



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 application.
- 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.
- 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 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.

Date of Publication: 19 October 2018

Applicant: Steyn City Properties (Pty) Ltd.

EAP: Prism EMS CC.

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

Co-ordinates of the Centre Point of the Property:

Latitude: 25° 57' 58.65" S

Longitude: 28° 0' 57.15" E

Competent Authority

The competent authority for this environmental authorisation is the Gauteng Department of Agriculture and Rural Development (GDARD). In addition, the Department of Water and Sanitation (DWS) is responsible for authorizing Section 21 uses in terms of the National Water Act (Act No 36 of 1998). An integrated authorisation process will be undertaken.

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.

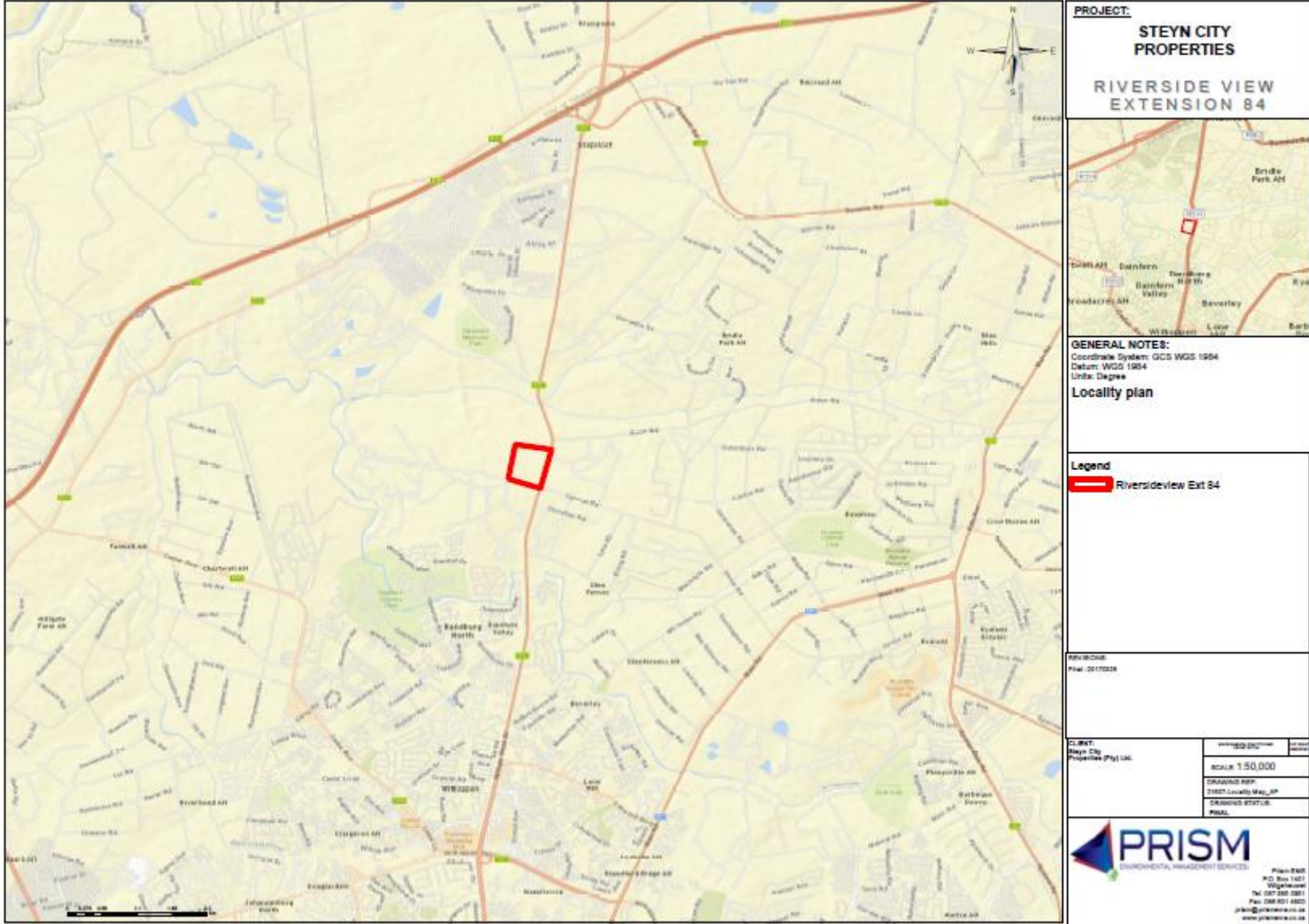


Figure 1: Locality Map

Environmental Assessment Practitioner: Prism EMS is a multi-disciplinary Environmental Management consulting firm. 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: Vanessa Stippel Pr.Sci.Nat.
Qualification: MSc. Animal, Plant and Environmental Sciences
Experience: 7 years.

Legal Requirements

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

Listing Notice 1: GN R 983 of 4 December 2014 (as amended):

19: The infilling or depositing of any material of more than 10 cubic metres into or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse.

Listing Notice 2: GN R 984 of 4 December 2014 (as amended):

15: The clearance of an area of more than 20 hectares or more of indigenous vegetation.

Listing Notice 3: GN R 985 of 4 December 2014 (as amended):

4: The development of a road wider than 4 metres in Gauteng in sites identified as a Critical Biodiversity Area or Ecological Support Area, threatened ecosystems listed in terms of the National Environmental Management Biodiversity Act (Act No 10 of 2004) or sensitive areas as identified by an Environmental Management Framework.

12: The clearance of an area of 300m² or more of indigenous vegetation in Gauteng within any critically endangered or endangered ecosystem listed in terms of the National Environmental Management Biodiversity Act (Act No 10 of 2004) or within a Critical Biodiversity Area identified in bioregional management plans.

14: The development of dams or weirs or infrastructure or structures which exceed 10 square metres or more within 32m of a watercourse in Gauteng in sites identified as a Critical Biodiversity Area or Ecological Support Area, threatened ecosystems listed in terms of the National Environmental Management Biodiversity Act (Act No 10 of 2004) or sensitive areas as identified by an Environmental Management Framework.

National Water Act, 1998 (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 (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 National Heritage Resources Act (Act No. 25 of 1999).

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 **19 November 2018**. 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.

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 as described below.

➤ Initial Notification Phase

- A detailed Interested and Affected Party (I&AP) Database was compiled and includes organs of state that have jurisdiction over the site such as City of Johannesburg, Johannesburg Roads Agency, South African Heritage Resources Agency (SAHRA), Johannesburg Water and GDARD. In addition, the I&AP database included the affected ward councillor of the area as well as relevant resident's association in the area.
- Background Information Documents (BIDs) have been provided to all potential I&APs and I&APs are provided with 30 days to register their interest in the project.
- Site Notices have also been placed around the site and an advert placed to ensure that all potential I&APs were notified of the project.
- An I&AP Register will be opened and maintained to record I&APs parties that wish to be involved. Any comments, responses, and/or enquiries from the notification phase will be recorded in the Comments and Responses Report and maintained throughout the process.

➤ Application and Scoping Phase

- As part of the application and scoping phase, an application for Environmental Authorisation (EA) will be submitted to GDARD after the notification period. GDARD will have **10 days** from the date of submission to acknowledge receipt.
- At the same time, a copy of the Scoping Report will be submitted to GDARD and made available for a 30-day public review to enable all registered I&APs an opportunity to review and comment on the document. All registered I&APs will be notified of the review of the Scoping Report.
- Once the public review is completed, the Scoping Report (which has taken into account all comments received) will be submitted to GDARD within **44 days** (inclusive of 30-day comment period) of the acceptance of the application for Environmental Authorisation.
- GDARD¹ will have **10 days** from the date of submission of the Scoping Report to acknowledge receipt and **43 days** to accept/refuse the Scoping Report.

➤ Environmental Impact Assessment Phase

- The EIA Report will be compiled and then made available to registered I&APs for **30-day review period**. All comments received during this time will be included in the comments and responses report. The EIA Report will then be submitted to GDARD for review and decision making. This will take place within **106 days** (inclusive of 30 day comment period) of acceptance of the Scoping Report.

➤ Environmental Authorisation Decision and Appeal Phase

- GDARD will have **107 days** to make a decision on the application from the date of submission of the EIA Report and a further 5 days to notify the EAP of the decision.
- The EAP/Applicant will then notify registered I&APs of the decision within **14 days** receipt of the decision from the GDARD.
- I&APs to appeal the decision within **20 days** of the notification of the decision from the EAP/Applicant.

A visual overview of the process is provided in **Figure 3** below.

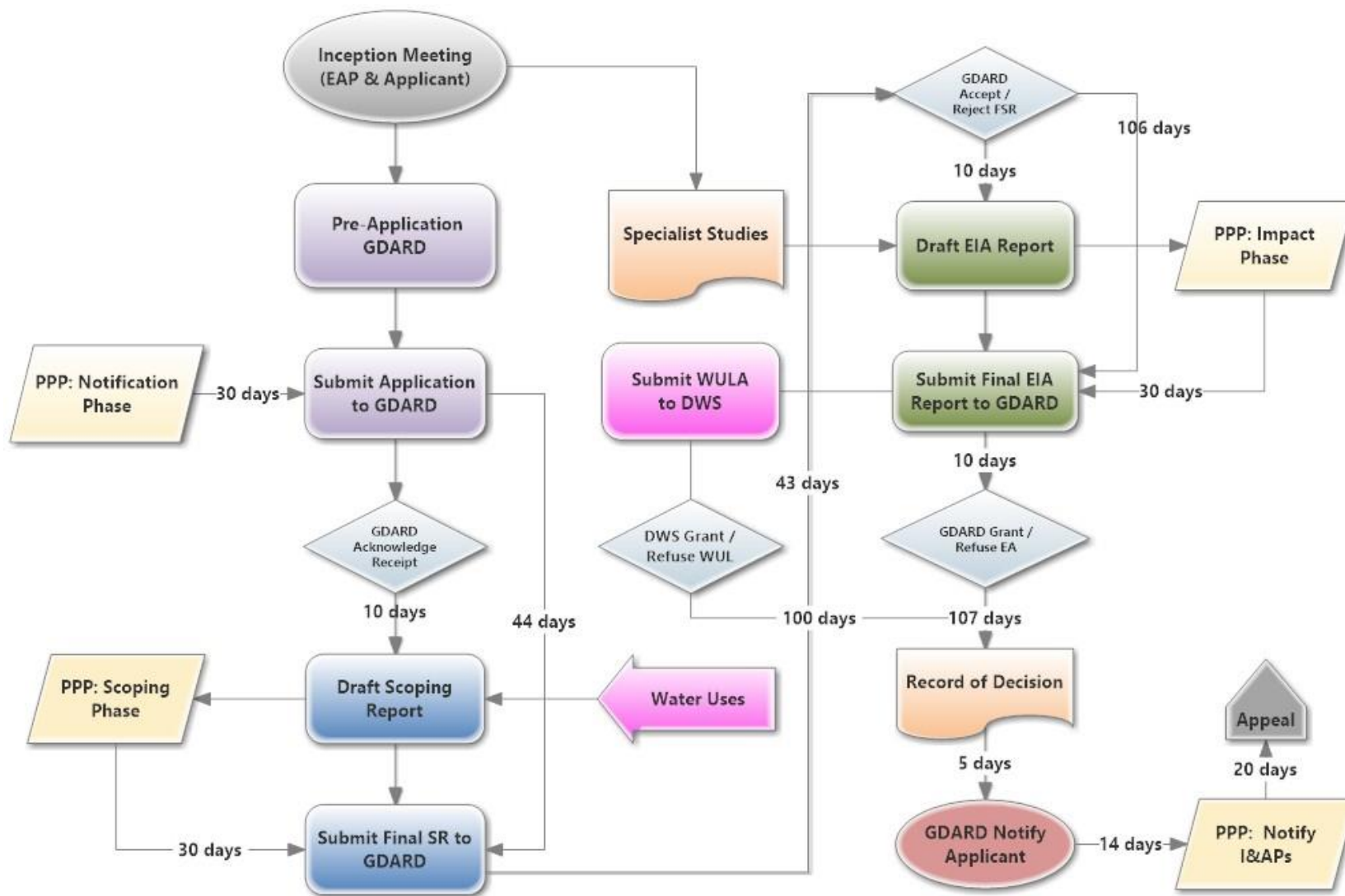


Figure 4: Integrated EIA and WULA process

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:</p> <p>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>			