



REGISTRATION NUMBER: 2018/110720/07

23 April 2019

South African Heritage Resource Agency

111 Harrington Street

Cape Town

P.O. Box 4637

8001

NOTICE OF AN APPLICATION FOR ENVIRONMENTAL AUTHORISATION TO OBTAIN A CONSTRUCTION PERMIT FOR THE CONSTRUCTION OF A COLLEGE AND EXPANSION INFRASTRUCTURE ON PLOT 27, RAYTON, BLOEMFONTEIN, FREE STATE.

Notice is given of applications for Environmental Authorisation ("EA") in terms of the National Environmental Management Act (Act No. 107 of 1998) and the 2014 EIA Regulations as amended and a Water Use License in terms of Section 21(a), (c) and (i) of the National Water Act (Act 36 of 1998) ("NWA") for the construction of a College for tertiary education purposes and the expansion of existing infrastructure on Plot 27, Rayton, Bloemfontein ("Proposed Site").

This notification provides stakeholders and / or identified Interested and Affected Parties ("I&AP") with the opportunity to comment on the proposed project and to indicate their interest.

Related Activities

The following activities will be applied for:

Activities i.t.o. GN. R. 327 of the NEMA 2014 Regulations as amended:

- Activity 27 - *"The clearance of an area of 1 ha or more, but less than 20 ha of indigenous vegetation"*.
- Activity 19 - *"The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse"*

- Activity 28 (i) - *“Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares”*

Activities i.t.o GN. R. 324 of the NEMA 2014 Regulations as amended:

- Activity 12(b)(iv) – *“The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan –(b) Free State – (iv) Areas within a watercourse or wetland; or within 100 metres from the edge of a watercourse or wetland”.*

Activities i.t.o Act no.36 of the National Water Act of 1998 as amended:

- Section 21 (a) of the NWA – *“The taking of water from a water resource”*
- Section 21 (c) – *“Impeding or diverting the flow of water in a watercourse”*
- Section 21 (i) – *“Altering the bed, banks, course or characteristics of a watercourse”*

The site contains an existing borehole which will be used to pump water to a storage tank and used to irrigate the gardens and existing vegetation. The artificial wetland which is located on site 1 (next to Frans Kleynhans Road) will be demolished and levelled to make room for the new college and offices together with its associated paving. These water use activities will all be applied for through the Department of Water and Sanitation to determine if they are environmentally suitable.

The application process will include the following:

- Water Use Licence Application
- Basic Assessment Report process
- Public Participation Process
- Specialists Studies

Project Description

- Turn180 Environmental Consultants ("**Turn 180**") was appointed by Urban Dynamics (Pty) Ltd. ("**the applicant**") as Environmental Assessment Practitioner ("**EAP**") to manage the required authorisation processes on their behalf.
- The Draft Basic Assessment Report is to be completed and will be sent to any I&AP upon their request.
- Applications will be submitted to the Department of Economic, Small Business Development, Tourism and Environmental Affairs ("**DESTEA**") to obtain EA for the proposed construction of a college.

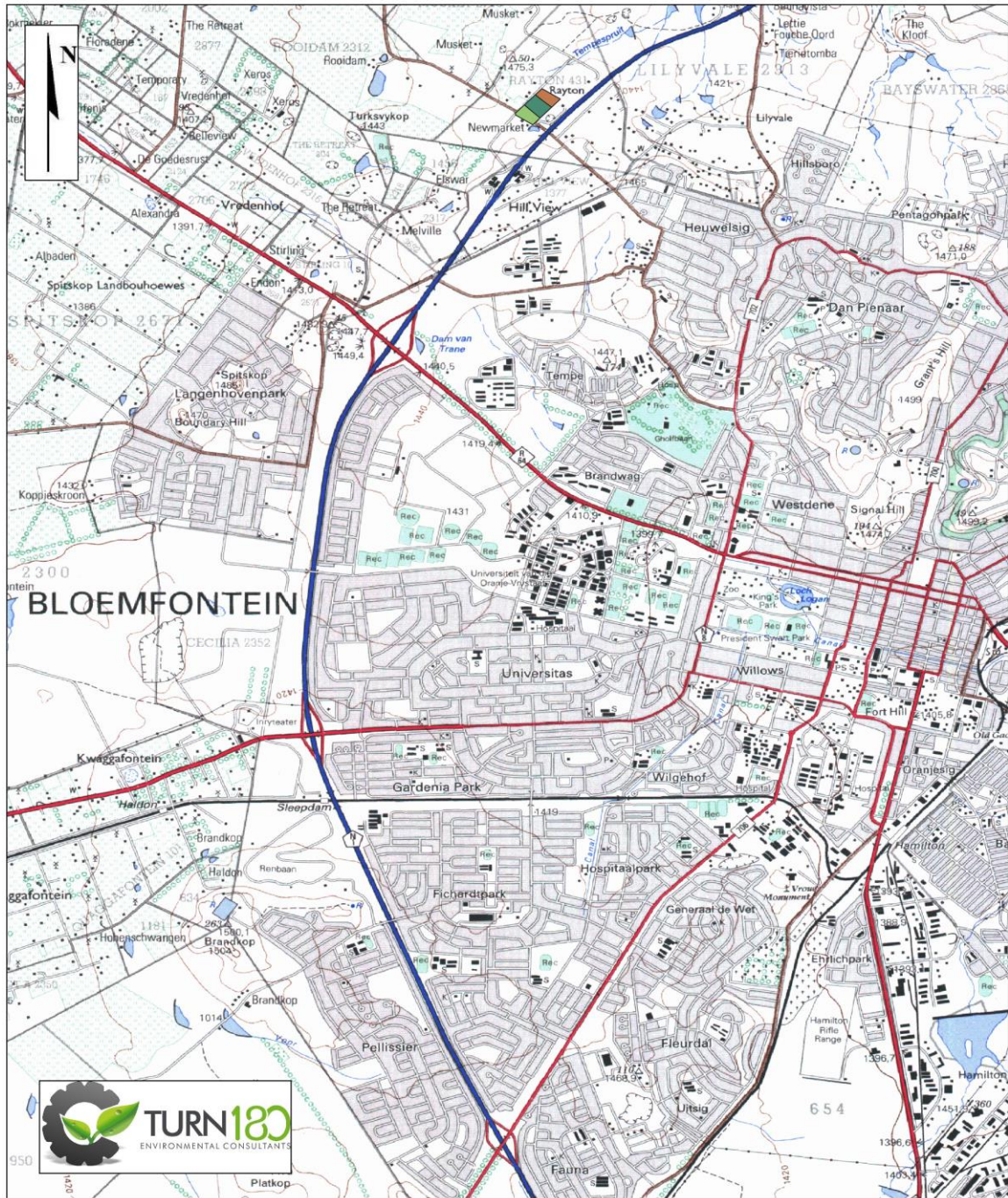
The proposed construction of a college will entail the clearance of the proposed area (i.e. 8.57 ha) of indigenous vegetation on Site 1 and Site 3 which will total an area of 4.36 ha. If the EA is obtained, the proposed development of the College (Site 1) and housing for students (Site 3) will continue with the construction phase of the project. Site 1 will be used to construct the College building (0.23 ha), a parking lot (1.17 ha) which encompasses the area as well as an entrance way connecting the parking area to the Floors Coetzee Street. Site 3 already has structures present at this location. The applicant will seek only to expand and upgrade these structures for the purpose of housing students (Dormitories of 0.2 ha), Boutique Hotel plus their two shops (0.1 ha) and parking space which encompasses an area of 0.6 ha which will also have an entrance way connecting the parking area to the Floors Coetzee Street. Site 2 will be left undisturbed and no activities including no clearance of vegetation and no demolishing of old buildings will take place on this area (Please refer to attached site layout plan).

Locality:

The proposed township development with an extent of 8.57 ha will be located on Plot 27, Rayton, Bloemfontein, Free State, at the following coordinates:

29°4'4.19"S **and** 26°11'4.90"E.

Please refer to the attached locality map and layout plan.



MAP INDICATING THE LOCALITY OF THE PROPOSED TOWNSHIP ESTABLISHMENT FOR THE CONSTRUCTION OF A COLLEGE ON PLOT 27, RAYTON, BLOEMFONTEIN, FREE STATE.

APPLICANT:
URBAN DYNAMICS (PTY) LTD

CONSULTANTS:
TURN 180 ENVIRONMENTAL
CONSULTANTS
SUITE 221, P/BAG X01, BRANDHOF, 9324
084 205 5769

SITE INFORMATION:
Coordinates:
29°4'4.19"S and 26°11'4.90"E.
Site Footprint: 8.57 ha

MAP INFORMATION:
1:50 000 Topo sheet - 2926AA
Coordinate System - WGS84
Scale - 1: 50 000
Date - February 2019

Legend

- Site 03 Boundary
- Site 02 Boundary
- Site 01 Boundary

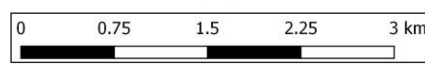


Figure 1: Locality map of the proposed township establishment.

SUITE 221 | PRIVATE BAG X01 | BRANDHOF | 9324
8 CONDE STREET | BAYSWATER | BLOEMFONTEIN | 9301
TEL: 072 967 7962 | E-MAIL: admin@turn180.co.za



Figure 2: Site Layout of proposed project

SUITE 221 | PRIVATE BAG X01 | BRANDHOF | 9324
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General Aspects and impacts

- The proposed development of the college will create job opportunities in the construction phase for sub-contractors. The operational phase will employ several new educators and create permanent employment opportunities as well as permanent and contract working during general maintenance.
- During the construction phase, construction waste (bricks, cement, steel, etc.) will be collected and disposed of at an authorised landfill site on a regular basis
- General waste (i.e. paper, plastic, glass bottles, etc.) will be collected and disposed of at an authorised landfill site on a regular basis.
- No vegetation will be cleared outside the footprint of the construction area.
- Construction activities may lead to noise and dust generation. Appropriate measure will be taken to minimise this. Construction activities will only take place during daylight working hours and appropriate dust suppression measures will be implemented.