever increasing residential areas in this region of Bloemfontein.
- If the proposed property is used for a different type of development much of the same potential impacts can be expected as above depending on the type of development.

No-go alternative

- No environmental impact will occur if the no-go alternative is decided upon.
- However, the opportunity to create housing for the existing need and employment opportunities for members from the 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 ✓	NO
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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):

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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 ✓	NO
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The EMPr must be attached as Appendix F.