



BACKGROUND INFORMATION DOCUMENT

NOTICE OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA), 1998 (ACT NO. 107 OF 1998) AS AMENDED, THE NATIONAL WATER ACT (NWA), 1998 (ACT NO. 36 OF 1998), AND THE NATIONAL HERITAGE RESOURCES ACT (ACT NO. 25 OF 1999), AS AMENDED FOR THE PROPOSED DEVELOPMENT OF RIVERSIDE VIEW EXTENSION 84

Purpose of Document:

The purpose of this document is to:

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

All I&APs are requested to provide comment on:

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

Date of Publication 7 February 2020

Applicant: Steyn City Properties (Pty) Ltd.

EAP: Prism EMS CC.

GDARD Ref No. GAUT 002/17-18/E2040

Project Location:

The proposed Riverside View Ext 84 is located on Portions 185 and 124 ((a Portion of Portion 11) of the farm Diepsloot 388 JR, within Ward 96 of the City of Johannesburg, Gauteng Province. .

Project Description:

Steyn City Properties (Pty) Ltd. plans to develop Riverside View Ext 84 on portions 185 and 124 (a Portion of Portion 11) of the farm Diepsloot 388 JR. The proposed development forms parts of the Steyn City Parkland Residence which has been designed to be a modern, mixed land use and mixed income development.

Steyn City supplies residential units at various densities and at various residential typologies, sport and recreational facilities including a golf course, equestrian uses, educational facilities, community facilities, supportive retail and office development as well as large tracts of active and passive recreation open space. The entire Steyn City Parkland Residence contains a number of higher density villages together with low density uses and open space elements such as the Jukskei River and other environmental sensitive areas. Riverside View Extension 84 will be developed in line with this concept.

The extent of the proposed development is approximately 29.4 ha and is shown in **Figure 1** below. The site will be developed into three separate erven. The proposed use zones of these erven are as follows:

- **Erf 1 and 2: Special** (Primary Rights include: Place of Instruction, Residential dwelling units, Residential buildings, Storage, Offices, including ancillary uses such as restaurants and shops);
- **Erf 3: Special for Private Open Space**

The proposed layout is provided in **Figure 2**.

The principle intent of the proposed development is to allow for the re-positioning of the planned northern Steyn City School (including scholar/student accommodation) to this site which is more suitable. In addition, a mixed-use development will be put in place and will include Residential, Storage and Offices with related Shops and Restaurant uses. Associated services and access will also be put in place.

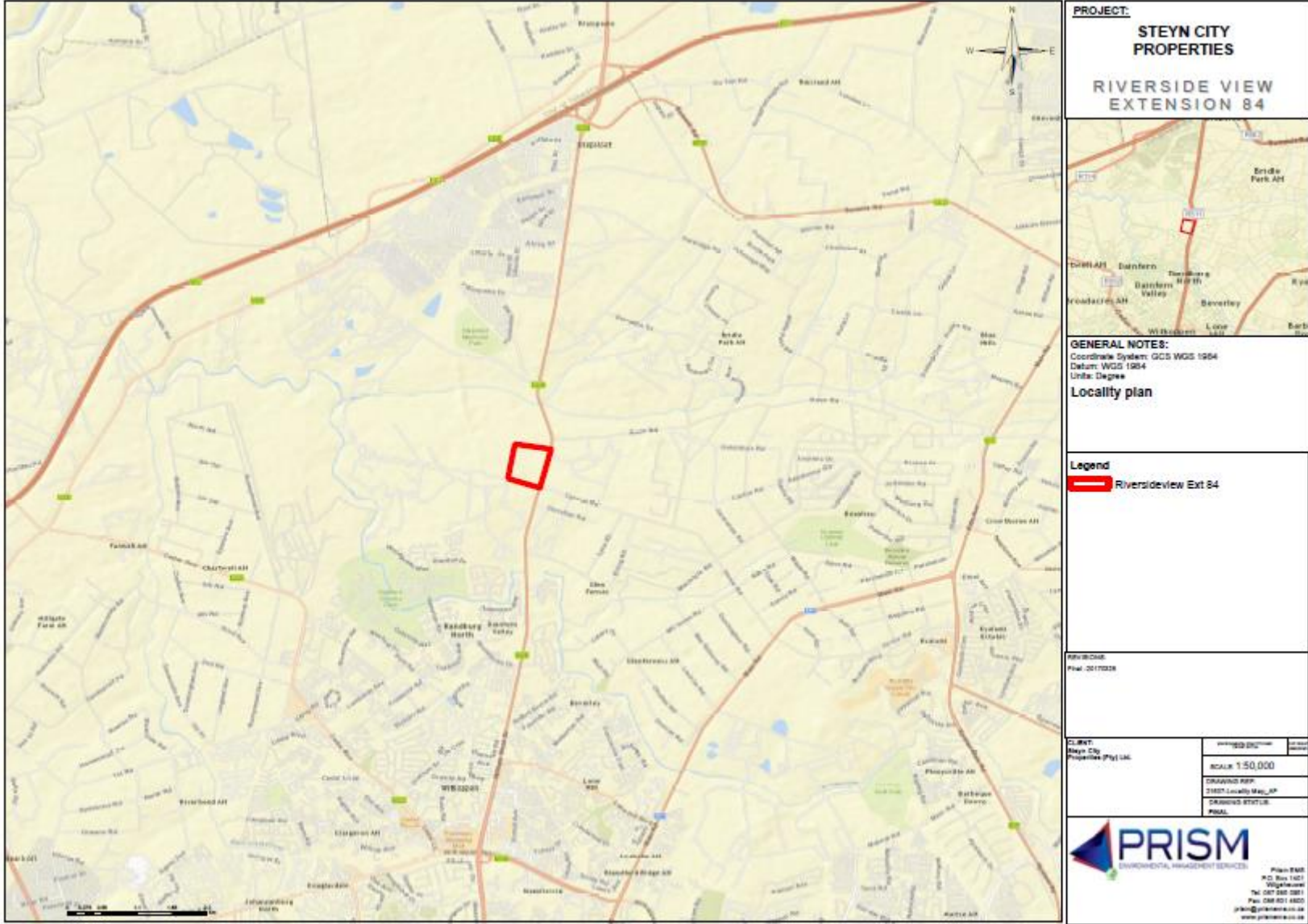


Figure 1: Locality Map

Environmental Assessment Practitioner: Prism EMS is a multi-disciplinary Environmental Management consulting firm which has 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. The team involved with the Environmental Authorisation process is as follows:

Table 1: Project Team

Project Director and Quality Control	Unit Manager/Principal EAP
De Wet Botha M.A. Env. Man. PHED. 15 years' experience	Vanessa Stippel Pr.Sci.Nat. MSc. Ecol, Env, & Cons 10 years' experience

Legal Requirements:

National Environmental Management Act (NEMA) (Act 107 of 1998):

The proposed development triggers certain listed activities in terms of the NEMA and as such requires environmental authorisation: The following listed activities are triggered in terms of the EIA Regulations, 2014 (as amended):

Table 2: Potential listed activities

Competent Authority	GN	Activity Number	Type of Environmental Assessment	Authority Reference number
Gauteng Department of Agriculture and Rural Development (GDARD)	R 983 of 4 December 2014 (as amended):	19	Scoping and EIA Process	GAUT 002/17-18/E2040
	R. 984 of 4 December 2014 (as amended)	15		
	R. 985 of 4 December 2014 (as amended)	4,12, 14		

National Water Act, 1998 (NWA), 1998 (Act No. 36 of 1998):

In addition, the development triggers the following in terms of the NWA:

Table 3: Activities in terms of Section 21 of the National Water Act

Competent Authority	Act	Section 21 uses
Department of Human Settlements, Water and Sanitation (DHSWS)	National Water Act, 1998	Section 21 (c) Section 21 (i)

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

A Heritage Impact Assessment will be undertaken as submitted to the South African Heritage Resources Agency (SAHRA) for comment in terms of Section 38 of NHRA.

Please note that an integrated authorisation process is being undertaken.

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 by **9 March 2020**

Please note that the Scoping Report is also available for review between **7 February 2020 and 9 March 2020** and can be obtained from: <http://www.prismems.co.za/index.php/projects/pages>. All comments received or requests for registration 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.

Environmental Authorisation and Public Participation Processes

The key objective of Public Participation is to assist stakeholders to identify issues of concern and suggestions for enhanced benefits, and to comment at various phases of the application process. The Public Participation Process is an integral part of the impact assessment and is undertaken in a systematic approach by the Proponent and/or EAP an overview of the environmental authorisation/water use licence process and associated public participation is provided below. **Please note that as the Scoping Report has been compiled more than a year after the initial notification was undertaken, new notification has been undertaken as part of the review of the Scoping Report.**

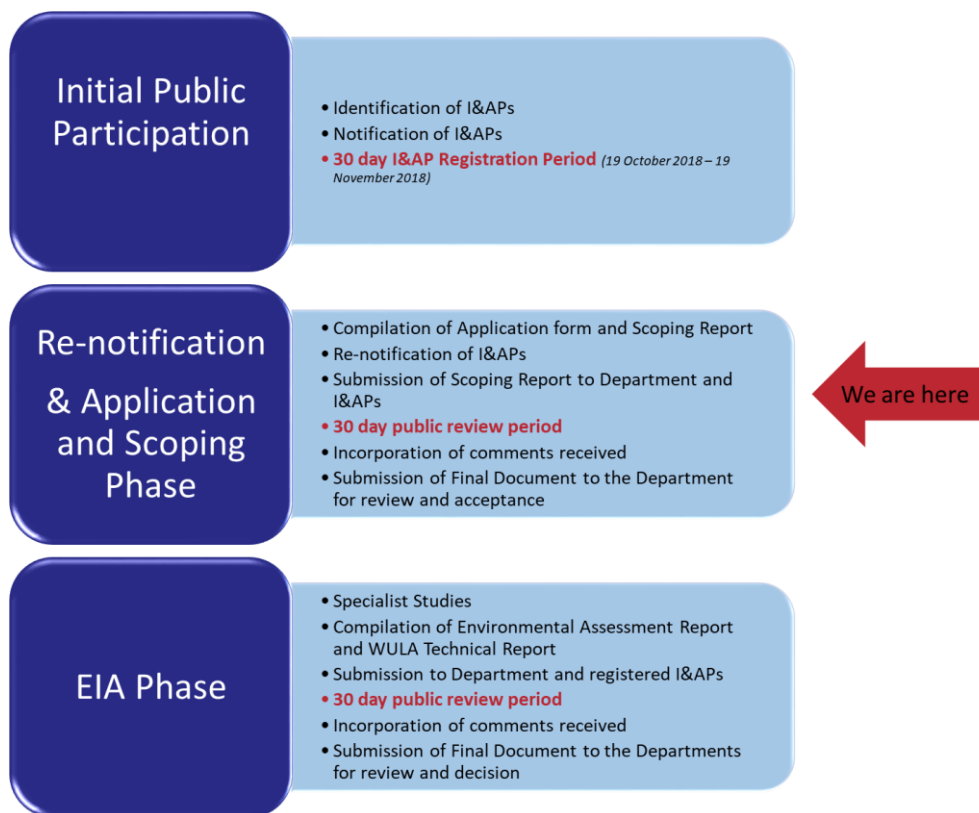


Figure 1: Environmental Authorisation Process

Proposed Riverside View Extension 84
Application for Environmental Authorisation and Water Use License
I&AP Comment and Registration Form
GDARD Ref No: GAUT 002/17-18/E2040
Prism EMS Ref No: 21637



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>In order to be registered as an I&AP for this project, fax, mail, or e-mail the completed registration form to Prism EMS: Attention: Vanessa Stippel ▪ Tel: (087) 985 0951 ▪ Fax: (086) 601 4800 ▪ Email: vanessa@prismems.co.za ▪ Post: PO Box 1401, Wilgeheuwel, 1736</p> <p>Thank you for your participation.</p>			

**Please note you are not restricted to use this template to provide written comments on the Environmental Authorisation process. All written comments will be accepted and taken into account.*