

Vista Developments and Investments (Pty) Ltd



BACKGROUND INFORMATION DOCUMENT

NOTICE OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION, HERITAGE LICENSE & WATER USE LICENCE APPLICATION FOR THE PROPOSED GREENGATE EXT. 70 (PTN 42 ROODEKRANS)

Purpose of Document

The purpose of this document is to:

- Provide all potential Interested and Affected Parties (I&APs) with information about the proposed application.
- Introduce, explain and initiate the Public Participation Process (PPP) that is prescribed by the relevant legislation.

All I&APs are invited to comment on:

- The environmental (bio-physical) and socio-economical environmental and/or considerations and potential impacts.
- The proposed Public Participation Process (PPP) to be followed.
- The proposed application and authorisation process being followed.
- Any other suggestions and/or recommendations.

Location of the Project

The proposed Greengate Ext. 70 development will be established with the aim to provide much needed relief in terms of business and residential developments in the Muldersdrift area, Mogale City Local Municipality.

The site is just over 5 ha and a wetland system run in the middle through the site. The site is surrounded by Willem Road, Portion 43 to the east, portion 34 to the north and portion 261 to the west. It is located on Portion 42 of the Farm Roodekrans 183-IQ within Mogale City, close to the intersection of Hendrik Potgieter Road and the N14-freeway.

Date of Publication: 10 November 2017

Applicant: Vista Developments and Investments (Pty) Ltd

EAP: Prism EMS

Prism EMS Ref No. 21616

GDARD Ref No. Gaut 002/17-18/E02092

Co-ordinates for proposed site:

Latitude: 26°03'47.21"S

Longitude: 27° 50'53.70"E

Project Description

Vista Developments and Investments (Pty) Ltd intends to develop a mixed-use development with the aim to provide both business and residential opportunities to general area of Muldersdrift and the opening up of the area to economic growth. Both internal and external engineering services form part of the application for roads, stormwater, water and sewage.

Configurations in terms of layout have been investigated to accommodate Residential-4 units, the public open space to accommodate the wetland and drainage and business 1 units for ultimate utilisation of the site.

Competent Authority: The competent authority for this environmental authorisation is the Gauteng Department of Agriculture and Rural Development (GDARD) responsible for matters associated with the approval of the environmental authorisation, while the Department of Water and Sanitation will handle all water use related activities and the South African Heritage Resources Agency (SAHRA) will handle matters pertaining to heritage and cultural resources

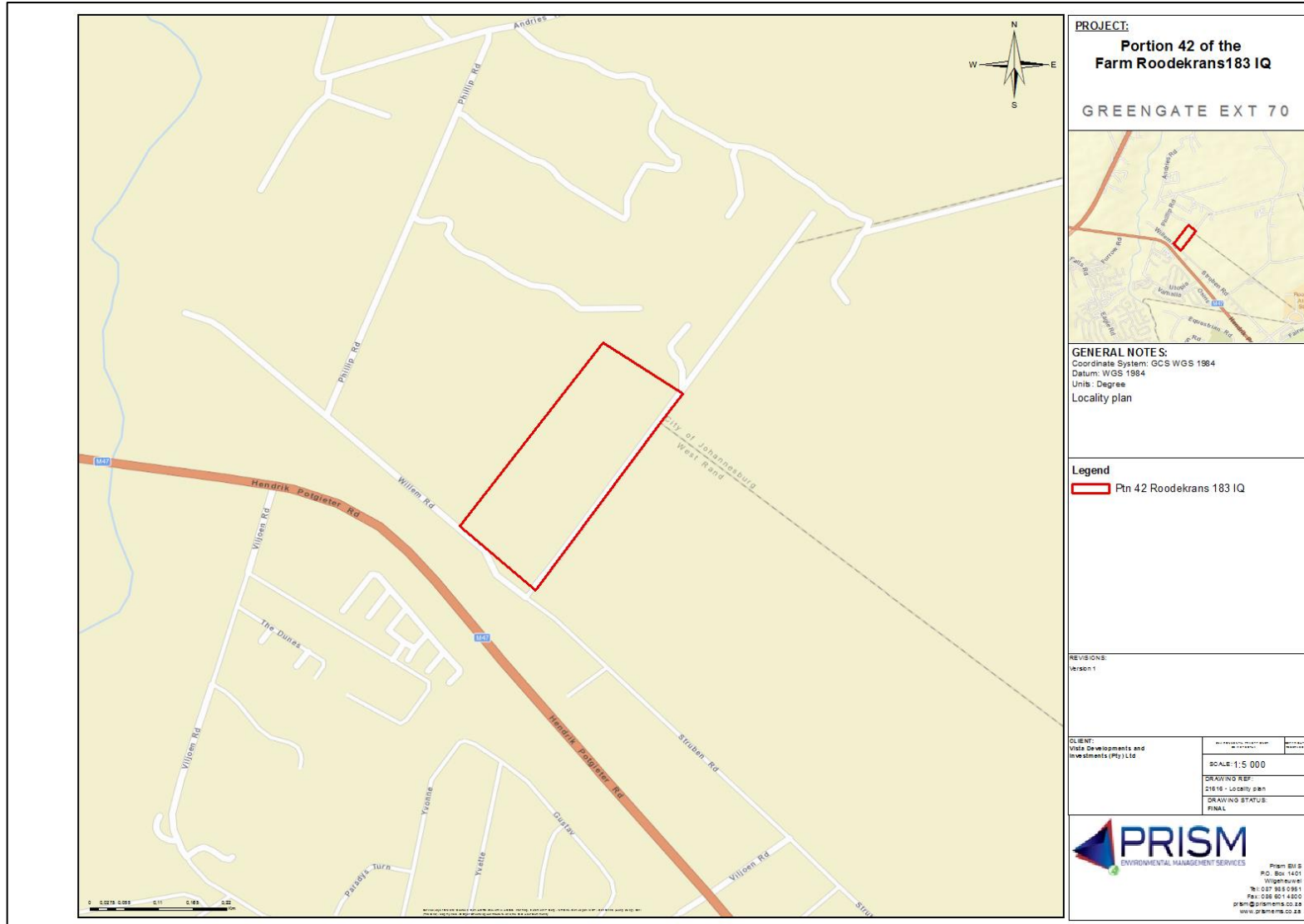


Figure 1: Location of the proposed Greengate Ext 70 (Ptn. 42 Roodekrans)

Environmental Assessment Practitioner: Prism EMS is a multi-disciplinary Environmental Management consulting firm. With a vision encompassing a holistic understanding of integrated environmental management in combination with sustainability, the company prides itself on excellent service and value-added solutions to a range of clients:
Environmental Assessment Practitioner: Ronaldo Retief (Pr.Sci.Nat.)
Qualification: Masters in Zoology (2007) @ the University of Johannesburg
Experience: 10 years

Legal Requirements

National Environmental Management Act (NEMA), 1998 (Act No. 107 of 1998) (as amended): The following listed activities are triggered in terms of the EIA Regulations, 2014:

Listing Notice 1: GN R 983 of 4 December 2014:

9: "The development of infrastructure exceeding 1000 m in length for the bulk transportation of water and stormwater with an internal diameter of 0,36 metres or more".

10: "...development and related operation of infrastructure exceeding 1000 metres in length for the bulk transportation of sewage, effluent ... waste water ... with an internal diameter of 0,36 metres or more".

12(xii)(a). The development of infrastructure or structures with a physical footprint of 100 square metres or more where such developments occur within a watercourse.

19(i): The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic metres from a watercourse.

27: "The clearance of an area of 1 hectare or more, but less than 20 hectares, of indigenous vegetation..."

28: "Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture or afforestation on or after 1 April 1998 and where such development (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares".

Listing Notice 3: GN R 985 of 4 December 2014:

4. The development of a road wider than 4 metres with a reserve less than 13.5 metres (c) in Gauteng on: (iv) Sites identified as Critical Biodiversity Areas (CBA) and Ecological Support Areas (ESAs) in Gauteng Conservation Plan or bioregional plans.

14(xi)(a)(b)(iv). The development of infrastructure or structures with a physical footprint of 10 square meters or more where such development occurs within a water course in Gauteng on sites identified as Critical Biodiversity Areas (CBA) and Ecological Support Areas (ESAs) in Gauteng Conservation Plan or bioregional plans.

National Water Act (NWA), 1998 (Act No. 36 of 1998): The following Section 21 water uses of the NWA include:

21(c): Impeding or diverting the flow of water in a watercourse; and

21(i): Altering the beds, banks and characteristics of water in watercourse.

National Heritage Resources Act (NHRA), 1999 (Act No. 25 of 1999):

for Heritage Impact Assessments as required in Section 38(8).

Be an Integral Part of the Environmental Impact Assessment Process: Public involvement is an essential part of any environmental assessment process. Parties wishing to register as I&APs, who wish to participate by contributing comments, or require additional information, should register and/or submit their contact details and correspondence in writing to Prism EMS, using the attached Comment Sheet. All comments received will be captured, considered and incorporated into the relevant impact assessment reports. Registered I&APs will be notified of all comment periods and availability of information within the various phases of the project.

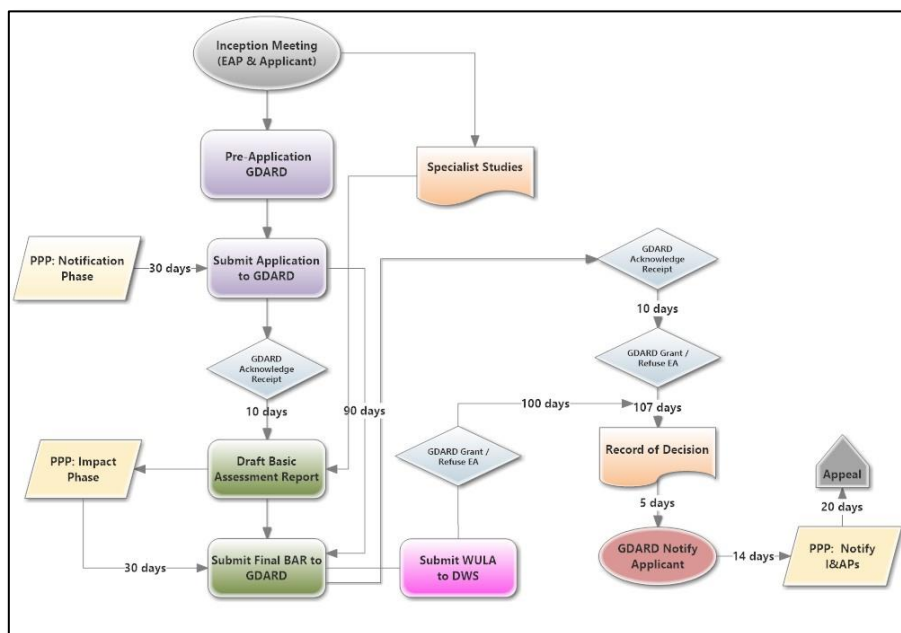


Figure 2: Basic Assessment and Water Use License Application Process

Vista Developments and Investments (pty) Ltd
 Application for Environmental Authorisation, Application for a Water Use License
 Application and Heritage Assessment for the proposed Greengate 70 (Ptn 42)
 I&AP Comment and Registration Form
 GDARD Ref No: Gaut 002/17-18/E2092
 Prism EMS Ref No: 21616



Name:		Surname	
Title		Initials	
Organisation / interest:		Capacity (e.g. Chairperson):	
Postal / Residential Address:			
	Area:		Code:
Contact Details:	Tel:	()	
	Fax:	()	
	Mobile:	()	
	Email:		
Please mark with an X to indicate whether you would like to participate in the process:			Yes
			No
Preferred Method of Communication	Email		Fax
			Post
Date of Comment			
What is your main area of interest with regard to the proposed project?			
What are your points of concern or support for this project?			
Please indicate in which aspects you would require more information			
Name:		Surname:	
Tel:		Fax:	
Mobile:		Email:	
<p>To be registered as an I&AP for this project, fax, mail, or e-mail the completed registration form to Prism EMS: Attention: Prism EMS ▪ Tel: (087) 985 0951 ▪ Fax: (086) 601 4800 ▪ Email: prism@prismems.co.za ▪ Post: PO Box 1401, Wilgeheuwel, 1736</p> <p>Thank you for your participation.</p>			