



GAUTENG PROVINCE
AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

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Dear Nyaladzi Nleya,

SCOPING REPORT AND PLAN OF STUDY ACCEPTED: THE PROPOSED RIETFONTEN MIXED USE DEVELOPMENT; CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

The scoping report and plan of study for environmental impact assessment which was submitted in respect of the above-mentioned application and received by the Department on 08 March 2021 has been accepted. You may accordingly proceed with undertaking the Environmental Impact Assessment in accordance with the tasks that are outlined in the plan of study for environmental impact assessment.

It should be noted that the Department requires the following to be undertaken and form part of the Environmental Impact Report (EIR) to be submitted:

1. The EIR must comply with Regulation 23 as well as Appendix 3 of the Environmental Impact Assessment (EIA) Regulations, 2014.
2. All the activities to be undertaken on site must be described and the impacts that they will have on the physical, biological, social, economic and cultural aspects of the environment must be adequately identified, assessed and rated following credible method of impact assessment and rating.
3. A comparative assessment of all identified alternatives for the proposed development must be provided in the draft and final Environmental Impact Report (EIR).
4. All comments from interested and affected parties must be adequately addressed in the draft and final EIR. In instances where comments are or could not be addressed, the EIR must clearly indicate that and provide reasons as to why the said comments / objections could not be addressed within the scope of the EIA process.
5. Public Participation must be undertaken in accordance with the EIA Regulations, 2014. Comments from all relevant stakeholders including the City of Johannesburg Metropolitan Municipality (CoJMM) must be adequately addressed and submitted to the Department as part of the EIR.
6. Relevant proof of advertisement in terms of Regulation 41 (3) of GN. R982 must be included in the EIR.
7. Site Photographs must be included in the EIR.
8. For linear activities (such as pipelines), the thresholds and co-ordinates of the corridor in which the proposed activities are to be undertaken must be described together with their engineering

method that will be used notwithstanding the assessment of impacts of such activities towards the environment.

9. Bulk services report must be included as part of the EIR. The capacity of the infrastructure (e.g. electricity, water and sewer) to cater for the proposed development must be confirmed with the relevant municipality or its entity.
10. In the event that the proposal requires installation of services and infrastructure off-site, impact associated with such installation outside of the site boundary must be assessed and reported on in the EIR.
11. Cumulative impacts that will come as a result of the proposed development must also be considered and assessed in the same way impact on the site will be assessed.
12. A site layout plan overlaid by a composite sensitivity map (Preferably an A3) that meets the "GDARD minimum requirements" for Biodiversity Assessment must be attached on the EIR to be submitted to the Department. The composite sensitivity map should also reflect the proper legends, location and size (in hectares) of all sensitive areas. The map must clearly indicate the location of activities as applied for.
13. Should installation of services and roads infrastructure cross sensitive areas including riverine systems and/or wetlands, impacts associated with such crossings (engineering methods) must be thoroughly assessed, discussed and reported on in the draft EIR.
14. A comprehensive surface runoff plan should be compiled, indicating how all surface runoff generated as a result of the development (during both the construction and operational phases) will be managed prior to entering any natural drainage system or wetland and how surface runoff will be retained outside of any demarcated buffer and subsequently released to simulate natural hydrological conditions. This plan should form part of the EMP.
15. All other studies as outlined in the scoping report and plan of study must be conducted. However, Page 26 of the FSR indicates that a Geotechnical Investigation was undertaken for the proposed open space area. The Department request that a Geotechnical Investigation be conducted for the entire site underlain by dolomite not only limited to the proposed open space. Furthermore, a Traffic Impact Assessment must be undertaken for the proposed development.
16. Page 65 of the FSR indicates that there is a wetland located northeast of the site. The wetland must be delineated and mapped accordingly, as it forms part of the affected environment.
17. Stormwater management plan must be compiled and submitted to the City of Johannesburg (Johannesburg Roads Agency) for approval.
18. A site specific Environmental Management Programme (EMP) must be compiled and attached to the draft EIR.

Notwithstanding the above, your attention is drawn to the fact that the success of the application may be prejudiced by sensitive features on site and the lack of provision of relevant information as requested above to aid decision-making process.

If you have any queries regarding the contents of this letter, please contact the official of the Department at the number indicated above.

Yours faithfully



Mrs. Caroline Sithi

CEO Grade-B: Impact Management

Date: 30/03/2021