

ENVIRONMENTAL IMPACT REPORT:

**THE DEVELOPMENT OF A
RESIDENTIAL AREA
ON THE
REMAINING EXTENT OF THE
FARM ROCKDALE 442 JS,
MIDDELBURG**

Report prepared for: Rockdale Industrial (Pty) Ltd.

Report dated: February 2018 (draft)

Report number: EIA 2017/02

DARDLEA Ref: 1/3/1/16/1N-101

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PROJECT INFORMATION SUMMARY

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|----------------------|--|
| PROJECT TITLE | Environmental Impact Report: The development of a residential area on the Remaining Extent of the farm Rockdale 442 JS, Middelburg |
|----------------------|--|

| | |
|------------------------|--|
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UNDERTAKING BY EAP

as required in terms of Section 2(j) of Appendix 2 of the Environmental Impact Assessment Regulations, 2014.

I,, hereby confirm that:

- the information provided in this Draft Environmental Impact Report is, to the best of my knowledge, correct as at the time of compilation thereof;
- comments and inputs obtained from stakeholders and interested and affected parties through the scoping phase have been included in this Draft Environmental Impact Report ;
- information provided to interested and affected parties during the scoping phase has been included in this Draft Environmental Impact Report ;
- responses provided to interested and affected parties during the scoping phase have been included in this Draft Environmental Impact Report .

Signed at..... on this day of..... of 2018.

Signature:.....

Company:.....

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Signed at..... on this day of..... of 2018.

Signature:.....

Company:.....

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1. INTRODUCTION

The project applicant, Rockdale Industrial (Pty) Ltd, intends to develop a residential area on the Remaining Extent of the farm Rockdale 442 JS, Middelburg. The proposed development would be approximately 230 hectares in extent.

The site is bordered on the south by the N4 national road, on the east by the N11 national road/Hendrina Road and the Rockdale residential areas and to the north by Columbus Steel.

The Minister of Environmental and Water Affairs listed in terms of Sections 24(2), 24(5), 24D and 44, read with section 47A(1)(b) of the National Environmental Management Act, 1998 (Act No. 107 of 1998), a number of activities that require an environmental impact assessment (either a Basic Assessment or a full Environmental Impact Assessment) before undertaking these activities.

The proposed development would involve the following listed activities as identified in terms of Section 24(2) and 24D of the National Environmental Management Act, 1998:

| LISTING NOTICE 1 (REQUIRES A BASIC ASSESSMENT) (GOVERNMENT NOTICE R327 OF 7 APRIL 2017) | |
|---|---|
| Listed Activity | Description |
| 12 | The development of (i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres or (ii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs (a) within a watercourse; (b) in front of a development setback; or (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a water course;- excluding (aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour; (bb) where such development activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies; (cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies; (dd) where such development occurs within an urban area; or (ee) where such development occurs within existing roads, road reserves or railway line reserves; or (ff) the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of the commencement of the development and where indigenous vegetation will not be removed. |
| 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 but excluding where such infilling, depositing, dredging, excavation, removal or moving – (a) will occur behind a development setback; (b) is for maintenance purposes undertaken in accordance with a maintenance management plan; or (c) falls within ambit of activity 21 in this Notice, in which case that activity applies; (d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or (e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies. |
| 23 | The development of cemeteries of 2500 square metres or more in size. |



| LISTING NOTICE 2 (REQUIRES A FULL EIA) (GOVERNMENT NOTICE R325 OF 7 APRIL 2017) | |
|---|---|
| Listed Activity | Description |
| 15 | The clearance of an area of 20 hectares or more of indigenous vegetation, excluding where such clearance of indigenous vegetation is required for - (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan. |

| LISTING NOTICE 3 (REQUIRES A BASIC ASSESSMENT) (GOVERNMENT NOTICE R324 OF 7 APRIL 2017) | |
|---|---|
| Listed Activity | Description |
| | Listing Notice No. 3 becomes applicable if the site is located within a specific geographical area (e.g. endangered ecosystems or critical biodiversity areas). The proposed site is not indicated as a 'Critical Biodiversity Area' (CBA) in terms of the biodiversity assessment of the Mpumalanga Biodiversity Conservation Plan (2006). Listing Notice No. 3 is therefore not applicable. |

In order to obtain environmental authorisation, a Scoping Report and an Environmental Impact Assessment Report must be compiled as described in Regulations 21 to 24 and Appendices 2, 3 and 4 of the Environmental Impact Assessment Regulations, 2014 (as amended), promulgated in terms of Section 24(5), 24M and 44 of the National Environmental Management Act, 1998 (Act 107 of 1998).

According to Appendix 3 of the Regulations, the objective of the environmental impact assessment process is to, through a consultative process-

- (a) determine the policy and legislative context within which the activity is located and document how the proposed activity complies with and responds to the policy and legislative context;
- (b) describe the need and desirability of the proposed activity, including the need and desirability of the activity in the context of the development footprint on the approved site as contemplated in the accepted scoping report;
- (c) identify the location of the development footprint within the approved site as contemplated in the accepted scoping report based on an impact and risk assessment process inclusive of cumulative impacts and a ranking process of all the identified development footprint alternatives focusing on the geographical, physical, biological, social, economic, heritage and cultural aspects of the environment;
- (d) determine the-
 - i) nature, significance, consequence, extent, duration and probability of the impacts occurring to inform identified preferred alternatives; and
 - ii) degree to which these impacts-
 - (aa) can be reversed;
 - (bb) may cause irreplaceable loss of resources, and
 - (cc) can be avoided, managed or mitigated;
- (e) identify the most ideal location for the activity within the development footprint of the approved site as contemplated in the accepted scoping report based on the lowest level of environmental sensitivity identified during the assessment;
- (f) identify, assess, and rank the impacts the activity will impose on the development footprint on the approved site as contemplated in the accepted scoping report through the life of the activity;
- (g) identify suitable measures to avoid, manage or mitigate identified impacts; and
- (h) identify residual risks that need to be managed and monitored.



AdiEnvironmental cc was appointed as independent environmental consultant to conduct the required Scoping and Environmental Impact Assessment Process and compile the necessary documentation.

Subsequently, AdiEnvironmental cc compiled the following draft and final scoping reports:

| | |
|----------------------|---|
| Title: | Scoping Report: The development of a residential area on the Remaining Extent of the farm Rockdale 442 JS, Middelburg |
| Report prepared for: | Rockdale Industrial (Pty) Ltd. |
| Report prepared by: | AdiEnvironmental cc |
| Report dated: | July 2017 (draft) and September 2017 (final) |
| Report number: | EIA 2017/02 |
| DARDLEA ref. no: | 1/3/1/16/1N - 101 |

The scoping report was submitted to the authorities (i.e. Department of Agriculture, Rural Development, Land and Environmental Affairs (DARDLEA), Department of Water and Sanitation, Steve Tshwete Local Municipality and Mpumalanga Tourism and Parks Agency) for evaluation. In addition, the draft scoping report was made available to interested and affected parties (I&APs) and stakeholders for comment as indicated in Section 4 of this document. Based on the findings of the scoping phase and the comments received from the authorities, stakeholders and I&APs (see Section 4 of this document), it was decided to commission the required specialist studies and continue with the full environmental impact assessment phase.

This Environmental Impact Report was compiled in accordance with Appendix 3 of the Environmental Impact Assessment Regulations, 2014 (as amended) and indicates the environmental outcomes, impacts and residual risks of the proposed activity.

Diagram 1 provides a schematic description of the Environmental Impact Assessment (EIA) process followed. This EIA process was conducted according to the above-mentioned Regulations. The aim of the process is to ensure that the environmental impacts are considered, the relevant I&APs are consulted and the decision making authorities are provided with sufficient information to make an informed decision.

In essence, this Environmental Impact Report provides the following information:

- details of the Environmental Assessment Practitioner and applicant (Section 2.1),
- undertaking by Environmental Assessment Practitioner (see front of report).
- an overview of the proposed project (Section 2.2),
- need and desirability of the proposed project (Section 6),
- supplementary information contained in the Scoping Report regarding the natural and social environments of the site to be affected by the proposed project (Section 5);
- outcome of the specialist studies conducted (Section 5);
- an overview of the alternatives investigated (Section 6),

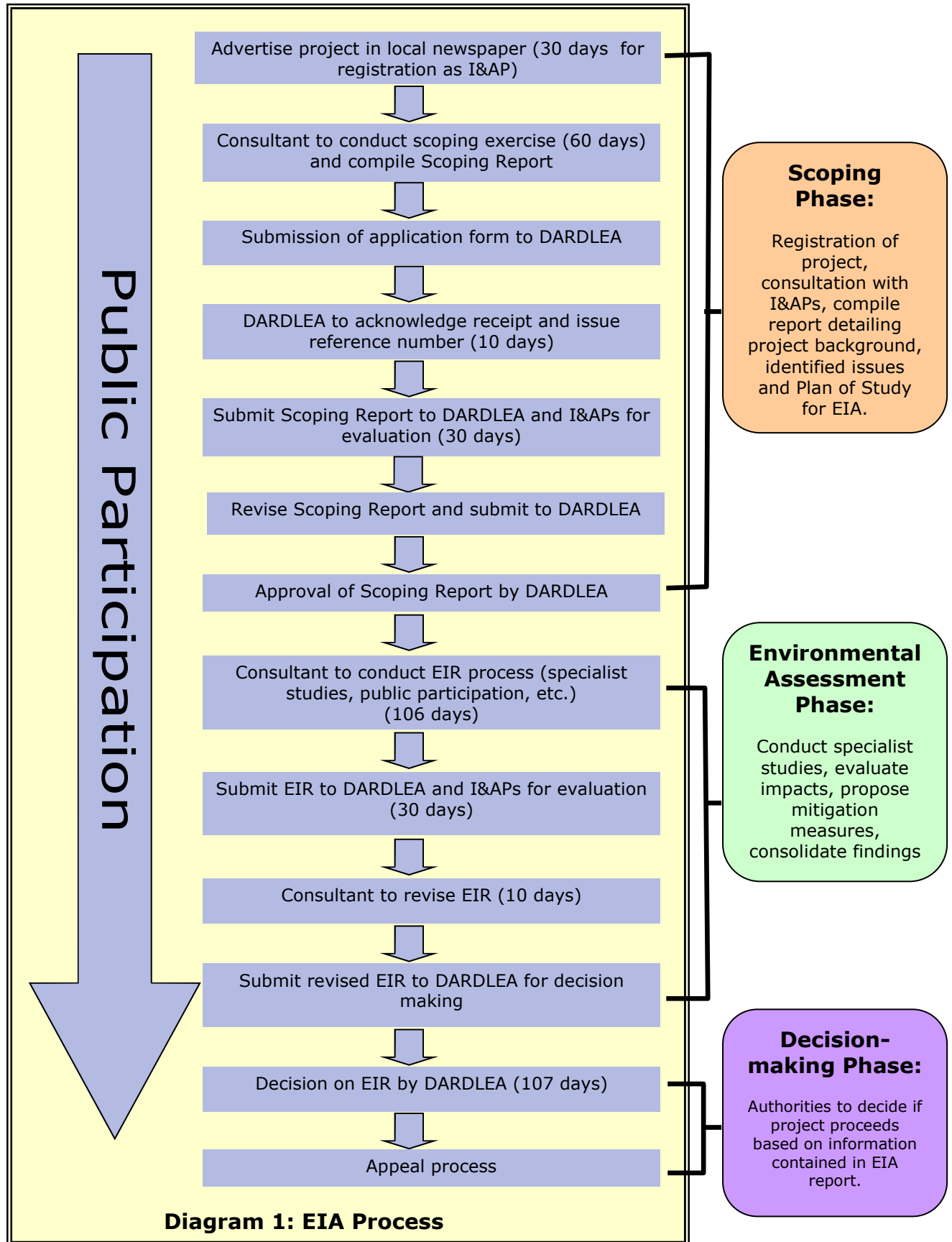


- an indication of the interested and affected parties (I&APs) identified (Section 4),
- an indication of issues of concern/comments received from interested and affected parties (I&APs) to date (Section 4),
- an indication of potential environmental impacts that could take place as a result of the proposed project (Section 7),
- recommended mitigation measures to minimize the potential impact of the project on the environment (Section 8);
- an Environmental Management Programme (EMPr), which includes the recommended mitigation measures (Section 8);
- a summary of the findings and recommendations with regards to the approval of the proposed project (Section 9).

The decision making authority is the Mpumalanga Department of Agriculture, Rural Development, Land and Environmental Affairs (DARDLEA). This Department will decide whether to grant or refuse the approval of the project. On approval, an Environmental Authorisation and Record of Decision will be issued in the name of the project applicant.

The project applicant will be responsible for complying with the conditions set in the Environmental Authorisation and Record of Decision.





2. DESCRIPTION OF THE ACTIVITY

2.1 Details of the project applicant and environmental consultant

| | |
|--|------------------------|
| Name and address of applicant: Rockdale Industrial (Pty) Ltd P.O. Box 410 Middelburg 1050 | |
| Contact person: | Miles Stead |
| Telephone number: | 013 – 246 9005 |
| Cell number: | 082 414 9825 |
| e-mail address: | miles@edefarming.co.za |

Rockdale Industrial (Pty) Ltd. appointed AdiEnvironmental cc, an independent environmental consultancy, to undertake the Environmental Impact Assessment process for the proposed development in accordance with the Environmental Impact Assessment Regulations (EIA), 2014 (as amended).

| | |
|---|--|
| Name and address of environmental consultant: AdiEnvironmental cc P.O. Box 647 Witbank (eMalahleni Central) 1035 | |
| Contact persons: | Mrs. A. Erasmus <i>Pr. Sci. Nat.</i> Ms. R. Janse van Rensburg |
| Cell number: | 083 271 8260 |
| Telephone number: | (013) 697 5021 |
| Fax number: | (013) 697 5021 |
| e-mail address: | adie@adienvironmental.co.za riana@adienvironmental.co.za |

AdiEnvironmental cc has no vested interest (other than fair remuneration) in the approval of this project, and hereby declares its independence as required by the EIA Regulations, 2014 (as amended).

A copy of the completed application form and the declaration of independence by the applicant and environmental consultant are provided in Appendix 1.

Curriculum Vitae of both Mrs. A. Erasmus and Ms. R. Janse van Rensburg are provided in Appendix 2 together with a list of projects completed to date.

2.2 Description of the development and all relevant components

Rockdale Industrial (Pty) Ltd intends to develop a residential area on the Remaining Extent of the farm Rockdale 442 JS, Middelburg (Figure 5.1). The proposed development would be approximately 228 hectares in extent.

The site is bordered on the south by the N4 national road, on the east by the N11 national road/Hendrina Road and the Rockdale residential areas and to the north by Columbus Steel (Figure 5.1).



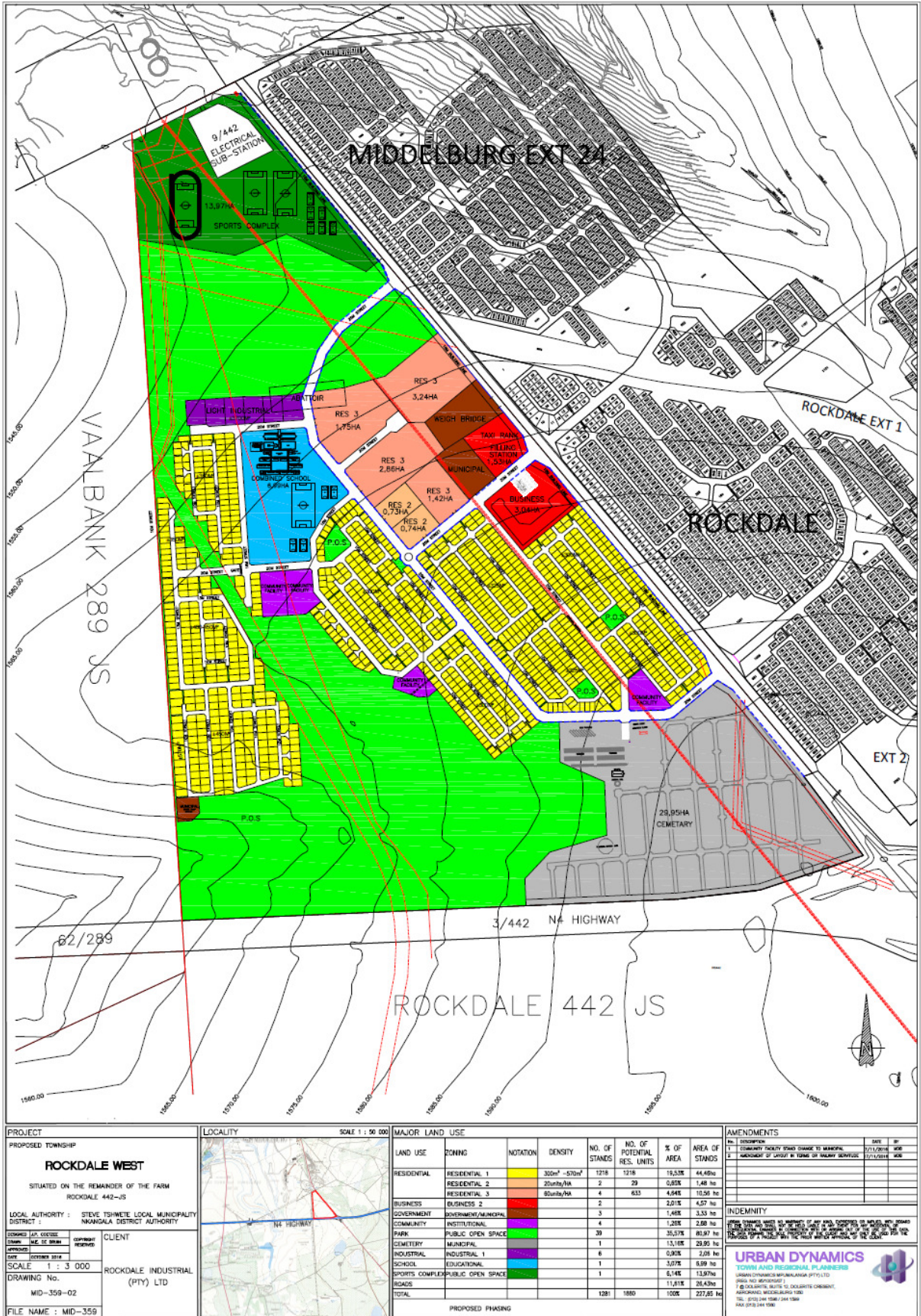


Figure 2.1 provides Layout Plan no. 1 as originally provided in the Scoping Report. According to this plan, the residential development would comprise of the following:

- 1218 Residential 1 stands;
- 29 Residential 2 units;
- 633 Residential 3 units;
- 2 Business 2 stands (including taxi rank);
- 6 Industrial 1 stands;
- 3 municipal stands (i.e. existing weigh bridge; possible police station, etc.);
- 4 Institutional stands (i.e. community facilities, churches, etc.);
- Public Open Space;
- Cemetery;
- Sports Facility;
- Combined School.

Further details regarding Layout Plan no.1 are provided in Section 6 of this EIR.

Based on the findings of the Scoping Phase and the specialist studies undertaken as part of the EIA phase, alternative layout plans were to be provided. Alternative layout plans are provided and discussed in Section 6 of this report.

2.3 Services required

The said site is located within the Steve Tshwete Local Municipality urban boundary and it is therefore anticipated that the development would be serviced by the municipality.

2.3.1 Water

During the construction phase, the various contractors would have to provide potable water to the site workers.

According to Urban Dynamics (2017), the development will connect to the existing 200mm diameter bulk water pipeline located in Rockdale x2. The link water pipeline will be pipe jacked underneath the N11 road in order to connect to the existing bulk water pipeline (Urban Dynamics, 2017).

An internal water reticulation network (75mm – 250mm diameter uPVC pipes) located within the road reserve will be provided. A water connection situated 500 mm within each stand will be provided which will enable the local municipality to carry out meter readings (Urban Dynamics, 2017).

The following table provides details of the proposed internal water reticulation to be provided in order to meet the requirements of the Steve Tshwete Local Municipality:

| Water Reticulation | |
|---------------------------------|-------------------------|
| Average demand | 800 l/day |
| Peak factor | 4 |
| Fire risk | Low risk Group 3 |
| Minimum flow at fire hydrants | 350 l/min |
| Absolute minimum water pressure | 12m & 7m with fire flow |
| Fire hydrant spacing | 240m max. |



| Water Reticulation | |
|---------------------------|--|
| Minimum pipe size | 75mm outside diameter uPVC for main lines 63mm outside diameter uPVC for secondary loops 20 & 25mm outside diameter HDPE for single & double house connections |
| Pipe Material | uPVC (main lines) and HDPE (house connections) |
| Cover to pipe | 800 mm min. |
| Hydrant valves | Screw type |
| Valves | Right hand (clockwise closing) |

Further details with regards to water provision are provided in Section 6 of this EIR.

2.3.2 Electricity

The proposed development is situated within the urban area of Middelburg where existing electrical infrastructure is present. The Rockdale Substation is located within the proposed development site. According to Urban Dynamics (2017), other MV (Medium Voltage) services are also present in the area. The proposed development would therefore be able to connect to the existing electrical network.

According to Urban Dynamics (2017), the proposed development would require an 11 kV internal electrical network with miniature substations strategically placed to supply all properties.

Provision will be made for street lighting by means of 4m post top lamps fitted with a 70W lamp in all residential and industrial areas as well as all access roads to various extensions of the development (Urban Dynamics, 2017).

Further details with regards to the provision of electricity are provided in Section 6 of this EIR.

2.3.3 Sewage

During the construction phase, the contractor will provide chemical toilets on site.

A complete waterborne sewage system will be provided with a sewer connection point at each stand. The sewer lines will be located inside the stands at the midblock boundaries or the lowest boundary for single row stands, and will be connected to the proposed outfall sewer line (Urban Dynamics, 2017).

According to Urban Dynamics (2017), the proposed outfall sewer will be sized to drain the effluent of the total development and will connect to the existing municipal outfall sewer that runs on the eastern side of Middelburg x24. In order to connect to the existing municipal outfall sewer, pipe jacking underneath the N11 road would be required.

The following table provides details of the proposed internal sewer reticulation to be provided in order to meet the requirements of the Steve Tshwete Local Municipality:

| Sewer Reticulation | |
|--|-----------|
| Average daily flow | 700 l/day |
| Minimum pipe size for house connection | 110mm |
| Minimum pipe size in | 160mm |



| | |
|--------------------------------------|---|
| network | |
| Pipe Material | Structured wall uPVC |
| Maximum manhole spacing | 90m |
| Peak factor | 2,25 |
| Minimum flow speed | 0,7 m/s |
| Minimum slope | 1:120 for 110mm diameter pipes 1:200 for 160mm diameter pipes |
| Minimum cover to pipes in servitudes | 800mm |
| Minimum cover to pipes in sidewalks | 1000mm |
| Manholes | 1000mm inside diameter with step irons if deeper than 1,2 m |
| Rodding eye | Positioned at beginning of a line if there are 4 house connections or less before next manhole. Rodding eyes to be installed with its own chamber and cover |

Further details with regards to sewage treatment are provided in Section 6 of this EIR.

2.3.4 Road network

Figure 2.1 provides an indication of the proposed access roads and internal roads as per Layout Plan no.1 (i.e. the original layout plan included in the Scoping Report).

According to Urban Dynamics (2017), all internal roads will be constructed with at least two compacted gravel layers, pre-cast kerbing and paving bricks.

The following table provides details of the proposed internal road network to be provided in order to meet the requirements of the Steve Tshwete Local Municipality:

| ROAD NETWORK | |
|--|--|
| Internal Road ways (5m wide road surface) | |
| Roadbed treatment | 150mm |
| Selected or lower sub-base | NIL |
| Sub-base | 150mm stabilised natural gravel |
| Base | 150mm modified natural gravel |
| Kerbing | Semi mountable kerbing on both sides |
| Road surfacing | 60-80mm thick pre-cast concrete paving |
| Access Roads (6m wide road surface) | |
| Roadbed treatment | 150mm |
| Selected or lower sub-base | 150mm stabilised natural gravel |
| Sub-base | 150mm stabilised natural gravel |
| Base | 150mm modified natural gravel |
| Kerbing | Semi mountable kerbing on both sides |
| Road surfacing | 60-80mm thick pre-cast concrete paving |
| Major access collector (2 x 6m & 7,4m wide) | |
| Roadbed treatment | 150mm |
| Selected or lower sub-base | 150mm stabilised natural gravel |
| Sub-base | 150mm stabilised natural gravel |
| Base | 150mm modified natural gravel |
| Kerbing | Semi mountable kerbing on both sides |
| Road surfacing | 60-80mm thick pre-cast concrete paving |

Further details with regards to the proposed road network are provided in Section 6 of this EIR.

2.3.5 Storm water management

According to Urban Dynamics (2017), allowance will be made for surface storm water management through pre-cast kerb inlets and pre-cast concrete



storm water pipes. Energy breaking measures will be installed at the discharge point to prevent erosion.

Further details with regards to the proposed storm water management system are provided in Section 6 of this EIR.

2.3.6 Waste management

During the construction phase, building rubble and a small amount of domestic waste will be generated. The contractor will have to provide adequate containers for the collection of waste. The applicant will have to ensure that the contractors remove the said building rubble and domestic waste to the registered Rietfontein Waste Disposal Site.

Any hazardous waste (e.g. soil contaminated with fuel/oil, paint tins, etc.) will have to be disposed at a Hazardous Waste Disposal Facility by a company dealing with such waste.

During the operational phase, the refuse will be collected by the Steve Tshwete Local Municipality's refuse removal unit and will be disposed of at the registered Rietfontein Waste Disposal Site.

2.3.7 Fire fighting

All fire-fighting controls will be in accordance with the National Building Regulations, the SANS Code of Practice (related to Community Protection against Fire) and with "Red Book" standards.

2.4 Phases of development

According to Urban Dynamics (2017), it is proposed that the development be developed in eleven phases. Details with regards to the implementation of these phases are provided in Section 6 of this EIR.

2.4.1 Estimated start and completion dates of construction

Construction will only commence once the relevant approvals have been obtained.

2.4.2 Construction phase

The construction phase would involve the provision of services (water, sewage, electricity, roads, etc.) and the construction of the various buildings on the said stands.

A contractor will be responsible for the construction of all infrastructure as well as the overall management of the construction site and construction activities. The contractor will be responsible for providing suitable accommodation for construction personnel.

Once the stands are serviced and sold, individual contractors will be utilized for the construction of the various houses.

2.4.3 Operational phase

The operational phase would involve the utilization of the area for residential, business and institutional purposes.



2.4.4 Decommissioning phase

If the situation of decommissioning in terms of the overall project does arise, an Environmental Management Plan (EMP) will need to be compiled in order to manage the activities associated with the decommissioning of the site.

2.5 Applicable legislation, policies and/or guidelines

Table 2.1 provides an indication of legislation, policies and/or guidelines applicable to the said project.

| TABLE 2.1: APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES | | |
|---|--|--|
| Title of legislation, policy or guideline: | Administering authority: | Aim of legislation, policy or guideline |
| The Constitution of the Republic of South Africa, 1996 (Act 108 of 1996) | Department of Justice and Constitutional Development | To establish a Constitution with a Bill of Rights for the RSA. It sets out of a number of fundamental environmental rights (Section 24). |
| Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) | Nationally: Department of Rural Development and Land Reform. Local authority level: Steve Tshwete Local Municipality. | <ul style="list-style-type: none"> • Specifies the relationship between the spatial planning and the land use management system and other kinds of planning; • Ensures that the system of spatial planning and land use management promoted social and economic inclusion; • Provides for development principles and norms and standards; • Provides for the sustainable and efficient use of land; • Provides for cooperative government and intergovernmental relations amongst the national, provincial and local spheres of government; and • Redresses the imbalance of the past and to ensure that there is equity in the application of spatial development planning and land use management systems. |
| Environment Conservation Act, 1989 (Act 73 of 1989) and amendments | Department of Agriculture, Rural Development, Land and Environmental Affairs | To control environmental conservation. |
| National Environmental Management Act, 1998 (Act 107 Of 1998) and amendments | Department of Agriculture, Rural Development, Land and Environmental Affairs | To provide for the integrated management of the environment. |
| National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) and amendments | Department of Agriculture, Rural Development, Land and Environmental Affairs | To reform the law regulating air quality in order to protect the environment by providing reasonable measures for the prevention of pollution and ecological degradation and for securing ecologically sustainable development while promoting justifiable economic and social development; to provide for national norms and standards regulating air quality monitoring, management and control by all spheres of government; for specific air quality measures; and for matters incidental thereto. |
| National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) and amendments | Department of Agriculture, Rural Development, Land and Environmental Affairs | To provide for the management and conservation of South Africa's biodiversity within the framework of the National Environmental Management Act, 1998; the protection of species and ecosystems that warrant national protection; the sustainable use of indigenous biological resources; the fair |



| TABLE 2.1: APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES | | |
|---|--|---|
| Title of legislation, policy or guideline: | Administering authority: | Aim of legislation, policy or guideline |
| | | and equitable sharing of benefits arising from bioprospecting involving indigenous biological resources; the establishment and functions of a South African Biodiversity Institute; and for matters connected therewith. |
| National Environmental Management: Waste Act, 2008 (Act 59 of 2008) and amendments | Department of Agriculture, Rural Development, Land and Environmental Affairs | To reform the law regulating waste management in order to protect health and the environment by providing for the prevention of pollution and ecological degradation and for securing ecologically sustainable development. |
| Environmental Impact Assessment Regulations, 2014 (as amended) (Government Gazette No. 40772 of 7 April 2017) | Department of Agriculture, Rural Development, Land and Environmental Affairs | Regulations pertaining to environmental impact assessments. |
| National Water Act, 1998 (Act 36 of 1998) and amendments | Department of Water and Sanitation | To control water management aspects. |
| National Veld and Forest Fire Act, 1998 (Act 101 of 1998) and amendments | Department of Agriculture, Forestry and Fisheries | To prevent and combat veld, forest and mountain fires throughout South Africa. |
| National Heritage Resources Act, 1999 (Act 25 of 1999) and amendments | South African Heritage Resources Agency | This legislation aims to promote good management of the national estate, and to enable and encourage communities to nurture and conserve their legacy so that it may be bequeathed to future generations. |
| Protection of Personal Information Act, 2013 (Act 4 of 2013) | Department of Justice and Constitutional Development | The purpose of this act is to give effect to the constitutional right to privacy by safeguarding personal information and to regulate the manner in which personal information may be processed. |
| Promotion of Access to Information Act, 2000 (Act 2 of 2000) and amendments | Department of Justice and Constitutional Development | To give effect to the constitutional right of access to any information held by the State and any information that is held by another person and that is required for the exercise or protection of any rights; and to provide for matters connected therewith. |
| Promotion of Administrative Justice Act, 2000 (Act 3 of 2000) and amendments | Department of Justice and Constitutional Development | The Act aims to make the administration (e.g. Government and Parastatals) effective and accountable to people for its actions. |
| Conservation of the Agricultural Resources Act, 1983 (Act 43 of 1989) and amendments | Department of Agriculture, Forestry and Fisheries | To provide control over the utilization of the natural resources of the Republic in order to promote the conservation of soil, the water sources and the vegetation and the combating of weeds and invader plants; and for matters connected therewith. |
| Occupational Health and Safety Act, 1993 (Act 85 of 1993) and amendments | Department of Labour | To provide for the health and safety of persons at work and for the health and safety of persons in connection with the activities of persons at work and to establish an advisory council for occupational health and safety. |
| Health Act, 1977 (Act 63 of 1977) and amendments | Department of Health | To promote public health. |
| Mpumalanga Nature Conservation Act, 1998 (Act 10 of 1998) and amendments | Mpumalanga Tourism and Parks Agency | To control nature conservation. |
| Integrated Development Plan for the Steve Tshwete Local Municipality | Steve Tshwete Local Municipality | Broad spatial framework guidelines for the Steve Tshwete Local Municipality. |
| Various by-laws of the Steve Tshwete Local Municipality. | Steve Tshwete Local Municipality | To regulate land use within the Steve Tshwete Local Municipal area. |
| Spatial Development Framework for the Steve Tshwete Local Municipality | Steve Tshwete Local Municipality | Spatially based policy guidelines whereby changes, needs and growth in |



| TABLE 2.1: APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES | | |
|---|---|--|
| Title of legislation, policy or guideline: | Administering authority: | Aim of legislation, policy or guideline |
| | | the region can be managed to benefit the whole community. |
| Integrated Environmental Management Guideline Series (Guideline 5 – 10 October 2012) – Companion to the Environmental Impact Assessment Regulations, 2010 | Department of Economic Development, Environment and Tourism | To provide clarity on the processes to be followed when applying for an environmental authorisation in terms of the EIA Regulations and gives a comprehensive interpretation of the listed activities. |



3. FINDINGS OF THE SCOPING REPORT

This section provides:

- ◆ A summary of the findings of the scoping phase (Section 3.1);
- ◆ An indication of additional studies required (Section 3.2);
- ◆ An indication of additional public participation required (Section 3.3).

3.1 Findings of the scoping phase

3.1.1 Potential environmental impacts identified

This section provides a summary of the potential impacts identified through the scoping exercise.

Existing infrastructure on site

Most of the existing infrastructure on site (Rockdale Substation; Eskom powerlines; Mid-Hen overloading mass control facility (weighbridge), small dam, old railway line servitude, etc.) and associated servitudes were taken into account in terms of the proposed layout plan (Figure 2.1) and will therefore not be impacted in terms of the overall development of the site.

The PIC South Africa (Alzu) AI facility will be relocated to another property by Alzu.

A water pipeline extending across the property will most likely be located within the designated Public Open Space Area. This is to be confirmed during the EIA phase.

The two abandoned borrow pits and the illegal dumping site (industrial and domestic waste) will be impacted in terms of the overall development of the site and will need to be rehabilitated before the said areas can be utilized for any development purposes. In addition, the various gravel roads extending across the site will also be impacted in terms of the overall development.

Geology/geotechnical aspects

The development of the site as per the proposed layout plan (Figure 2.1) would impact on the Vryheid Formation (located in the eastern half of the site) and the Selonsrivier Formation (located in the western half of the site). The said site is not undermined/mined and not underlain by dolomite (prone to sinkhole or doline formation) and thus suitable for development.

From a geotechnical point of view, the development of the site will impact on areas of collapsible soil, highly compressible soil, active soil, etc.

A seasonal perched water table is expected during the rainy seasons on the generally flat to moderately sloping areas of the site. Seepage is also expected in close proximity to drainage areas. Abundant ferricrete in various stages of cementation (an indicator of poorly drained soils) can be expected on flat lying areas of the site.

However, Engeolab (2016) indicated that from a geotechnical point of view the said site is suitable for development subject to the implementation of certain development controls where geotechnical problems are encountered.



Soil/agricultural potential

The development of the site as per the proposed layout plan (Figure 2.1) would impact on a generally shallow soil profile with outcrops and shallow sub-outcrops especially where the Selonsrivier Formation (i.e. western half of the site) is present. It is thus not suitable for cultivation purposes.

However, the development of the site would impact on an area indicated by the Department of Agriculture, Fisheries and Forestry as moderate potential arable land with a grazing capacity of 5-7ha per Animal Unit (AU). No agricultural activities (cultivation, grazing, etc.) have taken place on site for a number of years.

Natural vegetation and animal life

The proposed development of the site would impact on natural grassland vegetation (i.e. Rand Highveld Grassland) that has been impacted to varying degrees over the years as a result of the various onsite activities.

This disturbed natural grassland could provide habitat for smaller animal species (e.g. rodents, birds, reptiles, etc.). It is however, unlikely that large animal species would permanently inhabit the proposed site due to the human activity in the surrounding area (e.g. Rockdale residential area) and the close proximity of domestic animals such as dogs and cats.

Rocky outcrops present on site could support specific plant species and reptiles that could be impacted in terms of the proposed development.

Wetland vegetation is associated with the tributary of the Vaalbankspruit located in the southwestern corner of the site as well as the Seep Wetland (Venter, 2016) located in the northwestern corner of the site. These systems could provide habitat for both terrestrial and aquatic species and could be impacted in terms of the proposed development if not designated Public Open Space as indicated in the proposed layout plan (Figure 2.1).

Seven (7) of the 10 Species of Conservation Concern could occur on site as possible habitat (e.g. rocky areas, wetlands, grassland, rhyolite boulders) appears to be present.

Surface water (including wetlands) and groundwater

The N11 national road (eastern boundary of the site) is situated on a local watershed resulting in two local drainage directions namely towards the northwest and the northeast. The presence of this watershed could impact on the provision of onsite services as part of the overall development.

On site, the central and northern portions drain towards the northwestern boundary where a tributary of the Vaalbankspruit originates. Engeolab (2016) identified seepage in this northwestern corner while Venter (2016) identified a Seep Wetland at this position. This Seep Wetland could be impacted in terms of the proposed development if not designated Public Open Space as indicated in the proposed layout plan (Figure 2.1).

A non-perennial tributary of the Vaalbankspruit flows through the southwestern corner of the site and flows to the west. The southern portion of the site drains towards this stream. Engeolab (2016) identified seepage in the southwestern corner while Venter (2016) identified a Channelled Valley Bottom Wetland at this position. This Channelled Valley Bottom Wetland could



be impacted in terms of the proposed development if not designated Public Open Space as indicated in the proposed layout plan (Figure 2.1).

It should be noted that the southwestern corner of the site is indicated as:

- Critical Biodiversity Area (CBA) Wetlands;
- Ecological Support Area (ESA) Wetland Clusters;

in terms of the freshwater assessment of the Mpumalanga Biodiversity Sector Plan, 2013. **The southwestern corner of the proposed site is therefore of conservation importance.**

Archaeological and/or cultural sensitivity

No sites of archaeological and/or cultural interest (including graves) are known to occur on the said site. However, an old railway line servitude dating back to 1949 is present on site (Urban Dynamics, 2017). The heritage importance of this railway line would have to be determined.

It is known that an Initiation School is held on site at certain times of the year. In addition, it appears that possible ritual slaughtering of cattle takes place at three sites adjacent to the N11 national road.

Palaeontological sensitivity

According to the palaeontological map supplied by the South African Heritage Resources Agency (SAHRA, 2014), the palaeontological sensitivity of the proposed site (Figure 3.16) is indicated as Very High therefore requiring a field assessment.

Traffic

The proposed site is located west of the existing Rockdale residential area and the N11 National Road. The site will be accessed from the N11 National Road via three proposed intersections as indicated in the proposed layout plan (Figure 2.1). This would result in additional traffic on the N11 National Road and would thus impact on the existing traffic utilizing this road. Permission would have to be obtained from the South African National Roads Agency (SANRAL) to construct the proposed intersections. As requested, a traffic impact study must be conducted and submitted to SANRAL for approval in terms of the proposed development.

To the south of the site, the N4 National Road is located. The proposed development site cannot be accessed from this national road. However, the proposed development would generate additional traffic that could impact on the existing traffic utilizing the N4 National Road and its interchange/offramps. The traffic impact study requested by SANRAL and TRAC must also address this potential impact.

As indicated in the proposed layout plan (Figure 2.1), the existing access to the Rockdale Substation and Mid-Hen overloading mass control facility (weighbridge) will not be impacted in terms of the proposed development. The PIC South Africa (Alzu) AI facility will be relocated to another site and will thus not require an access road.

As indicated in the Scoping Report, other impacts as a result of this proposed development will be assessed during the EIA phase of this project.

3.1.2 Issues recorded through the public participation process

Through the public participation process followed as part of the scoping exercise, only three objections were received namely from:



- the South African National Roads Agency (SANRAL) - potential impact on the N4 national route;
- Jaap Visser (adjacent landowner – JV Ranch cc) – still awaiting details of objection (i.e. @ end of scoping phase).
- Annerie Visser (adjacent landowner – JV Ranch cc) – still awaiting details of objection (i.e. @ end of scoping phase).

The following issues were recorded through the public participation process followed as part of the scoping exercise:

- Traffic:
 - Impact of additional traffic on the N11 national road;
 - Intended development will have an impact on the N4 Toll Route – TRAC requires a traffic impact study to be done to indicate the effect of the development on the N4 and N11 at the interchange and offramps.
 - SANRAL requires a copy of the township application and the Traffic Impact Study for further evaluation.
- Roads:
 - Type of internal roads to be provided e.g. tarred;
- Air quality:
 - Increase in PM10 generated in area (depending on type of internal roads) which could significantly impact on the Columbus Steel PM10 reporting;
 - Columbus Steel air monitoring station situated in the Eskom Rockdale area;
- Major Hazard Installation Site: Columbus Steel has an MHI site registered at DOL (ammonia installation).
- Land claim:
 - lodged and gazetted against the property;
 - land owner or any person wanting to develop the property must notify the RLCC/Commissioner in writing and attach the proposed development package or plans and indicate the extent/size and the portion to be developed.
- Cemetery:
 - will have an aesthetical effect on the N4 and traffic flow issues, possibly ques.
- Heritage resources:
 - SAHRA requires a Heritage Impact Assessment.
- Palaeontological resources:
 - SAHRA requires a Palaeontological Impact Assessment.

As indicated in the Scoping Report, the above-mentioned issues will be investigated and addressed during the EIA phase of the project.

3.2 Additional studies required

Based on the findings of the scoping phase, it was evident that various issues required further investigation before the proposed development could be approved.

The following specialist studies were thus commissioned as part of the EIA phase as indicated in Section 7 (Plan of Study for EIA) of the Scoping Report:

- Heritage Impact Assessment;
- Palaeontological Impact Assessment;
- Vegetation and plant species assessment;
- Faunal (animal life) assessment;



- Wetland assessment;
- Aquatic assessment;
- Geotechnical study;
- Soil survey;
- Traffic study.

3.2.1 Heritage Impact Assessment

A Heritage Impact Assessment (as required in terms of the National Heritage Resources Act, 1999 (Act No. 25 of 1999)) was conducted in order to determine whether any sites of archaeological and/or cultural interest are located on site. Dr. Anton van Vollenhoven, an accredited archaeologist, conducted the required assessment.

The scope of work entailed the following:

- Identify objects, sites, occurrences and structures of an archaeological or historical nature (cultural heritage sites) located on the property.
- Study background information on the area to be developed.
- Assess the significance of the cultural resources in terms of their archaeological, historical, scientific, social, religious, aesthetic and tourism value.
- Describe the possible impact of the proposed development on these cultural remains, according to a standard set of conventions.
- Recommend suitable mitigation measures to minimize possible negative impacts on the cultural resources by the proposed development.
- Review applicable legislative requirements.

Comments obtained through the public participation process were also to be addressed as part of the study.

3.2.2 Palaeontological Impact Assessment

A Palaeontological Impact Assessment (as required in terms of the National Heritage Resources Act, 1999 (Act No. 25 of 1999)) was to be conducted. Dr. Heidi Fourie, an accredited palaeontologist, conducted the assessment.

The scope of work entailed the following:

- Document palaeontological resources in the area to be developed by utilizing geological maps, scientific literature, institutional fossil collections, satellite images, aerial maps and topographical maps;
- Provide an assessment of observed or inferred palaeontological heritage within the proposed development site;
- Make recommendations (if any) for protection, mitigation or monitoring of palaeontological resources identified.

Comments obtained through the public participation process were to be addressed as part of the study.

3.2.3 Vegetation and plant species assessment

A vegetation and plant species assessment in order to determine the status of the on site vegetation was undertaken by Ina Venter of Kyllinga Consulting.

The scope of work entailed the following:

- Identification of plant communities/habitat types;



- Compilation of species lists of the plant communities identified;
- Determining if the vegetation is primary or secondary and identifying disturbances;
- Searching for Red Data plant species and species of conservation importance;
- Determining the sensitivity and conservation importance of the vegetation;
- Impact assessment and proposed mitigation measures.

Comments obtained through the public participation process were to be incorporated as part of this study.

3.2.4 Fauna (terrestrial animal life) assessment

A fauna (terrestrial animal life) assessment in order to determine the status of the fauna (animal life) on site and immediate surrounding area was undertaken by Lukas Niemand of Pachnoda Consulting.

The scope of work entailed the following:

- An avifaunal (bird) study based on random transect walks and point counts (to estimate dominance and associations);
- A mammal study based on random transect walks and visual indicators such as spoor, burrows, tracks and scats (excluding trapping due to the possibility of theft and vandalism);
- An overview of the herpetofauna based on active searching and vocalisations (for amphibians);
- A quantitative invertebrate assessment based on the occurrence of scorpions, butterflies and dragonflies;
- Verification of the occurrence of threatened, near-threatened, endemic or rare bird, mammal, herpetofauna or invertebrate species;
- A sensitivity and habitat map (including buffer zones if applicable)
- Recommendations and mitigation measures where applicable.

Comments obtained through the public participation process were to be addressed as part of the study.

3.2.5 Wetland assessment

A wetland assessment to determine the status and importance of wetlands on site was conducted by Ina Venter of Kyllinga Consulting.

The scope of work entailed the following:

- Field delineation of the wetlands within the proposed development site according to the Department of Water Affairs (DWA) delineation guidelines;
- Desktop delineation of the wetlands within 500m thereof on aerial photographs;
- Present Ecological State (PES) and Ecological Importance and Sensitivity (EIS) assessments;
- Buffer zone recommendations;
- Impact assessment and proposed mitigation measures.

Comments obtained through the public participation process were to be addressed as part of this study.



3.2.6 Aquatic assessment

A specialist aquatic assessment was undertaken with regards to the potential impact of the proposed development on the aquatic environment. This specialist aquatic assessment was conducted by Dr. Pieter Kotze and his team from Clean Stream Biological Services (Pty) Ltd.

The scope of work entailed the following:

- Baseline assessment of the present status of the aquatic fauna (fish and macroinvertebrates) and their relevant habitats of the lotic ecosystems (streams/rivers).
- An impact assessment to identify the potential impact of the proposed project on the aquatic fauna and its relevant habitats.
- Recommendations regarding possible mitigation strategies that may reduce or prevent the identified risks.

Comments obtained through the public participation process were to be addressed as part of this study.

3.2.7 Geotechnical study

A geotechnical study was conducted with regards to the suitability of the site for development purposes. This study was undertaken by Engeolab cc.

The scope of work entailed the following:

- Determine the soil and rock profile across the site and evaluate its engineering properties and influence on the design of light storey structures;
- Establish depth to bedrock where not exposed;
- Evaluate the workability of the site soils with regards to their excavatability and compactability;
- Comment on the predicted safe bearing capacity values, expected heave and settlement of the different potential founding horizons and recommend founding depths;
- Assess the groundwater conditions, including surface run-off, ponding, seepage and perched or permanent water tables;
- Classify the site for development suitability according to the geotechnical categories proposed by the SAIEG in their Guidelines for Engineering Geological Investigations.

Comments obtained through the public participation process were to be addressed as part of this study.

3.2.8 Soil survey

A soil survey was conducted in order to determine the soil types present, the suitability thereof for agricultural purposes and the agricultural potential thereof. This study was undertaken by Chris Viljoen of Viljoen & Associates.

In essence, this study entailed the following:

- Classification and mapping soil types to scale 1:10 000;
- Determine the effective depth of the soils;
- Assessment of the dry land and irrigation agricultural potential of the soils;
- Assessment of the erodibility of the soils (i.e. exchangeable sodium percentage exceeding 15% of the cation exchange capacity);



- Description of the relevant baseline environmental conditions relating to soils in the area of investigation;
- Assess the current land use and land capability;
- Description of chemical, physical and mineralogical properties of representative soil forms;
- Compilation of soil utilization guide and plan (stripping and stockpiling);
- Assessment of potential impacts on soils and surrounding environment due to stripping and construction and mitigation thereof. Description of the anticipated positive and negative environmental impacts on soils, during the construction and operational phases. Description of how the negative environmental impacts will be managed and how the positive impacts will be maximized.

Comments obtained through the public participation process were to be addressed as part of the study.

3.2.9 Traffic study

A traffic impact study was conducted by Brian Roberts of Moyeni Professional Engineering (Pty) Ltd in order to determine the potential impact of the proposed development on the existing road network especially the N11 national road and the N4 national road.

In essence, this study entailed the following:

- ◆ Determine the impact that the additional traffic generated by the proposed development will have on the surrounding road network (e.g. N11 national road, N4 national road);
- ◆ Determine the expected modal split, trip generation, distribution and assignment;
- ◆ Determine the access position and configuration to the proposed site;
- ◆ Determine the access and traffic impact of the proposed development;
- ◆ Determine the required road upgrading (if necessary) to accommodate the proposed development trips;
- ◆ Comment on the public transport issues.

Comments obtained through the public participation process were to be addressed as part of the study.

3.3 Additional public participation

Additional public participation was recommended in the Plan of Study for EIA (Section 7 of the Scoping Report) and was with regards to the following:

- Evaluation of the Scoping Report;
- Additional public participation during the EIA phase in order to investigate and address comments received during the Scoping Phase (see Section 3.1.2 of this EIR);
- Evaluation of the Environmental Impact Report (EIR);
- Informing Interested and Affected Parties (I&APs) of the final decision taken by the Department (i.e. positive or negative Environmental Authorisation).

Section 4 of this EIR provides feedback regarding the above-mentioned issues.



4. DESCRIPTION OF PUBLIC PARTICIPATION PROCESS

This section of the report provides the following:

- Details regarding the advertising of the project (Section 4.1);
- Comment received during the scoping phase of the project (i.e. in response to advertising, distribution of Background Information Document, comment on Draft and Final Scoping Reports) (Sections 4.2 to 4.8);
- Additional comment received during the EIA phase of the project (Section 4.9);
- A list of registered interested and affected parties (Section 4.5);
- A map indicating directly affected and adjacent landowners (Figure 4.2);
- **A response to the issues raised during the scoping and EIA phases (Table 4.4).**

4.1 Advertising of the project

4.1.1 Press advertising

A block advert (150mm x 95mm), according to the Environmental Impact Assessment Regulations, 2014 (as amended), was placed in the Middelburg Observer, on Friday, 9 June 2017. A copy of the advert is provided in Appendix 3.

4.1.2 On-site advertising

Notices according to the Environmental Impact Assessment Regulations, 2014 (as amended), were placed at the following locations:

- At the first access road to the site adjacent to the N11 road (i.e. in the south eastern corner of the site (A3; Photo 4.1 and Figure 4.1);
- At the gravel road in the north eastern corner of the site adjacent to the N11 road (A1; Photo 4.2 and Figure 4.1);
- On the noticeboard at the Nasaret Public Library (A3; Photo 4.3 and Figure 4.1).

A copy of the notice was also loaded onto the company website: www.adienvironmental.co.za.

These notices were displayed from Friday, 9 June 2017, for the duration of the scoping phase. A copy of the notice is provided in Appendix 3.

4.1.3 Informing I&APs via the internet

Interested and affected parties were also informed via the above-mentioned adverts and notices that a copy of the following documentation could be downloaded from the AdiEnvironmental cc website (www.adienvironmental.co.za) from Friday, 9 June 2017:

- ◆ Copy of the notice;
- ◆ Background Information Document (Appendix 4).

This information was available on the website for the duration of the scoping phase. A copy of the webpage printouts is provided in Appendix 3.





Photo 4.1: At the first access road to the site adjacent to the N11 road (i.e. in the southeastern corner of the site).



Photo 4.2: At the gravel road in the northeastern corner of the site adjacent to the N11 road.



Photo 4.3 On the noticeboard at the Nasret Public Library.

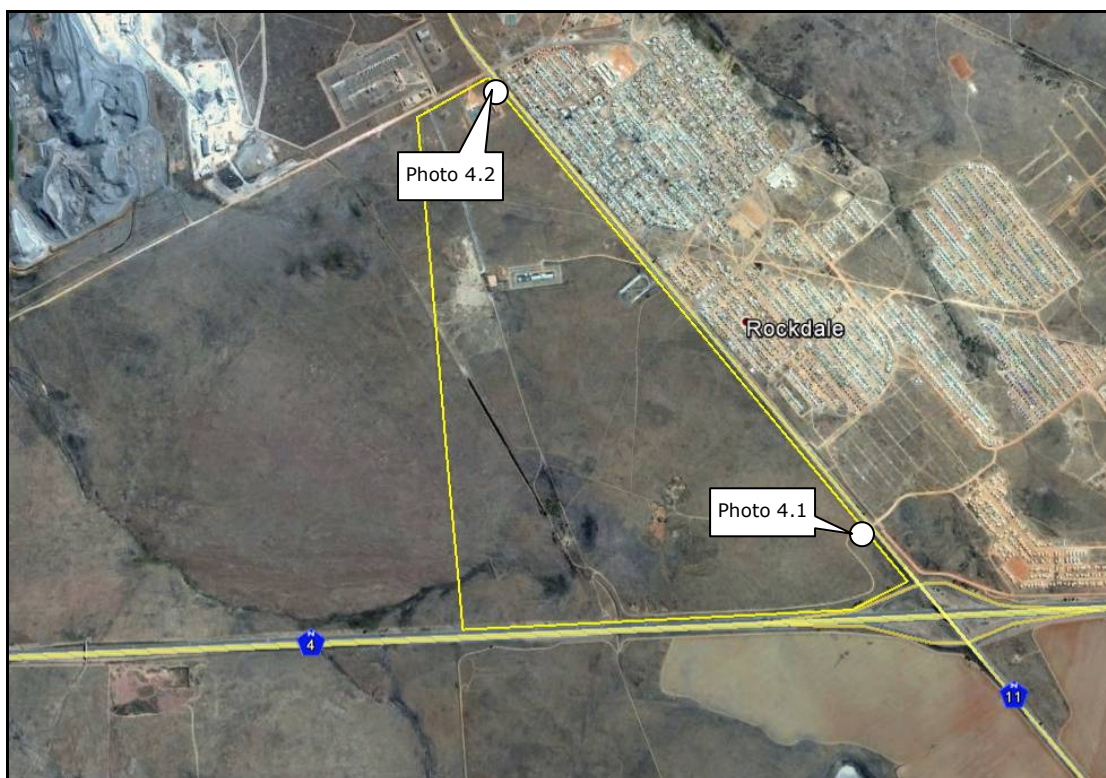


Figure 4.1: Location of notices.

4.1.4 Feedback from advertising process

Only one person registered as an interested and affected party in terms of the advertising process (site and newspaper advertising) within the 30 day registration period provided as indicated in Table 4.1.

Table 4.1: Registration of I&APs in terms of the advertising process

| Name | Date | Comment |
|---|--|---|
| Sbusiso Gumede (Future Achiever Youth Development Agency) | Email dated: 15 June 2017 (Appendix 3) | I have read the notice posted on the road at Middelburg and I would like to know if there will be any stands on sale and how much will be one. I will also like to have the BID form forwarded on this email. |

An email (dated: 19 June 2017; Appendix 3) was forwarded to Mr. Gumede indicating the following: *'We were appointed to do the environmental impact assessment and are unfortunately not involved in the sale of stands. The stands will most probably be advertised once all the relevant approvals have been obtained. I have attached a background information document as requested'*.

4.1.5 Public meeting

As indicated in Section 4.1.4, only one interested and affected party registered in terms of the above-mentioned advertising process. A public meeting was therefore not required as part of the scoping phase of this project.

4.2 Directly affected landowners/users

The said site belongs to the project applicant, Rockdale Industrial (Pty) Ltd (Appendix 1). The title deed number is T00009261/2014 (Appendix 1). The extent of the total property is 734.6115 ha of which only 230ha will be developed.

PIC South Africa (Alzu) AI Station (Figure 3.2)

The PIC South Africa (Alzu) AI Station is located within the proposed development site (Figure 5.2). An email (dated: 26 June 2017; Appendix 6) with BID was forwarded to Alzu (A. Fischer) informing them of the proposed development. In addition, a Background Information Document was hand delivered to the said site on 9 June 2017. To date, no comment has been received.

It should be noted that the said AI Station will be relocated by Alzu to another property and will not form part of the proposed development.

4.3 Surrounding landowners/users

Figure 4.2 provides an indication of the landowners/users in the immediate area surrounding the proposed development site.

In order to determine the registered owners of the various properties, a Deeds Search was conducted via the WinDeed system of the Deeds Office of South Africa. The Deeds Search Template provides information pertaining to land ownership, size and land value of each of the properties.



An e-mail and Background Information Document (BID) were forwarded to the identified surrounding landowners informing them of the proposed project.

Table 4.2 provides an indication of landowners identified as well as comments received.

Table 4.2: Identified adjacent land owners/users who received BIDs

| PROPERTY (FIGURE 4.2) | LANDOWNER/ CONTACT PERSON | CORRESPONDENCE | COMMENTS |
|--|---|---|-------------------------|
| WANHOOP 443 JS | | | |
| Portion 0 | Ede Farming (M. Stead) | Property also owned by project applicant | No |
| Portion 1 | South African National Roads Agency Ltd (K. Schmidt; V. Bota) | BID e-mailed (23 June 2017; Appendix 5) | Yes. See Section 4.4.3. |
| ROCKDALE 442 JS | | | |
| Portion 0 | Rockdale Industrial (Pty) Ltd. (M. Stead) | Project Applicant | No |
| Portion 6; Portion 9 | Steve Tshwete Local Municipality (M. Mahamba) | BID e-mailed (23 June 2017; Appendix 5) | No |
| MIDDELBURG TOWN & TOWNLANDS 287 JS | | | |
| Portion 106 | Municipality of Middelburg (i.e. Steve Tshwete Local Municipality) (M. Mahamba) | BID e-mailed (23 June 2017; Appendix 5) | No |
| RE Portion 155; Portion 345 of Portion 155; RE Portion 105 (of Portion 27) | Columbus Stainless (Pty) Ltd. (D. Wessels) | BID e-mailed (26 June 2017; Appendix 5) | Yes. See Section 4.3.1 |
| Portion 280 Portion 340 | Middelburg Ferrochrome - L. Ehlers (registered as Middelburg Steel & Alloys Pty Ltd and Samancor Chrome Ltd.) | BID e-mailed (26 June 2017; Appendix 5) | Yes. See Section 4.3.2 |
| VAALBANK 289 JS | | | |
| Portion 1, Portion 74 | JV Ranch cc (A Bronkhorst) | BID e-mailed (12 July 2017; Appendix 5) | Yes. See Section 4.3.3. |
| Portion 77, 78, | South African National Roads Agency Soc Ltd | BID e-mailed (23 June 2017; Appendix 5) BID e-mailed (23 June 2017; Appendix 5) | Yes. See Section 4.4.3. |



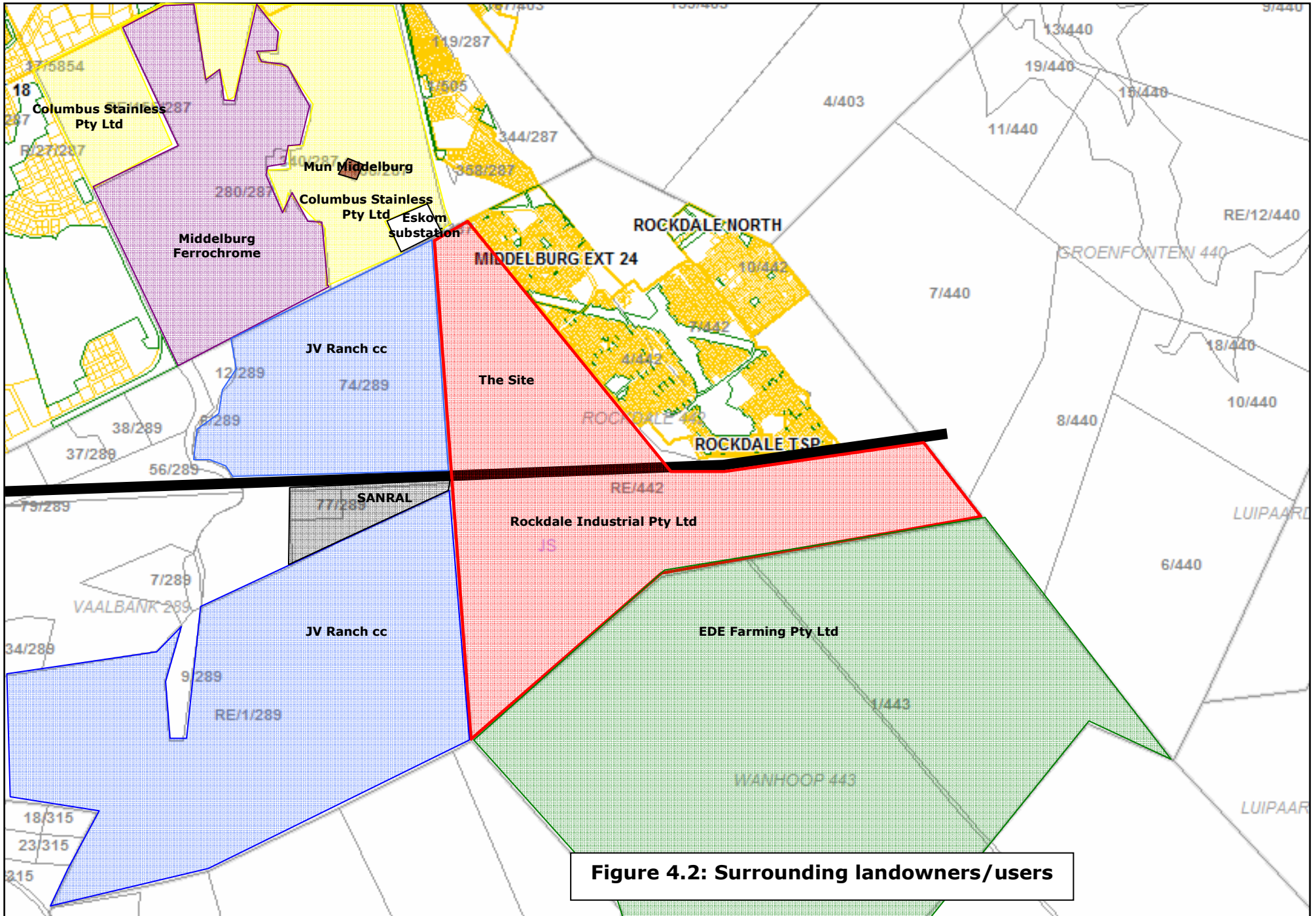


Figure 4.2: Surrounding landowners/users

4.3.1 Columbus Stainless (Pty) Ltd

An email (dated: 26 June 2017; Appendix 6) was received from Mr. D. Wessels of Columbus Stainless (Pty) Ltd. The following was indicated:

'Thanks for the info. A concerns that I have is the additional traffic load on the N11. Does the development include tar roads as well, as this may have an significant impact on the PM10 generated in the area. We are reporting our PM10 contribution to HPA and Nkangala District. The Air Monitoring station is situated in the Eskom Rockdale area. As we are registered with CAA (Helistop) we have no objection or concerns regarding the development. Important notice is Columbus Stainless has an MHI site registered at DOL (Ammonia installation).'

4.3.2 Middelburg Ferrochrome (registered as Middelburg Steel & Alloys Pty Ltd and Samancor Chrome Ltd)

An email (dated: 26 June 2017; Appendix 5) with BID was forwarded to Middelburg Ferrochrome (L. Ehlers) informing them of the proposed development. The following reponse was received via email (dated: 29 June 2017; Appendix 6): *'Thank you for this. Please keep me on your registered I&AP list'*.

In addition, the following two completed comment sheets were also received where no issues of concern were recorded:

- Bongani Mtsweni (comment sheet dated: 29 June 2017; Appendix 6);
- Blondie Moukanque (comment sheet dated: 29 June 2017; Appendix 6).

4.3.3 JV Ranch cc

Completed comment sheets (dated: 3 August 2017; Appendix 6) were received from the adjacent landowner, Mr. Jaap Visser (JV Ranch cc) and his daughter (Annerie Bronkhorst). The following was indicated:

'Adjacent properties – Vaalbank 289 JS Portion 74, Vaalbank 289 JS Portions 1, 2, 3 – detail of objection will follow'.

4.4 Identified local authorities/government departments and stakeholders

Table 4.3 provides an indication to which local authorities/government departments and stakeholders Background Information Documents (BIDs; Appendix 4) were forwarded in order to inform them of the proposed project and to obtain their issues of concern.



Table 4.3: Identified local authorities/government departments and stakeholders who received BIDs

| AUTHORITY/ STAKEHOLDER | CONTACT PERSON | CORRESPONDENCE SENT | COMMENTS |
|---|---------------------------|--|-------------------------|
| Department of Agriculture, Forestry and Fisheries (DAFF) | F. Mashabela | BID e-mailed (23 June 2017; Appendix 5) | No |
| Department of Agriculture, Rural Development, Land and Environmental Affairs (DARDLEA) - Directorate: Land Use and Soil Management - Ermelo | J. Venter | BID e-mailed (23 June 2017; Appendix 5) | No |
| Department of Co-operative Governance and Traditional Affairs (COGTA) | M. Loock | BID e-mailed (23 June 2017; Appendix 5) | No |
| Department of Mineral Resources | S. Mathavela | BID e-mailed (23 June 2017; Appendix 5) | No |
| Department of Water and Sanitation | N.S. Maliaga | BID e-mailed (23 June 2017; Appendix 5) | No |
| Department of Rural Development and Land Reform (Commission on Restitution of Land Rights) | F. Mdushani | Claim enquiry (23 June 2017; Appendix 5) | Yes. See Section 4.4.1. |
| Department of Education | M.S. Mnguni | BID e-mailed (23 June 2017; Appendix 5) | No |
| Mpumalanga Provincial Heritage Authority | B. Moduka | BID e-mailed (23 June 2017; Appendix 5) | No |
| Steve Tshwete Local Municipality | M. Mahamba | BID e-mailed (23 June 2017; Appendix 5) | No |
| Nkangala District Municipality | S. Links; A. Thwala | BID e-mailed (23 June 2017; Appendix 5) | No |
| Eskom Distribution (Land & Rights) | T. Ludere | BID e-mailed (23 June 2017; Appendix 5) | No |
| Eskom Transmission | L. Motsisi | BID e-mailed (23 June 2017; Appendix 5) | No |
| Transnet | T. Mavulwana | BID e-mailed (23 June 2017; Appendix 5) | See Section 4.4.4 |
| Mpumalanga Tourism and Parks Agency | K. Narasoo | BID e-mailed (23 June 2017; Appendix 5) | No |
| South African Heritage Resources Agency (SAHRA) | SAHRA website | BID loaded onto website (23 June 2017; Appendix 5) | Yes. See Section 4.4.5. |
| Telkom | J. Smit | BID e-mailed (23 June 2017; Appendix 5) | No |
| Transvaalse Landbou Unie | D. du Plessis | BID e-mailed (23 June 2017; Appendix 5) | No |
| Distrikslandbou Unie Middelburg | J.P.J. Scmahl | BID e-mailed (23 June 2017; Appendix 5) | No |
| Ward Councillor (Ward 8) | J.M. Michelle | BID faxed (12 July 2017; Appendix 5) | No |
| Middelburg Chamber of Commerce and Industry | M. Hanekom | BID e-mailed (23 June 2017; Appendix 5) | No |
| Trans African Concessions (TRAC) | C. Davis; R. Nkosi | BID e-mailed (23 June 2017; Appendix 5) | Yes. See Section 4.4.2. |
| South African National Roads Agency (SANRAL) | K. Schmid; V. Bota | BID e-mailed (23 June 2017; Appendix 5) | Yes. See Section 4.4.3. |



4.4.1 Department of Rural Development and Land Reform (Commission on Restitution of Land Rights)

A letter (dated: 26 June 2017; Appendix 6) was received from Regional Land Claims Commission: Mpumalanga Province (F.Z. Mdushani) in which the following was indicated:

'There is a land claim lodged against the remainder of the farm Rockdale 442 JS and it was gazetted'.

Subsequently, an email (dated: 26 June 2017; Appendix 6) was forwarded requesting further information in terms of the potential impact of the gazetted land claim on the proposed development.

An email (dated: 26 June 2017; Appendix 6) was received from Mr. T. Sambo indicating the following:

'Please note that the land owner or any person willing to develop a claimed gazette property must notify the RLCC/Commissioner Mr. Maphutha in writing and attached the proposed development package or plans and indicate the extent/size and the portion to be developed. The Commissioner will use his discretion to grant permission or not.'

4.4.2 Trans African Concessions (TRAC)

A completed comment sheet (dated: 26 June 2017; Appendix 6) was received from Trans African Concessions (Carla Davis) in which the following was indicated:

'It is suspected that this intended development will have an impact on the N4 Toll Route. TRAC requires a traffic impact study to be done to indicate the effect of the development on the N4 and N11 at the interchange and ramps. Furthermore the intended cemetery will have an aesthetical effect on the N4 and traffic flow issues, possibly ques.'

4.4.3 South African National Roads Agency (SANRAL)

A letter (dated: 10 July 2017; Appendix 6) was received from SANRAL in which the following was indicated:

'The South African National Roads Agency SOC Limited (SANRAL) is an Interested and Affected Party as the N4 national route is affected and therefore objects. Please forward a copy of the township application and Traffic Impact Study for further evaluation'.

A completed comment sheet (dated: 28 July 2017; Appendix 6) was also received indicating the following:

'SANRAL will be affected by the proposed activity as it will have a direct impact on the N4. Please send a copy of the traffic impact study/report once completed'.

4.4.4 Transnet

As part of the feasibility study, feedback was received from Transnet (email dated: 3 January 2017; Appendix 6) regarding a historic railway line servitude crossing the proposed development site. The following was indicated: *'This survey was done for railway purposes in 1949 but it was not for Transnet. It was used as a private siding for transporting a mining commodity to Middelburg station. It seems that part of the line was lifted (over this specific diagram) and that the leftover line is now being used by other parties, such as Middelburg Steel and Alloys Pty Ltd. Transnet is not affected'.*



4.4.5 South African Heritage Resources Agency (SAHRA)

A letter from SAHRA (dated: 27 July 2017; Appendix 6) was received indicating the following:

'SAHRA requires a Heritage Impact Assessment and a Palaeontological Impact Assessment for the proposed development to be conducted and submitted to SAHRA for comments. These specialists' studies can only be conducted by suitably qualified professional Archaeologists and Palaeontologists for the respective assessments.'

'SAHRA will comment further on this proposed development once the requested reports are submitted to the case'.

4.5 Evaluation of Draft Scoping Report

4.5.1 Availability of Draft Scoping Report

The draft Scoping Report (dated: July 2017) was submitted to the Department of Agriculture, Rural Development, Land and Environmental Affairs (DARDLEA) on 14 August 2017 (letter dated: 14 August 2017; Ref: EIA 2017/02; Appendix 7). The Department acknowledged receipt of the Draft Scoping Report on 25 August 2017 (letter dated: 25 August 2017; Ref: 1/3/1/16/1N-101; Appendix 7.)

The Draft Scoping Report was also provided to the following authorities for evaluation purposes:

- Department of Water and Sanitation – couriered 14 August 2017 (letter dated: 11 August 2017; Appendix 7);
- Mpumalanga Tourism and Parks Agency – couriered 14 August 2017 (letter dated: 11 August 2017; Appendix 7);
- Steve Tshwete Local Municipality – delivered 14 August 2017 (letter dated: 11 August 2017; Appendix 9).

The availability of the Draft Scoping Report for evaluation purposes was advertised in the Middelburg Observer on Friday, 11 August 2017 (Appendix 7).

A hard copy of the Draft Scoping Report was made available from 11 August 2017 to 12 September 2017 at the Nasaret Public Library. The availability thereof was advertised on the noticeboard at the said library as indicated in Photo 4.4. A copy of the said notice is provided in Appendix 7.



Photo 4.4: View of notice placed on noticeboard at the Nasaret Public Library.



In addition, a copy of the document was provided on the company website (www.adienvironmental.co.za) for download and evaluation purposes. A copy of the webpage printouts is provided in Appendix 7.

The government departments, stakeholders and interested and affected parties were informed that the document was available for evaluation purposes by means of e-mail, facsimile and phone calls. An example of the e-mails forwarded (dated: 15 August 2017) is provided in Appendix 7.

The following interested and affected parties/stakeholders/government departments were notified of the said report:

| INTERESTED AND AFFECTED PARTY LIST | |
|---|--------------------|
| Organisation | Name |
| Government Departments | |
| Department of Agriculture, Rural Development and Environmental Affairs – Directorate: Environmental Management – eMalahleni | D. Tswai |
| Department of Agriculture, Forestry and Fisheries (DAFF) | F. Mashabela |
| Department of Agriculture, Rural Development, Land and Environmental Affairs (DARDLEA) - Directorate: Land Use and Soil Management – Ermelo | J. Venter |
| Department of Co-operative Governance and Traditional Affairs (COGTA) | M. Loock |
| Department of Mineral Resources | S. Mathavela |
| Department of Water and Sanitation | N.S. Maliaga |
| Department of Rural Development and Land Reform (Commission on Restitution of Land Rights) | F. Mdushani |
| Department of Education | M.S. Mnguni |
| Mpumalanga Provincial Heritage Authority | B. Moduka |
| Other Organisations | |
| Eskom Distribution (Land & Rights) | T. Ludere |
| Eskom Transmission | L. Motsisi |
| Transnet | T. Mavulwana |
| Mpumalanga Tourism and Parks Agency | K. Narasoo |
| South African Heritage Resources Agency (SAHRA) | SAHRA website |
| Telkom | J. Smit |
| Transvaalse Landbou Unie | D. du Plessis |
| Distrikslandbou Unie Middelburg | J.P.J. Schmahl |
| Trans African Concessions (TRAC) - N11, N4 and Mid-Hen overloading mass control facility (weighbridge) | C. Davis; R. Nkosi |
| South African National Roads Agency (SANRAL) | K. Schmid; V. Bota |
| Local Municipality and Municipal Councillor | |
| Councillor (Ward 8) | JM Michelle |



| INTERESTED AND AFFECTED PARTY LIST | |
|---|---|
| Steve Tshwete Local Municipality | M Mahamba |
| Nkangala District Municipality | S Links; A. Thwala |
| Middelburg Chamber of Commerce and Industry | M. Hanekom |
| Surrounding Landowners | |
| Property (Figure 4.2) | Landowner/Contact person |
| WANHOOP 443 JS | |
| Portion 0 | Ede Farming (M. Stead) |
| Portion 1 | South African National Roads Agency Ltd (K. Schmid; V. Bota) |
| ROCKDALE 442 JS | |
| Portion 0 | Rockdale Industrial (Pty) Ltd. (M. Stead) |
| Portion 0 | PIC South Africa (Alzu) AI Station |
| Portion 6; Portion 9 | Steve Tshwete Local Municipality (M. Mahamba) |
| MIDDELBURG TOWN & TOWNLANDS 287 JS | |
| Portion 106 | Municipality of Middelburg (i.e. Steve Tshwete Local Municipality) (M. Mahamba) |
| Portion 155, Portion 345 of Portion 155; RE Portion 105 (of Portion 27) | Columbus Stainless (Pty) Ltd. (D. Wessels) |
| Portion 280, Portion 340 | Middelburg Ferrochrome (registered as Middelburg Steel & Alloys Pty Ltd and Samancor Chrome Ltd.) (L. Ehlers) |
| Portion 242 | Eskom Substation |
| VAALBANK 289 JS | |
| Portion 1, Portion 74 | JV Ranch cc (Jaap Visser, Annarie Bronkhorst) |
| Portion 77, 78, | South African National Roads Agency Soc Ltd (K. Schmid; V. Bota) |

4.5.2 Comments received

4.5.2.1 Interested and Affected Parties

No comment was received on the Draft Scoping Report from any of the adjacent landowners or other interested and affected parties (see above table).

An e-mail (dated: 16 August 2017; Appendix 8) was received from Mrs. D. Wessels (Leads2Business) requesting to be registered as an I&AP. Mrs. Wessels indicated that she would not be commenting or attending any meetings.

4.5.2.2 Government Departments/relevant authorities/stakeholders

Department of Agriculture, Rural Development, Land and Environmental Affairs (DARDLEA)

The project was registered with the Department of Agriculture, Rural Development, Land and Environmental Affairs on 14 August 2017 (see cover

letter and application dated: 14 August 2017; Appendix 8). An acknowledgement of receipt was subsequently received from the Department (letter dated: 25 August 2017; Ref: 1/3/1/16/1N-101; Appendix 8).

The draft Scoping Report (dated: July 2017) was submitted to the Department of Agriculture, Rural Development, Land and Environmental Affairs (DARDLEA) on 14 August 2017 (letter dated: 14 August 2017; Ref: EIA 2017/02; Appendix 7). The Department acknowledged receipt of the Draft Scoping Report on 25 August 2017 (letter dated: 25 August 2017; Ref: 1/3/1/16/1N-101; Appendix 7.)

A site visit was undertaken on Thursday, 21 September 2017, by the DARDLEA responsible officer, Ms. O. Fakude. An email from Ms. Fakude (dated: 21 September 2017; Appendix 8) was subsequently received indicating the following:

It was agreed that the following specialist studies must be done and commissioned: traffic, geotechnical, vegetation and animal life, archaeological and palaeontological.

Though Departmental concerns were addressed on site the following still needs to be looked at:

- The efficient capacity of the sewer, bulk water and electricity for the new development;*
- The illegal activities that are taking place on site; such as the excavations and the illegal dumping waste though not too much but they must be looked at and if possible the municipality must be contacted for some clarity or made aware of what takes place on site.*

Commission on Restitution of Land Rights

A letter from the Commission (dated: 21 August 2017; Ref: 5552; Appendix 8) was received indicating the following:

'Please note that a claim for the restitution of land rights has been lodged against the following property:

| PROPERTY DESCRIPTION | COMMENTS | FILE NUMBER | CLAIM STATUS |
|--|---|--------------------|---------------------|
| Province: Mpumalanga District: Nkangala Property: Remainder of the farm Rockdale 442 JS | There is a land claim lodged against the mentioned farm and it has been gazetted. | 5552 | Gazetted |

Department of Agriculture, Forestry and Fisheries

A letter from the Department of Agriculture, Forestry and Fisheries (dated: 25 August 2017; Ref: LUSM 10/8/7/9NIs/MP; Appendix 8) was received indicating the following:

The above-mentioned proposed development will be on land of higher agricultural value even though no commercial agriculture is practiced. The soil on that land is deep enough which gives good arable characteristics for agriculture.



Current land use.

The land parcel in question is currently not used and is still falling under agricultural zone.

Recommendation

The application is not supported the land is an agricultural land. The applicant should apply for change of land use. However, after change of land use, the applicant is advised that:

- The proposed project should adhere to the regulations as stipulated in the Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983).*
- Degradation of natural agricultural resources must be addressed with the necessary mitigation measures.*
- Movement of construction vehicles should be restricted on planned access roads as to minimise compaction of surrounding soils.*
- The wetlands found in the area should be protected from flooding by storm water drains designed to keep water out of the proposed development area.*
- Topsoil should be removed from all areas where physical disturbance of the surface might occur.*
- The topsoil should not be stored to a height exceeding 1.5m and should not be compacted.*
- Topsoil must be returned to where it was originally removed from if possible for rehabilitation purposes.*
- All excavated areas should be backfilling with topsoil and vegetated with suitable local grass where necessary.*
- Degradation of Natural Agricultural Resources must be addressed with the necessary mitigation measures.*

The Department of Agriculture, Forestry and Fisheries do not support the proposed project on agricultural land.

4.6 Evaluation of Final Scoping Report

Department of Agriculture, Rural Development, Land and Environmental Affairs (DARDLEA)

The Final Scoping Report (dated: September 2017) was submitted (letter dated: 22 September 2017; Appendix 9) to the Department of Agriculture, Rural Development, Land and Environmental Affairs on 22 September 2017.

Subsequently, a letter from DARDLEA (dated: 9 October 2017; Ref: 1/3/1/16/1N-101; Appendix 9) was received acknowledging receipt of the Final Scoping Report and indicating the following:

- 1. The final scoping report and plan of study for environmental authorisation which was submitted by you in respect of the abovementioned application and received by the Department on 22nd September 2017 has been accepted by the Department.*
- 2. You may proceed with undertaking the draft environmental impact report in accordance with the tasks that are outlined in the plan of study for environmental impact report.*
- 3. Please draw the applicant's attention to the fact that the activity may not commence prior to an environmental authorisation being granted by the Department.*



4.7 Public participation during EIA phase

4.7.1 Mr. J. Visser

A letter from Wynand Prinsloo & van Eeden Inc Attorneys (dated: 22 September 2017; Appendix 9) was received on 2 October 2017 indicating that they are acting on behalf of the owner of the farm Rockdale, Mr. Visser. The following was indicated in the said letter:

In view of the above we attach hereto a copy of the valuation of our client's farm for your urgent attention.

Kindly note that it is our instructions to raise an objection against the proposed development:

- a. The reason amongst others is that our client's farm will lose substantial value should the said development proceed;*
- b. That our client has a deposit of minable rock that is situated very close to the border of the proposed development, which he would not be able to mine, should the development proceed.*
- c. That the development is located on a higher altitude than our client's farm and solid waste and effluent will migrate down to our client's farm, causing pollution.*

Subsequently, a facsimile from Wynand Prinsloo & van Eeden Inc Attorneys (dated: 12 October 2017; Appendix 9) was received indicating the following: *'...and look forward to your urgent attention to our letter dated 22 September 2017'.*

A letter from AdiEnvironmental cc (dated: 12 October 2017; Appendix 9) was forwarded indicating the following:

'We have taken note of the objection lodged by Mr. Visser as well as the reasons for the objection. Please note that we are currently investigating the issues raised as part of the Environmental Impact Assessment Process. A response to the issues raised by Mr. Visser will be provided in the Environmental Impact Report (along with all other comments received). The said report will be made available to stakeholders/interested and affected parties for review and comment (a 30 day period will be provided). An e-mail will be forwarded when the Environmental Impact Report is available for comment'.

4.7.2 South African Heritage Resources Agency (SAHRA)

The following documentation was loaded onto the SAHRA website on 13 November 2017 (see webpage printout; Appendix 9) as requested by SAHRA:

- Heritage Impact Assessment (Appendix 17);
- Palaeontological Impact Assessment (Appendix 18)

To date, no further comment has been received.

4.7.3 Columbus Stainless (Pty) Ltd.

An e-mail was received from Mr. D. Wessels (6 December 2017; Appendix 9) indicating the following: *'Can you please assist, looking for the Scoping report and where are you regarding the status of the project?'*

AdiEnvironmental cc indicated (e-mail dated: 6 December 2017; Appendix 9) that *'We are busy writing up the Draft EIR, which should be available for*

comment in the next month or so. I will send an e-mail in that regard. A copy of the Scoping Report is still available on our website. Please go to:

- *Document Downloads; Rockdale Residential Development, Middelburg (Ref: EIA 2017/02); Draft Scoping Report.*
- *or follow this link: <http://www.adienvironmental.co.za/documents-adienvironmental.php>*

An e-mail was forwarded to Mr. Wessels on 26 June 2017 (Appendix 9) indicating that the Scoping Report was available for review.

Subsequently, Mr. D. Wessels requested (e-mail dated: 12 December 2017; Appendix 9) that Columbus Stainless be registered as an I&AP. AdiEnvironmental cc indicated (e-mail dated: 12 December 2017; Appendix 9) that Columbus Stainless was registered as an I&AP at the start of the project.

In order to address the concerns raised by Mr. Wessels (see Section 4.3.1), AdiEnvironmental cc requested a copy of the site development plan/layout plan of Columbus indicating the location of the Ammonia installation (MHI) (e-mail dated: 19 January 2018; Appendix 9).

A copy of the Columbus layout plan was forwarded to AdiEnvironmental cc on 19 February 2018 (Appendix 9).

4.7.4 Department of Agriculture, Rural Development, Land & Environmental Affairs: Nkangala District

Urban Dynamics received the following comment (letter dated: 29 November 2017; Appendix 9) from the Department of Agriculture, Rural Development, Land & Environmental Affairs - Nkangala District on their Township Establishment application:

'The area under investigation is opposite an existing township development (Rockdale) and consists of grassland spotted with various old borrow pits. The natural grazing is in a very poor condition due to continuous burning and the only agricultural activities on the proposed development site are the Alzu pig gene transfer centre.

The area forms part of the Steve Tshwete development plan and given the locality of the property and the proximity to existing township development the area have no real agricultural value.

Therefore this office has no objection to the establishment of the proposed township development.'

4.7.5 Department of Public Works, Roads and Transport

Urban Dynamics received the following comment (letter: 20 November 2017; Appendix 9) from the Department of Public Works, Roads and Transport on their Township Establishment application:

'Consent for Rezoning in terms of Provision of the Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1949), read with Act 33 of 1948 for the purpose of the approved application.

There is no objection to the above mentioned application as no roads or proposed routes under our jurisdiction would be affected. The affected Roads,



N4 and N11, both fall under the jurisdiction of the South African Roads Agency Limited (SANRAL).'

4.7.6 Openserve - a Division of Telkom

Urban Dynamics received the following comment (letter dated: 20 November 2017; Appendix 9) from Openserve - a Division of Telkom on their Township Establishment application:

'Telkom has taken note of the proposed construction of Rockdale West and we would like to point out that in the event that construction of the development site necessitates the deviation or removal of Telkom's telecommunication facilities, the township developer should request Telkom in good time for the deviation or removal of the Telkom telecommunication facilities. The cost for such deviation or removal shall be for the account of the township developers.

In the event that the township developers decide to install underground pipes for telecommunication service purposes for practical and aesthetic purposes, the costs for such conduit-pipes will be for the township developer's account. Alternatively, Telkom in its sole discretion will determine the most suitable and cost effective means to provide the telecommunication facilities at the proposed township.

Should the township development project be approved, the township developer should without delay, inform the Telkom Network Infrastructure Provisioning Department officer for Telkom to proceed with the detail telecommunication infrastructure planning.

Please note that Telkom will only commence with the provision of telecommunication facilities (cabling) once Telkom has determined the demand for telecommunication services at the development and the project has been proved to be viable.'

4.7.7 Commission on Restitution of Land Rights

Urban Dynamics received the following comment (dated: 3 December 2016; Ref: 5552; Appendix 9) from the Commission on their Township Establishment application:

'Please note that a claim for the restitution of land rights has been lodged against the following property:

| PROPERTY DESCRIPTION | COMMENTS | FILE NUMBER | CLAIM STATUS |
|--|--|--------------------|----------------------|
| Province: Mpumalanga District: Nkangala Property: RE of Rockdale 442 JS | There is a land claim lodged against the Remainder of the mentioned farm and it has been gazetted. | 5552 | Settled and Gazetted |

4.7.8 Department of Agriculture, Rural Development, Land and Environmental Affairs (DARDLEA)

A letter (dated: 7 February 2018; Appendix 9) was forwarded to DARDLEA with regards to requesting an extension of time in terms of the project.

Extension of time (50 days) was granted by DARDLEA as indicated in the letter (dated: 8 February 2018; Appendix 9).



4.8 Summary of issues

Table 4.4 provides a summary of all the issues of concern and/or objections received through this public participation process. The way in which the said issues of concern and/or objections were addressed are also indicated in Table 4.4.

4.9 Evaluation of Draft and Final Environmental Impact Report

The Draft Environment Impact Report (dated: February 2018) will be made available to interested and affected parties, stakeholders and authorities for comment. Interested and affected parties will be notified by means of facsimile, email and phone of the availability of the report for comment.

An electronic copy of the Draft Environmental Impact Report will be available on the company website (www.adienvironmental.co.za) and on cd (on request). In addition, a hard copy of the document will be made available at the Nasaret Public Library.

The availability of the Draft Environmental Impact Report for evaluation purposes will be advertised in the Middelburg Observer on Friday, 2 March 2018.

Interested and affected parties will be requested to forward any comments on the report to AdiEnvironmental cc within 30 days.

Comments received on the Draft Environmental Impact Report will be addressed and included as part of the Final Environmental Impact Report, which will be submitted to the Department of Agriculture, Rural Development, Land and Environmental Affairs for decision making.



Table 4.4: Summary of issues of concern raised by interested and affected parties (I&AP's), stakeholders and authorities

| Issue | I&AP, Stakeholders, Authority (Section of Report) | Response |
|--|--|---|
| AVAILABILITY OF STANDS FOR DEVELOPMENT PURPOSES | | |
| <i>I have read the notice posted on the road at Middelburg and I would like to know if there will be any stands on sale and how much will be one. I will also like to have the BID form forwarded on this email.</i> | Sbusiso Gumede (Future Achiever Youth Development Agency) (Section 4.1.4) | An email (dated: 19 June 2017; Appendix 3) was forwarded to Mr. Gumede indicating the following: 'We were appointed to do the environmental impact assessment and are unfortunately not involved in the sale of stands. The stands will most probably be advertised once all the relevant approvals have been obtained. I have attached a background information document as requested'. |
| IMPACT ON TRAFFIC | | |
| 'Thanks for the info. A concerns that I have is the additional traffic load on the N11'. | Columbus Stainless (Pty) Ltd (Section 4.3.1) | |
| 'It is suspected that this intended development will have an impact on the N4 Toll Route. TRAC requires a traffic impact study to be done to indicate the effect of the development on the N4 and N11 at the interchange and ramps'. | Trans African Concessions (TRAC) (Section 4.4.2) | A traffic impact study was conducted by Brian Roberts of Moyeni Professional Engineering (Pty) Ltd in order to determine the potential impact of the proposed development on the existing road network especially the N11 national road and the N4 national road. Please refer to Section 5.15 and Appendix 19 for further details. The Environmental Impact Report (including the Traffic Study and Townplanning Memorandum) will be made available to TRAC and SANRAL for review and comment. |
| 'The South African National Roads Agency SOC Limited (SANRAL) is an Interested and Affected Party as the N4 national route is affected and therefore objects. Please forward a copy of the township application and Traffic Impact Study for further evaluation'. | South African National Roads Agency (SANRAL) (Section 4.4.3) | |
| 'SANRAL will be affected by the proposed activity as it will have a direct impact on the N4. Please send a copy of the traffic impact study/report once completed'. | South African National Roads Agency (SANRAL) (Section 4.4.3) | |
| 'Furthermore the intended cemetery will have an aesthetical effect on the N4 and traffic flow issues, possibly ques.' | Trans African Concessions (TRAC) (Section 4.4.2) | As indicated in Section 6.3.1, the geotechnical investigation (Section 5.3.2) indicated that the site is not suitable for a cemetery. As indicated in Section 6.3.1, Alternative layout 1 (Figure 6.2) was revised accordingly. In other words, the cemetery no longer forms part of the proposed development as indicated in Section 6.3.2. |
| IMPACT ON AIR QUALITY | | |
| 'Does the development include tar roads as well, as this may have an significant impact on the PM10 generated in the area. We are reporting our PM10 contribution to HPA and Nkangala District. The Air Monitoring station is situated in the Eskom Rockdale area.' | Columbus Stainless (Pty) Ltd (Section 4.3.1) | According to Urban Dynamics (2017), all internal roads will be constructed with at least two compacted gravel layers, pre-cast kerbing and paving bricks. Please refer to Section 2.3.4 for further details in this regard. |
| SITE LOCATED NEAR HELISTOP | | |
| As we are registered with CAA (Helistop) we have no objection or concerns regarding the development. | Columbus Stainless (Pty) Ltd (Section 4.3.1) | Noted. |
| SITE LOCATED NEAR MAJOR HAZARD INSTALLATION (MHI) SITE | | |
| Important notice is Columbus Stainless has an MHI site registered at DOL (Ammonia installation)'. | Columbus Stainless (Pty) Ltd (Section 4.3.1) | Noted. As indicated in Section 5.2.4, the Ammonia installation (which is registered as a Major Hazard Installation (MHI)) is located approximately 3km from the proposed Rockdale residential area (Figure 5.3a; no 1) within the Columbus Stainless property. |
| LAND CLAIMS | | |
| 'There is a land claim lodged against the remainder of the farm Rockdale 442 JS and it was gazetted'. | Department of Rural Development and Land Reform (Commission on Restitution of Land Rights) (Section 4.4.1); Commission on Restitution of Land Rights (Section 4.5.2.2) | As indicated in Section 4.7, a letter was received by Urban Dynamics from the Commission on Restitution of Land Rights indicating that the said claim was settled and gazetted. |
| 'Please note that the land owner or any person willing to develop a claimed gazette property must notify the RLCC/Commissioner Mr. Maphutha in writing and attached the proposed development package or plans and indicate the extent/size and the portion to be developed. The Commissioner will use his discretion to grant permission or not.' | Department of Rural Development and Land Reform (Commission on Restitution of Land Rights) (Section 4.4.1); Commission on Restitution of Land Rights (Section 4.5.2.2) | |
| IMPACT ON RAILWAY LINE SERVITUDE | | |
| 'This survey was done for railway purposes in 1949 but it was not for Transnet. It was used as a private siding for transporting a mining commodity to Middelburg station. It seems that part of the line was lifted (over this specific diagram) and that the leftover line is now being used by other parties, such as Middelburg Steel and Alloys Pty Ltd. Transnet is not affected'. | Transnet (Section 4.4.4) | Noted. |

Table 4.4: Summary of issues of concern raised by interested and affected parties (I&AP's), stakeholders and authorities

| Issue | I&AP, Stakeholders, Authority (Section of Report) | Response |
|---|--|---|
| IMPACT ON HERITAGE AND PALAEOLOGICAL RESOURCES | | |
| <i>SAHRA requires a Heritage Impact Assessment and a Palaeontological Impact Assessment for the proposed development to be conducted and submitted to SAHRA for comments. These specialists' studies can only be conducted by suitably qualified professional Archaeologists and Palaeontologists for the respective assessments.</i> | South African Heritage Resources Agency (SAHRA) (Section 4.4.5) | As indicated in Section 4.7, the Heritage Impact Assessment and the Palaeontological Impact Assessment were loaded onto the SAHRA website on 13 November 2017 (see webpage printout; Appendix 9). |
| <i>SAHRA will comment further on this proposed development once the requested reports are submitted to the case.</i> | South African Heritage Resources Agency (SAHRA) (Section 4.4.5) | Noted. To date, no further comment has been received. |
| SPECIALIST STUDIES REQUIRED | | |
| <i>It was agreed that the following specialist studies must be done and commissioned: traffic, geotechnical, vegetation and animal life, archaeological and palaeontological.</i> | Department of Agriculture, Rural Development, Land and Environmental Affairs (DARDLEA) (Section 4.5.2.2) | Noted. See Section 3.2 indicating that the said studies were commissioned. |
| CAPACITY OF SERVICES (WATER, SEWER, ETC.) | | |
| <p><i>Though Departmental concerns were addressed on site the following still needs to be looked at:</i></p> <ul style="list-style-type: none"> <i>The efficient capacity of the sewer, bulk water and electricity for the new development;</i> | Department of Agriculture, Rural Development, Land and Environmental Affairs (DARDLEA) (Section 4.5.2.2) | <p>Urban Dynamics (2017b) indicated that the first phase of the development (Alternative layout 2a; Figure 6.3a and Alternative layout 2b; Figure 6.3b) will also be situated around the business sites and adjacent residential properties along the N11 highway (Figure 6.5) and would involve the following land uses to kick-start the development:</p> <ul style="list-style-type: none"> 193 Residential 1 stands (± 300m²/erf); 2 "Business 2" stands; 2 "Business 3" stands. <p>Strydom and Malan (2017) confirmed that the following bulk and link services are available for the proposed Phase 1 development (Figure 6.5):</p> <ul style="list-style-type: none"> Major access roads: access to the development is from the existing N11 road. Outfall sewer: The proposed outfall sewer (sized to drain the effluent of the total development) will connect to the existing municipal outfall sewer that runs on the eastern side of Middelburg Extension 24 (Figure 6.7). See Section 6.7 for further details. Water supply: The bulk water supply will be supplied from the connection to the existing 200mm diameter water pipe in Rockdale Extension 2 (Figure 6.6). The link pipe has been sized to cater for the water demand of Phase 1 (Figure 6.5). See Section 6.6 for further details. <p>The development of the other phases will be determined based on the installation of civil engineering services and link services that conform to the level of services as required by the Steve Tshwete Local Municipality. A small number of stands will be serviced in each phase depending on the demand in the market at the time of implementation. Further details regarding services are provided in Section 6.4.2, 6.5, 6.6, 6.7 and 6.8.</p> |
| ILLEGAL ACTIVITIES TAKING PLACE ON SITE | | |
| <p><i>Though Departmental concerns were addressed on site the following still needs to be looked at:</i></p> <ul style="list-style-type: none"> <i>The illegal activities that are taking place on site; such as the excavations and the illegal dumping waste though not too much but they must be looked at and if possible the municipality must be contacted for some clarity or made aware of what takes place on site.</i> | Department of Agriculture, Rural Development, Land and Environmental Affairs (DARDLEA) (Section 4.5.2.2) | As indicated in Section 5.3.2.2 and Table 5.2, borrow pits filled with refuse were identified on site. According to the geotechnical study these areas were classified as Geotechnical zone 3A requiring remediation (rehabilitation) i.e. the refuse must be removed and the excavations backfilled with appropriate material. |
| IMPACT ON AGRICULTURAL LAND | | |
| <i>The above-mentioned proposed development will be on land of higher agricultural value even though no commercial agriculture is practiced. The soil on that land is deep enough which gives good arable characteristics for agriculture.</i> | Department of Agriculture, Forestry and Fisheries (DAFF) (Section 4.5.2.2) | A soil specialist assessment was conducted by C. Viljoen of Viljoen & Associates in order to determine the soil types present as well as the agricultural potential and land capability of the site. A copy of the soil report (referred to as Viljoen, 2017) is provided in Appendix 12. The development of the site will impact on the Mispah soil type as well as Bainsvlei, Westleigh and Avalon soils. Mispah and Westleigh |

Table 4.4: Summary of issues of concern raised by interested and affected parties (I&AP's), stakeholders and authorities

| Issue | I&AP, Stakeholders, Authority (Section of Report) | Response |
|--|--|--|
| | | soils are not suitable for agricultural purposes since the effective soil depth is less than 300mm (Viljoen, 2017). Bainsvlei and Avalon soils both have a low dryland and low irrigation agricultural potential (Viljoen, 2017). Viljoen (2017) indicated the land capability of the said area to be mostly Wilderness (70%) followed by Grazing in northern and southern portions of the site (19%). A very small area (1%) is indicated as arable. Please refer to Section 5.5.3 for further details. |
| <p>Current land use. The land parcel in question is currently not used and is still falling under agricultural zone.</p> | Department of Agriculture, Forestry and Fisheries (DAFF) (Section 4.5.2.2) | Noted and agreed. Section 5.2.1 indicates the following: The Remaining Extent of the farm Rockdale 442 JS is currently zoned 'Agricultural' (Urban Dynamics, 2017b). |
| <p>Recommendation The application is not supported the land is an agricultural land. The applicant should apply for change of land use. However, after change of land use, the applicant is advised that:</p> <ul style="list-style-type: none"> • The proposed project should adhere to the regulations as stipulated in the Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983). • Degradation of natural agricultural resources must be addressed with the necessary mitigation measures. • Movement of construction vehicles should be restricted on planned access roads as to minimise compaction of surrounding soils. • The wetlands found in the area should be protected from flooding by storm water drains designed to keep water out of the proposed development area. • Topsoil should be removed from all areas where physical disturbance of the surface might occur. • The topsoil should not be stored to a height exceeding 1.5m and should not be compacted. • Topsoil must be returned to where it was originally removed from if possible for rehabilitation purposes. • All excavated areas should be backfilling with topsoil and vegetated with suitable local grass where necessary. • Degradation of Natural Agricultural Resources must be addressed with the necessary mitigation measures. | Department of Agriculture, Forestry and Fisheries (DAFF) (Section 4.5.2.2) | Noted and client informed of need to apply for a change of land use. Mitigation measures stipulated included as part of the EMP provided in Section 9 of this EIR. |
| The Department of Agriculture, Forestry and Fisheries do not support the proposed project on agricultural land. | Department of Agriculture, Forestry and Fisheries (DAFF) (Section 4.5.2.2) | Noted. A soil specialist assessment was conducted by C. Viljoen of Viljoen & Associates in order to determine the soil types present as well as the agricultural potential and land capability of the site. A copy of the soil report (referred to as Viljoen, 2017) is provided in Appendix 12. The development of the site will impact on the Mispah soil type as well as Bainsvlei, Westleigh and Avalon soils. Mispah and Westleigh soils are not suitable for agricultural purposes since the effective soil depth is less than 300mm (Viljoen, 2017). Bainsvlei and Avalon soils both have a low dryland and low irrigation agricultural potential (Viljoen, 2017). Viljoen (2017) indicated the land capability of the said area to be mostly Wilderness (70%) followed by Grazing in northern and southern portions of the site (19%). A very small area (1%) is indicated as arable. Please refer to Section 5.5.3 for further details. |
| COMMENTS FROM DARDLEA | | |
| The final scoping report and plan of study for environmental authorisation which was submitted by you in respect of the abovementioned application and received by the Department on 22 nd September 2017 has been accepted by the Department. | Department of Agriculture, Rural Development, Land and Environmental Affairs (DARDLEA) (Section 4.6) | Noted. |
| You may proceed with undertaking the draft environmental impact report in accordance with the tasks that are outline in the plan of study for environmental impact report. | Department of Agriculture, Rural Development, Land and Environmental Affairs (DARDLEA) (Section 4.6) | Noted. |
| Please draw the applicant's attention to the fact that the activity may not commence prior to an environmental authorisation being granted by the Department. | Department of Agriculture, Rural Development, Land and Environmental Affairs (DARDLEA) (Section 4.6) | Noted. Applicant informed accordingly. |
| IMPACT ON VALUE OF PROPERTY | | |
| <p>In view of the above we attach hereto a copy of the valuation of our client's farm for your urgent attention. Kindly note that it is our instructions to raise an objection against the proposed development:</p> <ul style="list-style-type: none"> • The reason amongst others is that our client's farm will lose substantial value should the said development proceed; | Mr. Visser (JV Ranch) (Section 4.7) | Noted. As indicated in Section 6.2.3 and Figure 6.1, the proposed development site and the adjacent property (belonging to Mr. Visser |

Table 4.4: Summary of issues of concern raised by interested and affected parties (I&AP's), stakeholders and authorities

| Issue | I&AP, Stakeholders, Authority (Section of Report) | Response |
|---|--|--|
| | | (JV Ranch)) is earmarked by the Steve Tshwete Local Municipality for densification that includes, residential, industrial and business land uses as it is located within the urban edge. As indicated in Alternative layout 2 (Figure 6.3a and 6.3b), provision was made to access the adjacent property from the proposed development in order to possibly extend the residential area in future in a westerly direction. This would unlock the development potential of the adjacent property as municipal services would be available. This could therefore result in an increase in property value. |
| IMPACT ON MINEABLE ROCK DEPOSIT | | |
| <p>Kindly note that it is our instructions to raise an objection against the proposed development:</p> <ul style="list-style-type: none"> That our client has a deposit of minable rock that is situated very close to the border of the proposed development, which he would not be able to mine, should the development proceed. | Mr. Visser (JV Ranch) (Section 4.7) | Noted. A formal application to commence with mining on the said property will have to be compiled and submitted to the Department of Mineral Resources (DMR) for approval before any mining activity can commence on site. Part of this application will involve an environmental impact assessment (EIA) in terms of the proposed mining activity. |
| IMPACT ON PROPERTY AS A RESULT OF POLLUTION | | |
| <p>Kindly note that it is our instructions to raise an objection against the proposed development:</p> <ul style="list-style-type: none"> That the development is located on a higher altitude than our client's farm and solid waste and effluent will migrate down to our client's farm, causing pollution. | Mr. Visser (JV Ranch) (Section 4.7) | Noted. These potential impacts are discussed in Table 7.1 (see Surface Water/Sensitive Landscapes, Visual). Mitigation measures to be implemented provided in Section 9 (EMP). |
| GENERAL COMMENTS | | |
| '...and look forward to your urgent attention to our letter dated 22 September 2017'. | Mr. Visser (JV Ranch) (Section 4.7) | A letter from AdiEnvironmental cc (dated: 12 October 2017; Appendix 9) was forwarded indicating the following: 'We have taken note of the objection lodged by Mr. Visser as well as the reasons for the objection. Please note that we are currently investigating the issues raised as part of the Environmental Impact Assessment Process. A response to the issues raised by Mr. Visser will be provided in the Environmental Impact Report (along with all other comments received). The said report will be made available to stakeholders/interested and affected parties for review and comment (a 30 day period will be provided). An e-mail will be forwarded when the Environmental Impact Report is available for comment'. |
| REGISTERED AS INTERESTED AND AFFECTED PARTY | | |
| Thank you for this. Please keep me on your registered I&AP list. | Middelburg Steel & Alloys (Pty) Ltd. (Section 4.3.2) | Registered as I&AP. |
| Adjacent properties – Vaalbank 289 JS Portion 74, Vaalbank 289 JS Portions 1, 2, 3 – detail of objection will follow. | JV Ranch cc (Mr. Jaap Visser and Annerie Bronkhorst) (Section 4.3.3) | Noted. |
| Mrs. D. Wessels (Leads2Business) requested to be registered as an I&AP. Mrs. Wessels indicated that she would not be commenting or attending any meetings. | Mrs. D. Wessels (Leads2Business) (Section 4.6.2.1) | Registered as I&AP. |
| Can you please assist, looking for the Scoping report and where are you regarding the status of the project? | Columbus Stainless (Pty) Ltd (Section 4.7) | AdiEnvironmental cc indicated (e-mail dated: 6 December 2017; Appendix 9) that 'We are busy writing up the Draft EIR, which should be available for comment in the next month or so. I will send an e-mail in that regard. A copy of the Scoping Report is still available on our website. The link to the website was provided as indicated in Section 4.7.3. |
| Please register Columbus Stainless as an I&AP. | Columbus Stainless (Pty) Ltd (Section 4.7) | Registered as I&AP as indicated in Section 4.7.3. |