



GAUTENG PROVINCE

AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

Reference: GAUT 002/17-18/E2018
Enquiries: Phuti Matlamela
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SONSPROPS (Pty) Ltd
POSTNET Suite 343
Private Bag X37
LYNNWOOD RIDGE
0040

E-mail: thinus.delport@gmail.com

Dear Mr. Thinus Delport,

ENVIRONMENTAL AUTHORISATION GRANTED: THE PROPOSED ESTABLISHMENT OF A PRIVATE SCHOOL TO BE KNOWN AS SABIS SCHOOL AND RELATED INFRASTRUCTURE ON PORTION 20 OF THE FARM ZWARTKOPPIES 364 J.R, CITY OF TSHWANE METROPOLITAN MUNICIPALITY.

Regarding the abovementioned application, please be advised that the Department has decided to grant Environmental Authorisation. The Environmental Authorisation and reasons for the decisions are attached.

In terms of Regulation 4 (2) of the Environmental Impact Assessment Regulations, 2014, you are instructed to notify all registered interested and affected parties, in writing, and within 14 days of the date of this letter, of the Department's decision in respect of your application as well as the provisions regarding the making of appeals that are provided for in the regulations.

Your attention is drawn to Chapter 2 of the National Appeals Regulations, 2014 which regulates the appeal process. Should you wish to appeal any aspect of the decision, you must within 20 days of the date of the notification of the decision submit your appeal, including supporting documents, to the appeal administrator by any of the following means:

Postal Address:

The Appeals Administrator
Department of Agriculture and Rural Development
P.O. Box 8769
Johannesburg
2000

GDARD
Office of the HOD
23 MAY 2018
000048

Physical Address

The Appeals Administrator
Department of Agriculture and Rural Development
56 Eloff Street, Umnotho House, 23rd Floor
Johannesburg
2000

Department of Agriculture and Rural Development, 56 Eloff Street, Umnotho House, Johannesburg, 2001. PO Box 8769, Johannesburg, 2000 Tel: (011) 240-2500.

Website: www.gdard.gpg.gov.za

Tel: (011) 240 2500 | Fax: 086 420 1000
56 Eloff Street Umnotho House, Johannesburg, 2001 | PO Box 8769, Johannesburg, 2100


www.gauteng.gov.za | Hotline: 08600 11000

Fax No: 011 240 3158/2700

Email Address: appeals@gauteng.gov.za

Your appeal must be submitted in the prescribed appeal form obtainable from the appeal administrator, Ms. Tsholofelo Mere, at telephone number 011 240 3204 or email address tsholofelo.mere@gauteng.gov.za. The appeal form is also available from our website: www.gdard.gpg.gov.za. Should you have any queries or require additional information regarding the appeal process, you can contact the appeal administrator on any of the mentioned contact details.

Kind regards



MR. BN NKONTWANA

HEAD OF DEPARTMENT: AGRICULTURE AND RURAL DEVELOPMENT

DATE: 22/5/2018

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Office of the HOD

23 MAY 2018

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GAUTENG PROVINCE
AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

ENVIRONMENTAL AUTHORISATION

Reference Number:	GAUT 002/17-18/E2018		
Holder of Authorisation:	SONSPROPS (Pty) Ltd		
Location of Activities:	Part of Portion 20 Zwartkoppies 364-JR, City of Tshwane Metropolitan Municipality		
Coordinates Linear Activity:		Latitude (S)	Longitude (E)
		25°47'21.40"S	28°22'48.04"E

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1. Decision

The Department is satisfied, based on the information available to it and subject to compliance with the conditions of this Environmental Authorisation, that the applicant should be authorised to undertake the activities specified below.

2. Activities Authorised

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and the Environmental Impact Assessment Regulations, 2014, this Department hereby authorises SONSPROPS (Pty) Ltd with the following contact details:

POSTNET Suite 343
Private Bag X37
LYNNWOOD RIDGE
0040

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Office of the HOD

23 MAY 2018

0 0 0 0 4 6

Telephone No.: 011 355 7058

to undertake the activities listed as Activity 9, 24, 27, 45 and 46 of Listing Notice 1 (GN R. 983) and Activities 4 and 12 Listing Notice 3 (GN R. 985) of the Environmental Impact Assessment Regulations, 2014 for the proposed establishment of a private school to be known as SABIS School and related infrastructure on part of Portion 20 of the farm Zwartkoppies 364-JR which falls within the jurisdiction of City of Tshwane Metropolitan Municipality.

The granting of this Environmental Authorisation is subject to the conditions set out below.

3. Specific Conditions

- 3.1 Environmental Authorisation is granted for the proposed establishment of a private school (800 pupils maximum) to be known as SABIS School comprising of 2 storeys (maximum) and total floor area measuring 15,000 square meters and a number of blocks of classrooms, with communal ablutions, sports facilities (including sports fields for several sport activities) and subservient activities (including but not limited to administration offices, a hall, cafeteria/tuck-shop, storage facilities, staff/caretaker accommodation, student accommodation in the form of hostels and playing fields as well as parking for parents and staff.
- 3.2 Energy savings technologies (such as compact fluorescents, light emitting diodes lights, passive infra reds switches to switch off lighting when areas are unoccupied) and water savings technologies (such as rain water harvesting) must be implemented to contribute in reducing the impact of climate change.
- 3.3 All waste streams to be generated during construction and operational phase must be managed in accordance with the hierarchy of waste management principles and disposal at an authorised landfill site must be the last option. Proof of disposal of waste must be kept on site and made available to the Department upon request. The waste must be recycled and only unrecyclable waste must be disposed of at a licensed landfill site.
- 3.4 A Storm water management plan must be compiled and submitted to City of Tshwane Metropolitan Municipality for approval.
- 3.5 To minimize artificially generated surface storm water runoff, total sealing of paved areas such as parking lots, driveways, pavements and walkways must be avoided. Permeable material must rather be utilized for these purposes i.e. sustainable drainage system (SuDS) components must be included.
- 3.6 Heritage sites marked as SS1-5 on the heritage sensitivity map (annexure A5) must preferably be preserved in situ with a 20-meter buffer around the sites and a heritage

management plan must be implemented which must form part of the EMPr, if in situ preservation is not possible, SAHRA must be contacted to offer guidance on mitigation measures to be developed for these sites.

- 3.7 Prior to construction, fences should be erected in such a manner to prevent access and damage to any sensitive areas.
- 3.8 The sensitivity map (annexure A3) must be considered during planning phase of the Layout so that areas designated as ecologically sensitive can be incorporated into the greenspace planning of the development.

4. Management of the Activities

The Environmental Management Programme ("EMPr") submitted as part of the application for Environmental Authorisation must be implemented. In addition to the submitted EMPr, the following must be implemented and be considered part of the subject EMPr:

- 4.1 The Environmental Management Programme ("EMPr") submitted as part of the initial EIA Report received by this Department on 10 April 2018 is approved.
- 4.2 The contents of the EMPr and its objectives must be made known to all contractors, subcontractors, agents and other people working on the site.
- 4.3 Adequate measures to collect, remove and safely dispose of waste must be implemented during each stage of the proposed development.
- 4.4 Construction area must be rehabilitated as soon as construction activities cease.
- 4.5 Any post-development re-vegetation exercise should use species indigenous to South Africa. Plant species locally indigenous to the area are preferred.
- 4.6 The two-orange listed floral species occurring on site must be relocate to the greenspace planning of the proposed development.
- 4.7 Geotextiles and silt traps on steeper slopes must be used for the establishment of vegetation to aid in binding soil.
- 4.8 All activities on the site must comply with the local authority's By-Laws.

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5. General Conditions

- 5.1 Conditions of this Environmental Authorisation are binding on the holder of the Environmental Authorisation, including any person acting on his or her behalf, including but not limited to an agent, sub-contractor, employee or person rendering a service to the holder of the Environmental Authorisation.
- 5.2 The activities authorised may only be carried out at the property or site indicated in this Environmental Authorisation.
- 5.3 These activities must commence within a period of 10 years from the date of issue of this Environmental Authorisation. If commencement of the activities does not occur within that period and the Environmental Authorisation lapses, a new application for Environmental Authorisation must be made in order for the activities to be undertaken.
- 5.4 Any changes to, or deviation from, the activities description set out in this Environmental Authorisation must follow the amendment process as described in Chapter 5 (Part 1 and 2) of the Environmental Impact Assessment Regulations, 2014 and be approved, in writing, by the Department before such changes or deviation are effected. In assessing whether to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of the Environmental Authorisation to apply for further authorisations in terms of the Regulations.
- 5.5 Where any of the applicant's contact details changes, including the name of the holder of the Environmental Authorisation, the physical or postal address and/or telephonic details, the applicant must follow the relevant amendment process as prescribed in Chapter 5 of the Environmental Impact Assessment Regulations, 2014 by submitting an amendment

- application to the Department for consideration and decision making as soon as the new details become known to the applicant.
- 5.6 If the applicant anticipates that the activity or activities, where the Environmental Authorisation does not include operational aspects, will not be concluded within the validity period granted, the application should apply for extension of the validity period of the Environmental Authorisation in term of Regulation 32 of the Environmental Impact Assessment Regulations, 2014 prior to the lapsing of the Environmental Authorisation.
 - 5.7 This Environmental Authorisation does not negate the holder's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activities.
 - 5.8 This Environmental Authorisation and EMPr must be kept at the property or site where the activity or activities will be undertaken. These documents must be produced to any authorised official of the Department who requests to inspect them and must also be made available for inspection by any employee or agent of the holder of the Environmental Authorisation who works or undertakes work at the property.
 - 5.9 Non-compliance with a condition of this Environmental Authorisation may result in criminal prosecution or other actions provided for in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and the Environmental Impact Assessment Regulations, 2014.
 - 5.10 If the Department has reason to believe that the Environmental Authorisation was obtained through fraud, non-disclosure of material information or misrepresentation of a material fact, the Department may, in writing, suspend or partially suspend, with immediate effect, the Environmental Authorisation and direct the holder of such Environmental Authorisation forthwith to cease any activities that have been commenced with or to refrain from commencing any activity, pending a decision to withdraw the Environmental Authorisation.

Date of the Environmental Authorisation: 22/5/2018

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ANNEXURE 1: REASON FOR DECISION

1. Background

The applicant, SONSPROPS (Pty) Ltd, applied for Environmental Authorisation to undertake the activities listed Activity 9, 24,27,45 and 46 of Listing Notice 1 (GN R. 983) and Activities 4 and 12 Listing Notice 3 (GN R. 985) of the Environmental Impact Assessment Regulations, 2014 promulgated in terms of the National Environmental Management Act, 1998, (Act No. 107 of 1998) (as amended) for the for the proposed establishment of a private school to be known as SABIS School and related infrastructure on portion 20 of the farm Zwartkoppies 364-JR which falls within the jurisdiction of City of Tshwane Metropolitan Municipality.

The applicant appointed LEAP to undertake a Basic Assessment process.

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23 MAY 2018

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2. Information Considered in Making the Decision

In reaching its decision, the Department took, inter alia, the following into consideration:

- 2.1 The information contained in the Final BA Report received by this Department on 23 April 2018.
- 2.2 The comments received from registered interested and affected parties as included in the Basic Assessment Report.
- 2.3 Relevant information contained in the Departmental information base including Gauteng Conservation Plan 3.3 and Geographic Information System (GIS).
- 2.4 The objectives and requirements of relevant legislation, policies and guidelines, including Section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998).
- 2.5 The finding of the site inspection undertaken by an official of this Department on 08 May 2018.

3. Key Factors Considered in Making the Decision

All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of the most significance is set out below.

- 3.1 The class 2 ridge on site
- 3.2 Heritage sites indicated in the Heritage Impact Assessment undertaken January 2017;
- 3.3 Traffic Impact Assessment undertaken;

4. Findings

After consideration of the information and factors listed above, the Department made the following findings:

- 4.1 The Gauteng Ridges guideline only permits low impact development activities which comprise of an ecological footprint of 5% or less of the property including all areas directly impacted on by a development activity, including all paved surfaces, landscaping, property access and service provision.
- 4.2 The proposed activity is compatible with sensitivities of the site. The area of the ridge where the activity is proposed has been transformed and the remaining areas on site will be used for recreational areas for the proposed activity.
- 4.3 In addition to the above, the site is fenced off and this has reduced the connectivity of the site with adjacent sites.
- 4.4 The Heritage Assessment identified 5 sites (SS1-5) on site will be preserved in situ with a 20-meter buffer around the site, and a Heritage Management Plan will be developed for

these sites to form part of the EMPr as a mitigation measure. However should the preservation method on site not be feasible these sites will be mapped and excavated in accordance to the guidelines and stipulation stated by SAHRA.

- 4.5 A traffic Impact Assessment was undertaken and has been approved with conditions, by City of Tshwane Metropolitan Municipality.
- 4.6 Access to the site will be obtained via the future Hazeldean Boulevard (which is underway and is a separate application to this intended private school).

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in this EA, the activities will not conflict with the general objectives of integrated environmental management laid down in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and that any potentially detrimental environmental impacts resulting from the proposed activities can be mitigated to acceptable levels. The Environmental Authorisation is accordingly granted.

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Office of the HOD
23 MAY 2018
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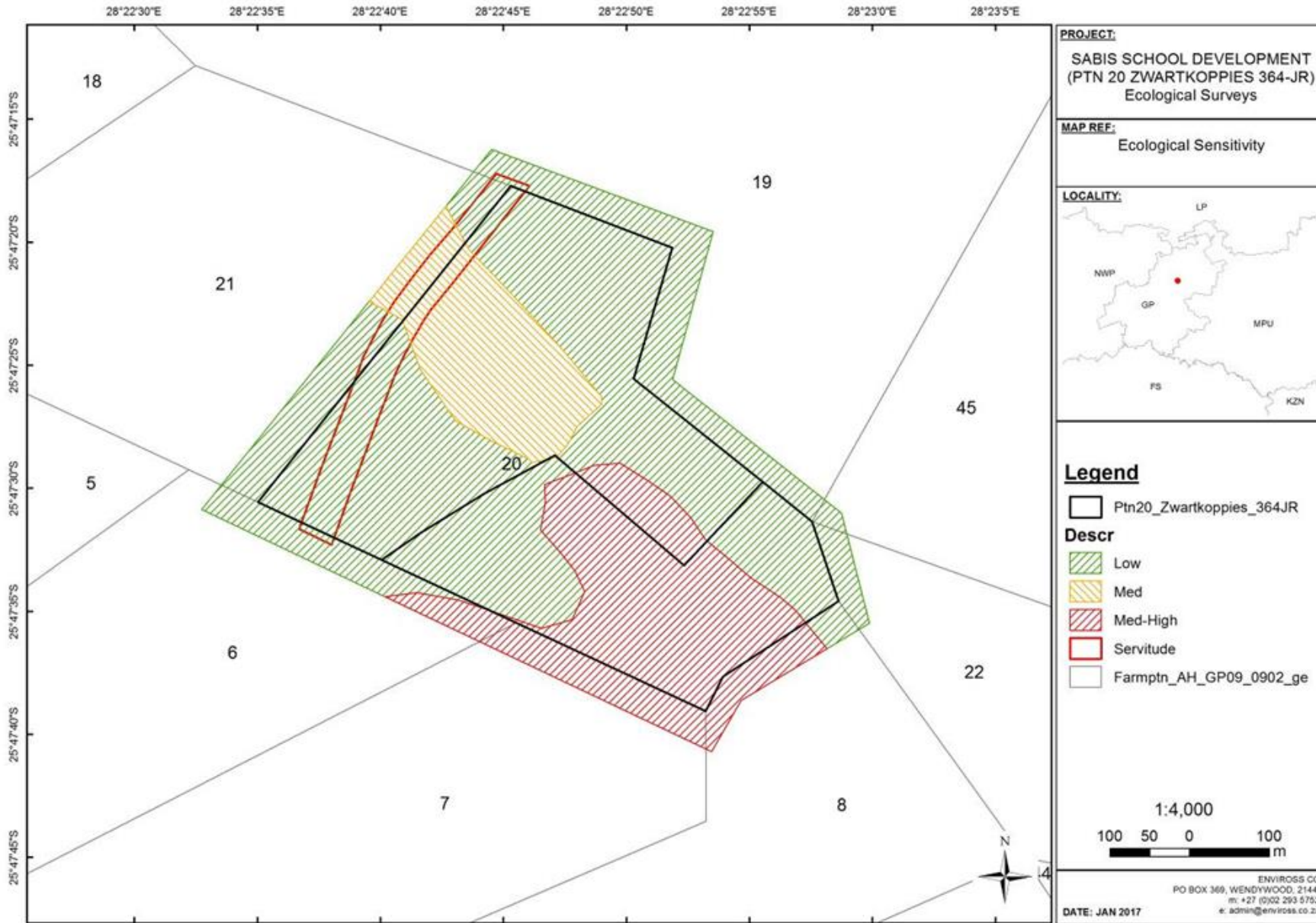
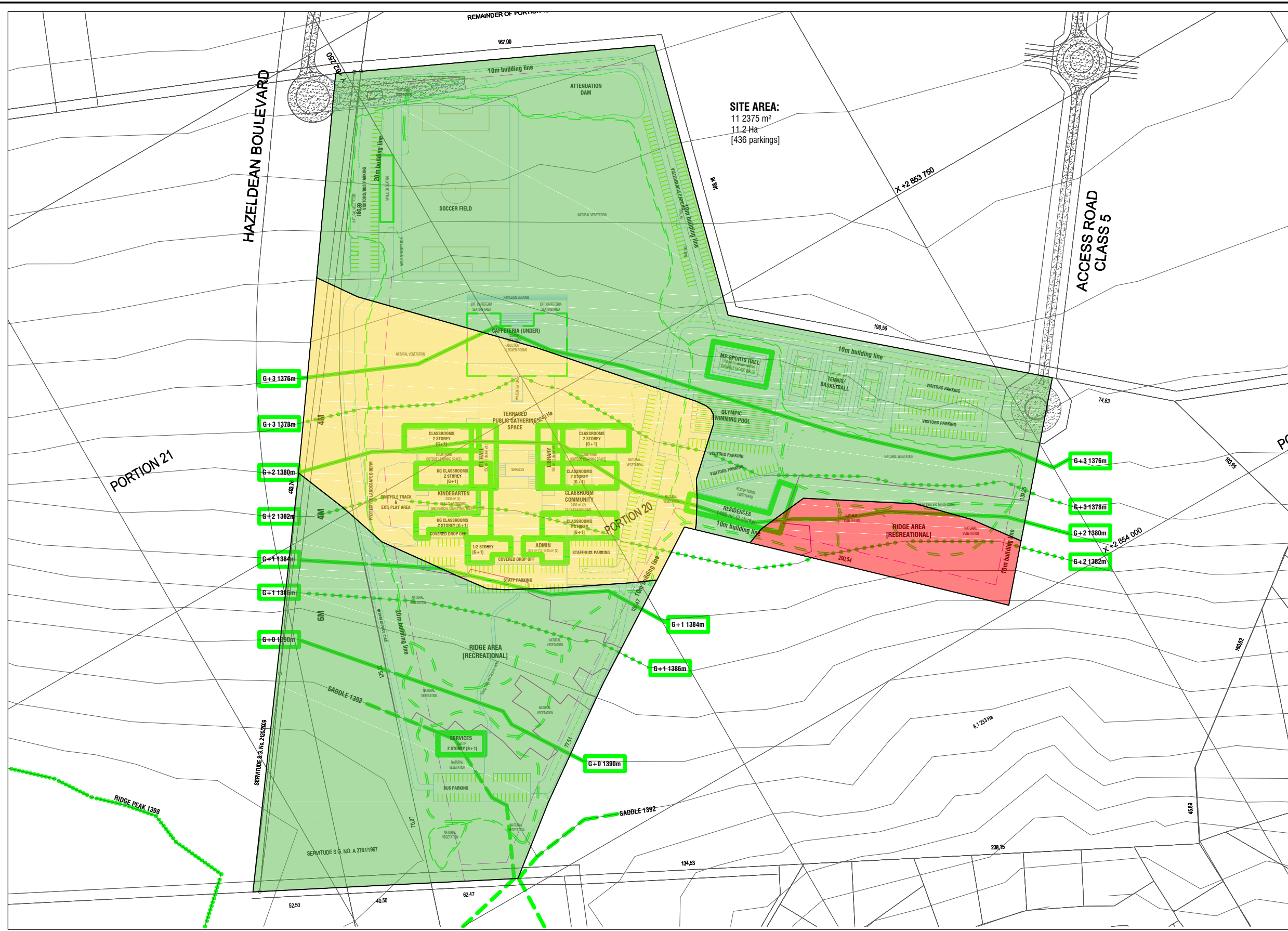


Figure 1: Ecological sensitivity map of Portion 20 of the Farm Zwartkoppies 364 J.R



SOURCE: ENVIROSS CC FAUNA AND FLORA ECOLOGICAL AND IMPACT SURVEYS

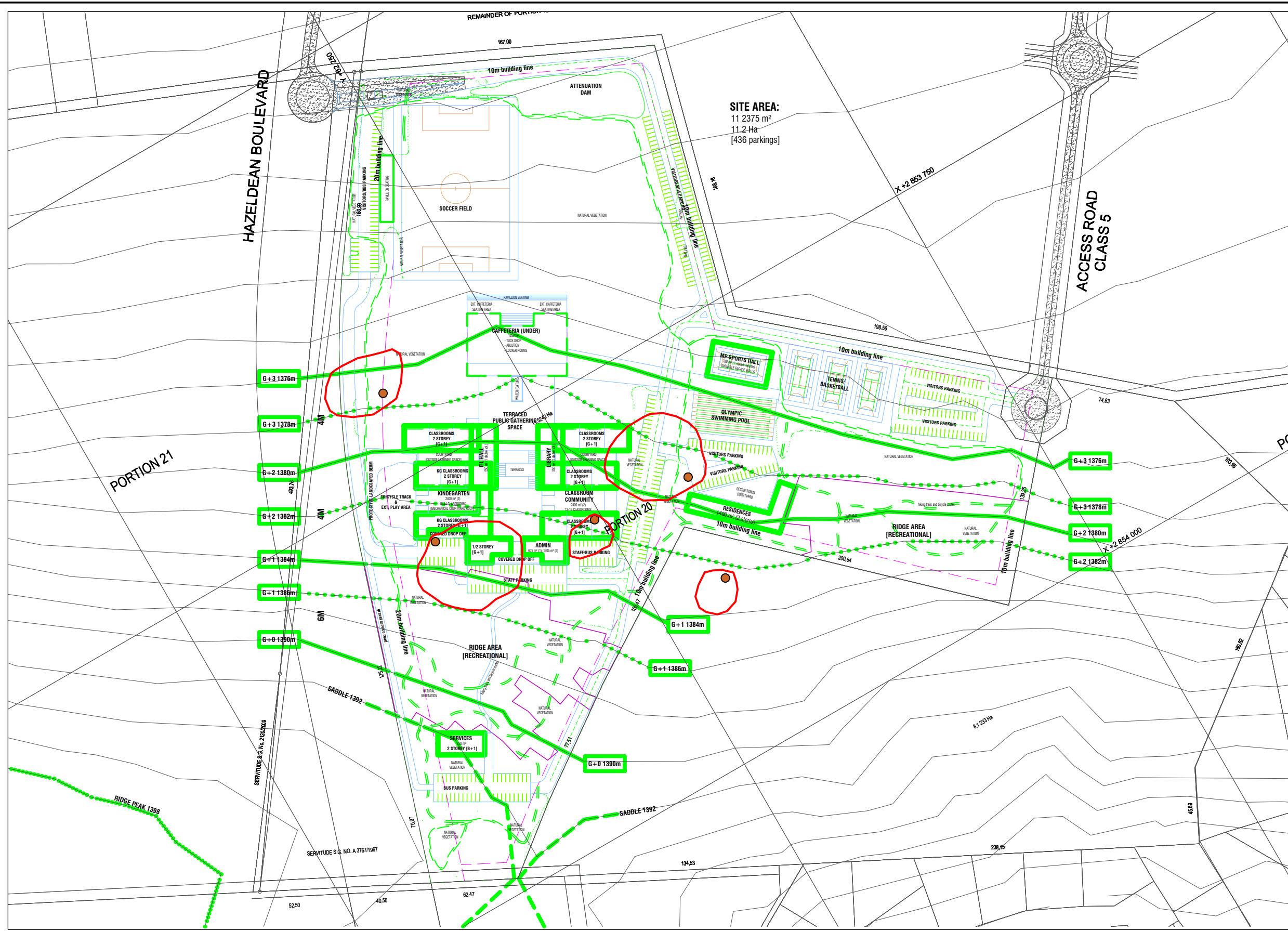
REVISIONS		
REV	DATE	DESCRIPTION
A	2018-04-17	Updated legend & revise page layout

ECOLOGICAL SENSITIVITY OVER LAYOUT-PLAN

CLIENT



PROJECT						
SABIS SCHOOL ECOLOGICAL SENSITIVITY OVER LAYOUT-PLAN						
DRAWN BY	CHECKED BY	DATE	SCALE	DRAWING No.	SHEET REV	
ZD	GT	2018-04-17	NTS	N/A	1 of 1 A	



LEGEND

- HERITAGE SENSITIVITY
- IRON AGE SITE

SOURCE: HCAC HERITAGE CONSULTANTS REPORT

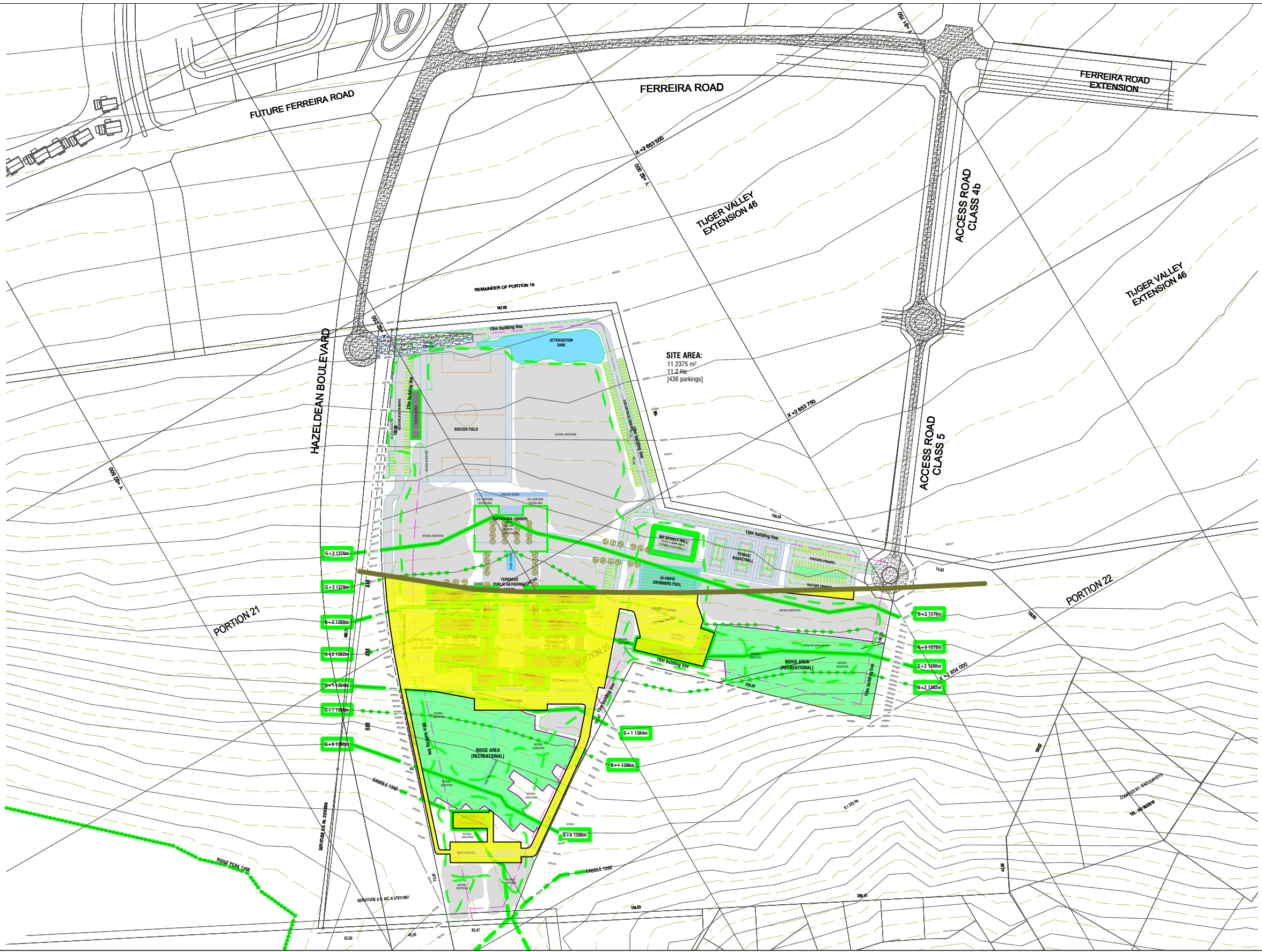
REVISIONS		
REV	DATE	DESCRIPTION
A	2018-04-17	Updated legend & revise page layout

HERITAGE SENSITIVITY OVER LAYOUT-PLAN

CLIENT



PROJECT					
SABIS SCHOOL					
HERITAGE SENSITIVITY OVER LAYOUT-PLAN					
DRAWN BY	CHECKED BY	DATE	SCALE	DRAWING No.	SHEET REV
ZD	GT	2018-04-17	NTS	N/A	1 of 1 A



LEGEND

- RIDGELINE
- TOTAL RIDGE AREA - 55343 sqm
- DEVELOPMENT IN RIDGE AREA
- DEVELOPMENT IN RIDGE AREA - 23405 sqm
- DEVELOPMENT IN RIDGE AREA - 42% OF RIDGE

SOURCE: GDARD RIDGELINE

REVISIONS		
REV	DATE	DESCRIPTION
A	2018-02-14	Updated legend & revise page layout

RIDGE LINE IMPOSED ON SITE PLAN

CLIENT



PROJECT						
SABIS SCHOOL						
RIDGE LINE ON SITE PLAN						
SIGNED	DRAWN BY	CHECKED BY	DATE	SCALE	DRAWING No.	SHEET REV
	ZD	GT	2018-02-14	NTS	N/A	1 of 1 A

Proposed Master Plan of SABIS' International School - Pretoria - SA

X = 53 500m

X = 53 500m

Y = 62 500m

Y = 62 000m

X = 54 000m

X = 54 000m

Y = 62 500m

1380

1385

1375

1400

1395

6/334

ON 6

1362

21/364

11 5242 Ha

PORTION 20

8,1 233 Ha

RIDGE PEAK

RIDGE SADDLE
1392 contour

RIDGE PEAK

1374 contour
6+3 storeys

1378 contour
6+2 storeys

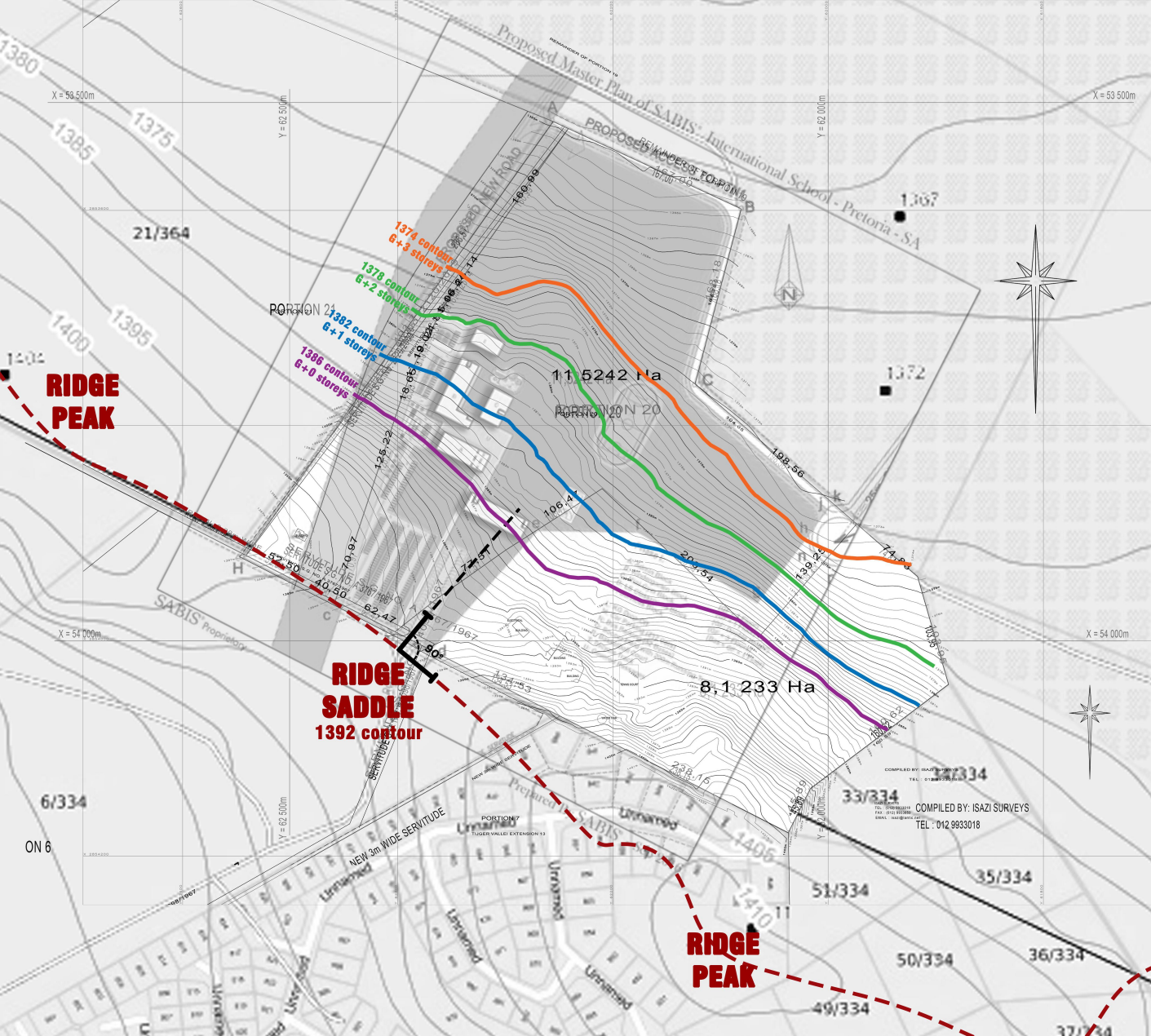
PORTION 21
1382 contour
6+1 storeys

1386 contour
6+0 storeys

NEW 3m WIDE SERVITUDE

COMPILED BY: ISAZI SURVEYS

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HAZELDEAN BOULEVARD

2

1











Longitudinal site section

NOTE:
Each level allows for a 4m storey.
Each top level allows for an additional roof area of 2m, therefore 6m in total.

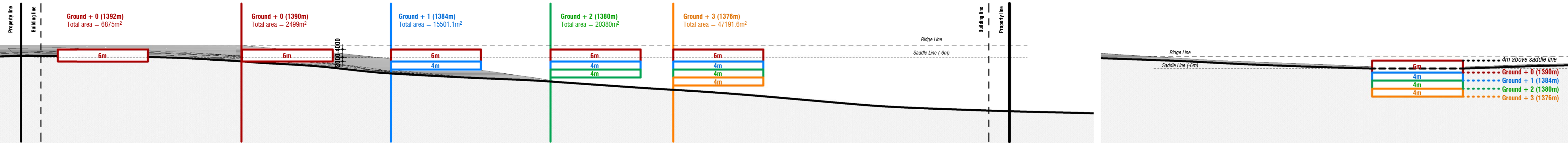
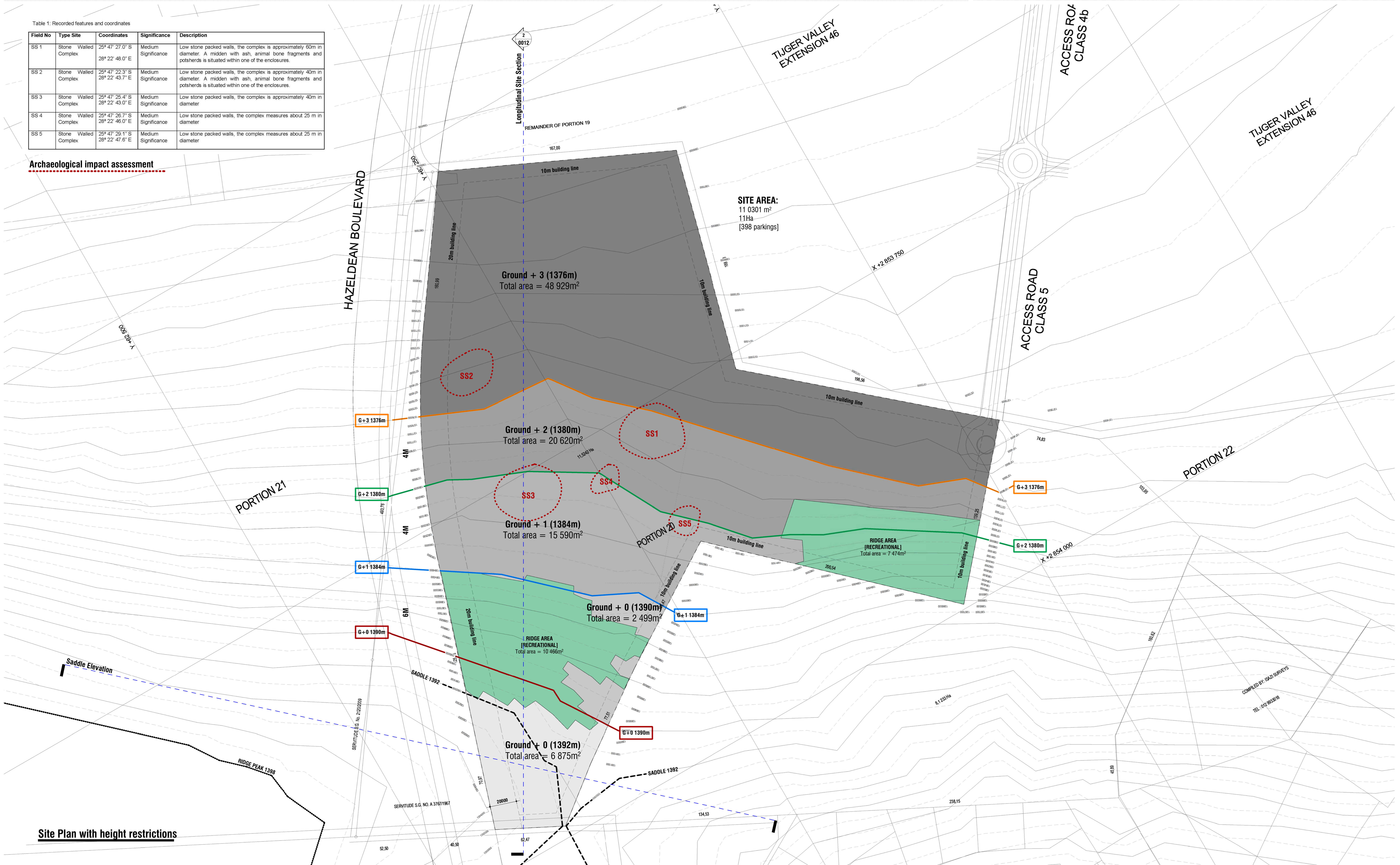


Table 1: Recorded features and coordinates

Field No	Type Site	Coordinates	Significance	Description
SS 1	Stone Walled Complex	25° 47' 27.0" S 28° 22' 48.0" E	Medium Significance	Low stone packed walls, the complex is approximately 60m in diameter. A midden with ash, animal bone fragments and potsherds is situated within one of the enclosures.
SS 2	Stone Walled Complex	25° 47' 22.3" S 28° 22' 43.7" E	Medium Significance	Low stone packed walls, the complex is approximately 40m in diameter. A midden with ash, animal bone fragments and potsherds is situated within one of the enclosures.
SS 3	Stone Walled Complex	25° 47' 25.4" S 28° 22' 43.0" E	Medium Significance	Low stone packed walls, the complex is approximately 40m in diameter.
SS 4	Stone Walled Complex	25° 47' 26.7" S 28° 22' 46.0" E	Medium Significance	Low stone packed walls, the complex measures about 25 m in diameter.
SS 5	Stone Walled Complex	25° 47' 29.1" S 28° 22' 47.6" E	Medium Significance	Low stone packed walls, the complex measures about 25 m in diameter.

Archaeological impact assessment



Site Plan with height restrictions

GENERAL

- All work is to be done in accordance with the National Building Regulations.
- All materials and workmanship are to comply with the relevant S.A.S. codes and/or the specified international codes where applicable in the Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agrement Certificates applicable to the design exist, the recommendations and requirements of such documents to be considered a minimum standard for the works.
- The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No. 95 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
- The contractor shall set-up, document and maintain a quality assurance and quality control system, in accordance with SANS 6001(SQ:2001), able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their source, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 6000 family of standards then mention these works accordingly.
- This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from BAP and all other consultants related to the project.
- All portions of the works related to any service or consultant's information is to be done in accordance with the National Building Regulations.
- This drawing is not to be scaled. Figured dimensions to be used for all dimensions are in millimeters unless otherwise stated.
- All dimensions and levels must be checked on site by the contractor before putting work in hand.
- All work to be executed by competent persons qualified for the specific trade.
- This drawing is copyright reserved and remains the property of Boogertman + Partners Architects.
- NOTE THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE BOOGERTMAN + PARTNERS ARCHITECTURAL SPECIFICATION (DOCUMENT SERIES 5000) ALL SECTIONS.

REVISIONS

REV	DATE	DRAWN	DESCRIPTION

CLIENT

PROJECT

Boogertman + Partners

PROJECT: SABIS School, Hazeldean
 FOR: SABIS PTN 20 Zwartkoppies
 TSHWANE

Site Plan height restrictions
 SCALE: 1 : 1000 @ A0

PROJECT	PHASE	DISCIPLINE	BLOCK/SERIES/SUFFIX	REVISION
4242	02	AR	0012	

DATE: 2017-02-28



SITE PLAN

GENERAL

- All work is to be done in accordance with the National Building Regulations.
- All materials and workmanship are to comply with the relevant S.A.S. codes and or the specified international codes where applicable in the Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agrement Certificates applicable to the design exist, the recommendations and requirements of such documents to be considered a minimum standard for the works.
- The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No. 95 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
- The contractor shall enter, document and maintain a quality assurance and quality control system, in accordance with SANS 9001 ISO 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their source, meet the requirements of the Specification. Should the Contractor or any of its sub-contractors be certified to the SANS 9000 family of standards then mention these works accordingly.
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REVISIONS

REV	DATE	DRAWN	DESCRIPTION

KEY PLAN

CLIENT

Boogertman + Partners

PROJECT: **SABIS School, Hazeldean**
 PTN 20
 Zwartkoppies
 TSHWANE

Site Development Plan - Phase 1

SCALE: 1 : 1000 @ A0

PROJECT:	4242	PHASE:	02	DISCIPLINE:	AR	BLOCK / SERIES / SUFFIX:	0011	REVISION:	
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DRAWN BY: LR CHECKED BY: DBK
 DATE: 2017-02-28 ISSUED:

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