



**ENVIRONMENTAL IMPACT ASSESSMENT:
PROPOSED DEVELOPMENT OF VISTA PARK EXT. 3
ON A PORTION OF THE REMAINDER OF THE FARM BLOEMFONTEIN 654 I.Q.**

PRISM EMS REFERENCE NUMBER: 21243 – VP Ext 3

Introduction

Calgro M3 Developments (Pty) Ltd is proposing to develop Vista Park Ext. 3 as a mixed use development township. Included in the proposed land-uses would be 'Residential', 'Educational', 'Business', 'Place of Worship', 'Crèche', 'Medical', 'Public Open Space' and 'Municipal Use'. Various internal roads will also be included in the layout of the township development to allow access. The application is for the environmental authorisation to establish the said township, with related land uses. The site falls within the jurisdiction of the Mangaung Metropolitan Municipality (Bloemfontein).

Prism Environmental Management Services cc has been appointed as the independent environmental consultants to conduct the Environmental Impact Assessment (EIA) process for the proposed development.

Background

The Portion of the Remainder of the farm Bloemfontein 654 I.Q. on which the proposed development will take place, is the property of the Mangaung Metropolitan Municipality. It is the intention of the Municipality to develop the site as indicated above, to provide sufficient residential development in the currently expanding area of Vista Park and other township developments in the vicinity. Service upgrading and economic upliftment will be achieved by the proposed development and the provision of healthcare- and educational services will also be increased, as a hospital and school will be included in the proposed development plan of the township.

Calgro M3 Developments (Pty) Ltd has been tasked with obtaining the relevant environmental and town planning approval for the proposed development.

Law

Notice is hereby given of in terms of the following legislation:

- National Environmental Management Act, 1998 (Act No. 107 of 1998) as amended and the Environmental Impact Assessment Regulations (2010);
- the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) and Government Notice 718 of 2009;
- the National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004); as well as
- the National Water Act, 1998 (Act No. 36 of 1998)

of an application by Prism Environmental Management cc, on behalf of the applicant, Calgro M3 Development (Pty) Ltd, to be submitted to the Department of Economic Development, Tourism and Environmental Affairs, Free State Province, the National Department of Water Affairs and the National Department of Environmental Affairs. The application/s will be to authorise the construction of the proposed Vista Park Ext. 3 Township. The activity falls within the jurisdiction of the Mangaung Metropolitan Municipality (Bloemfontein).

An Environmental Impact Assessment is required as the activities are listed in the following legislative notices:

- Government Notice No. R. 544, 545 and 546 of 2010 (Activity List 1, 2 and 3) of the **Environmental Impact Assessment Regulations, 2010**, including, but not limited to the following:

Activity List 1

9. The construction of facilities or infrastructure exceeding 1000 metres in length for the bulk transportation of water, sewage or storm water -
 - (i) with an internal diameter of 0,36 metres or more; or
 - (ii) with a peak throughput of 120 litres per second or more.
11. The construction of (i) a canal and/or (vi) bulk stormwater outlets structures where such construction occurs within a watercourse or within 32 meters of a watercourse, measured from the edge of the watercourse, excluding where such construction will occur behind the development setback line.
18. The infilling or depositing of any material of more than 5 cubic meters into, or the dredging, excavation, removal or moving of soil, sand etc from (i) a watercourse.

Activity List 2

5. The construction of facilities or infrastructure for any process or activity which requires a permit or licence in terms of national or provincial legislation governing the generation or release of emissions... and which is not identified in Notice 544 of 2010 or included in the list of waste management activities published in terms of section 19 of the National Environmental Management: Waste Act, 2008 (Act 59 of 2008) in which case that Act will apply.
15. Physical alteration of undeveloped, vacant or derelict land for residential, retail, commercial, recreational, industrial or institutional use where the total area to be transformed is 20 hectare or more.

Activity List 3

16. The construction of (iv) infrastructure covering 10m² or more where such construction occurs within 32m of a watercourse, measured from the edge of a watercourse.
- Government Notice No. R 718 of 2009 of the **National Environmental Management: Waste Act, 2009** Category B, as follows:
 7. The incineration of waste regardless of the capacity of such a facility.
 10. The Construction of facilities for activities listed in Category B.
 - Government Notice No. 248 of March 2010 related to the **National Environmental Management: Air Quality Act, 2004**:

Category 8 Facilities where general and hazardous waste, including healthcare waste, crematoria, veterinary waste, used oil or sludge from the treatment of used oil are incinerated.
 - A Water Use License Application (WULA) is also required for construction of various buildings/infrastructure within 32 meters from a watercourse in terms of Section 21 of the **National Water Act, 1998**.

Location

The proposed development site is located south of the Bloemfontein CBD area. More specifically, the site is situated south of Vereeniging road, east of Ferreira Road and west of Church Street. The following GPS coordinates indicate the location of the site: Latitude 29°10'33.97"S Longitude 26°12'25.83"E.

Existing Land Use and Zoning

The site is currently zoned as **Undetermined** in terms of the Bloemfontein Town Planning Scheme No. 1 of 1954. The site is undeveloped at present.

Surrounding Land Uses

The site is surrounded by Residential townships to the west (Fauna, Uitsig and Fleurdal Extensions), Residential townships (Rocklands) and some Industrial development to the east. To the north undeveloped, vacant land with some residential development further north and to the south the University of the Free State South Campus (previously Vista University) and South Park landfill site.

Alternatives

Different alternatives are being considered for the proposal. These include different layout alternatives for the development, as well as technical alternatives for the various services that would need to be installed to the township.

Registering as Interested and Affected Parties

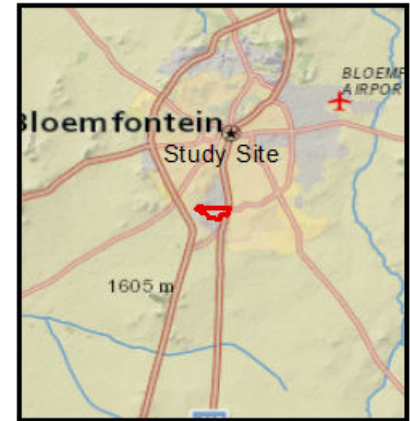
Parties wishing to register as Interested and Affected Parties or require additional information are to register on the website www.prismems.co.za or submit their correspondence in writing to reach Prism EMS no later than thirty (30) days after the issue of this notice:

Date of Notice: 9 May 2013

DETEA FS ref: EMS/9(i),ii(i)(vi),18(i),5,15/13/09; NEAS Ref.: FSP/EIA/0000282/2013

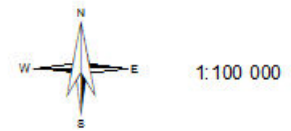
Prism EMS ref: 21243 – VP Ext. 3

Prism Environmental Management cc, c/o Mr. D Botha, Tel: (011) 475-0210, Fax: (086) 601-4800, E-mail: prism@prismems.co.za, Website: www.prismems.co.za



VISTA PARK EXT 3

Vista_Park_Ext_3



1:100 000

0 0.3 0.7 1.4 2.1 2.8
Kilometers



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