



13 August 2014

Dear Interested and Affected Party

Per Email

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SEF Ref: 505153

GDARD Ref: Gaut: 002/14-15/0089

INVITATION TO REGISTER AS AN INTERESTED AND AFFECTED PARTY (I&AP) AND COMMENT ON THE DRAFT SCOPING REPORT FOR THE PROPOSED MIXED USE DEVELOPMENT (JUPITER EXTENTION 9) ON FARMS ELANDSFONTEIN 90-IR AND 108-IR, EKURHULENI METROPOLITAN MUNICIPALITY, GAUTENG PROVINCE

Abland (Pty) Ltd intends to establish a mixed use/ industrial 1 development to be called Jupiter Extension 9. The project entails the construction of buildings, internal roads and bridges/culverts as well as necessary infrastructure (stormwater and sewerage) to service the development. The project will also include the upgrade of the adjacent N3 to enable access to the road from Jupiter Extension 9. The site is approximately 158ha in extent and is located on the Remainder of Portion 2 of Farm Elandsfontein 90-IR and Portion 531 of Farm Elandsfontein 108-IR, Germiston, Ekurhuleni Metropolitan Municipality, Gauteng Province.

The proposed Jupiter Extension 9 will comprise of various compatible use zones. The use zones will include the following:

- Industrial No. 1
- Commercial (including shops and offices)
- Conference facilities and restaurant
- "Special" for access
- Public open space
- Roads

Abland (Pty) Ltd appointed Strategic Environmental Focus (Pty) Ltd (SEF) as an independent Environmental Assessment Practitioner (EAP) to facilitate the Scoping and Environmental Impact Reporting (S&EIR) and Water Use License Application (WULA) processes to obtain the Environmental Authorisation and Water Use License from the relevant authorities.

In terms of Government Notice (GN) No. R.544 (Listing Notice 1) and GN No545 (Listing Notice No. 2) of the Environmental Impact Assessment (EIA) Regulations of 2010, the following listed activities require Environmental Authorisation by way of a S&EIR Process:

Table 1: NEMA EIA Listed Activities requiring Environmental Authorisation

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| GN NO. R.544 Listing Notice 1 (BA Process) | 11 | Activity No. 11 The construction of: (ii) channels; (iii) bridges; (vi) bulk storm water outlet structures; (x) buildings exceeding 50 square metres in size; or (xi) infrastructure or structures covering 50 square metres or more |
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| | | Where such construction occurs within a watercourse or within 32 metres of a watercourse, measured from the edge of a 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 metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock or more than 5 cubic metres from: <ul style="list-style-type: none"> (i) a watercourse; (ii) the sea; (iii) the seashore; (iv) the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater- but excluding where such infilling, depositing, dredging, excavation, removal or moving; <ul style="list-style-type: none"> (a) is for maintenance purposes undertaken in accordance with a management plan agreed to by the relevant environmental authority; or (b) occurs behind the development setback line. |
| GN NO. R.545 Listing Notice 2 (S&EIR Process)) | 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 hectares or more; <p>except where such physical alteration takes place for:</p> <ul style="list-style-type: none"> (i) Linear Activities; or (ii) Agriculture or afforestation where activity 16 in this Schedule will apply. |
| | 18 | The route determination of roads and design of associated physical infrastructure, including roads that have not yet been built for which routes have been determined before 03 July 2006 and which have not been authorised by a competent authority in terms of the Environmental Impact Assessment Regulations, 2006 or 2009, made under section 24(5) of the Act and published in Government Notice No. R. 385 of 2006,— <ul style="list-style-type: none"> (i) it is a national road as defined in section 40 of the South African National Roads Agency Limited and National Roads Act, 1998 (Act No. 7 of 1998); (ii) it is a road administered by a provincial authority; (iii) the road reserve is wider than 30 metres; or (iv) the road will cater for more than one lane of traffic in both directions. |

In terms of Section 21 of the National Water Act, 1998 (Act No. 36 of 1998) (NWA), the proposed Jupiter Extension 9 will also require a Water Use License (WUL) for the following water uses:

Table 2: Section 21 Water Uses Requiring a WUL

| Water Uses listed under Section 21 of the NWA |
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| Section 21 (c): Impeding or diverting the flow of water in a watercourse |
| Section 21 (i): Altering the beds, banks, course or characteristics of a watercourse |

A S&EIR process is being conducted to ensure that the environmental impacts that may be associated with the proposed project are taken into consideration. Interested and affected parties (I&APs) have an opportunity to comment on the Draft Scoping Report by providing issues of concern and/or suggestions for enhanced benefits and/or alternatives and to ensure that the Competent Authorities, the Gauteng Department of Agriculture and Rural Development (GDARD) and the Department of Water and Sanitation (DWS) have sufficient information to make decisions.

The Draft Scoping Report is available for public review and comment from **Wednesday, 13 August 2014 to Monday, 22 September 2014** at the following venue (see Table 3) and on the SEF website (see below for more information).

Table 3: Public venue where the Draft Scoping Report can be viewed

| Name of public venue | Name of Contact Person | Contact Number | Viewing Times |
|---|------------------------|-------------------|--|
| Germiston Public Library. Cnr Queen and Cross Street | Ms Edith Kruger | Tel: 011 999 0522 | Mon. Wed, Fri: 10:00-17:50 Tue & Thurs: 12:00-17:50 Sat: 08:30-12:50 |

Should you wish to participate in the S&EIR process by contributing issues of concerns/comments, please register as an I&AP by completing the enclosed Registration and Comments Sheet or you can visit SEF's website at <http://www.sefsa.co.za>. To register as an I&AP or comment on the project using SEF's website, click on "**Stakeholder Engagement**". Click on the "register" button and complete the compulsory fields to register as an I&AP. On completion of these fields, click on the "register button" and you will see "REGISTRATION SUCCESSFUL". Use your login details to login in and view the Draft Scoping Report for the proposed **Jupiter Extension 9** and associated appendices. Should you have any problems in obtaining the information from the Internet, please feel free to contact SEF for assistance.

The comments are due **on or before Monday, 22 September 2014**.

Meanwhile, should you have any questions, or would like to obtain more information, please feel free to contact Mandla Zuma at Tel: (012) 349 1307, Fax: (012) 349 1229 or E-mail: mandla@sefsa.co.za

Yours sincerely

** Electronically signed*

Mandla Zuma
For Strategic Environmental Focus

** An original signed copy can be made available on request.*