

No	Association					Interest	Date	Category	Comments	Responses	Cross Reference in Scoping/EIA Report
	Title	Name	Surname	Capacity	Organization/Affiliation						
Comments during Initial Notification Phase/Registration Period											
1	Mr	David	Foley	Ward Councilor	City of Johannesburg - Ward 94 (Adjacent ward)	Ward Councilor	22/10/2018	I&AP registration	Please register me as an I&AP.	Your email below has reference. We have registered you as an Interested and Affected Party (I&AP) and will notify you as the process unfolds.	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.)
2	Mr	Sibusiso	Mthembu	Ward Councilor	City of Johannesburg - Ward 96 (Affected Ward)	Ward Councilor	22/10/2018	I&AP registration	An I&AP registration form was provided and noted that Mr Mthembu would like to participate in the process.	Thank you for your completed registration document. You have been added to the registered Interested and Affected Party (I&AP) Database and will notified of the project as it unfolds.	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.)
								Support	Your project is supported.	Noted.	
3	Mr	Jan	Mitchell		Eskom	Commenting Authority/Service Provider	22/10/2018	I&AP registration	Good day Nosipho. Please find application in your area.	Thank you for forwarding the email on. We will add Nosipho's details to the Interested and Affected Party (I&AP) database and she will be notified of the process as it unfolds.	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.)
4	Mr	Helgardt	Slabbert	Project Manager	Valuemax	Adjacent Landowner	22/10/2018	I&AP registration	Please see attached completed form	Thank you for the completed document. We will add your comments to the comments and responses register. You have also been registered as an Interested and Affected Party (I&AP) for the proposed development and will be notified of the process as it unfolds.	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.)
								Access and Roads	The proposed development is adjacent to the Riverside View Mega City Development. The development affects our temporary access to the Riverside View Mega City.	Noted. A detailed Traffic Impact Assessment will be included in the EIA Report when it becomes available and will provide more information on access to the proposed development as well as potential traffic impacts.	
								Traffic	It affects our temporary access from William Nicol Drive. The development might create traffic congestion on View Road and Porcupine Park Avenue.		
								Access and Roads	We want to see the traffic impact assessment and especially the access to the development. We want to see what the planning is for the William Nicol upgrade for the permanent access to be completed.		
5	Mr	Calvin	Billet	Managing Director	Quantum Ready Mix Concrete	Adjacent Landowner	22/10/2018	I&AP registration	Herewith my details for future correspondence.	Thank you for your email and I&AP registration form. You have been added to the registered I&AP database and will be notified of the process as it unfolds.	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.)
								Development layout	Require more information on the development layout.	Noted. More information on the layout of the development as well as associated services will be provided in the EIA Phase.	Comments added to Comments and Response Report (Appendix 10.4.3)
6	Mr.	Julian	Shore	Property owner	Plot 19 Diepsloot Agricultural Holdings	General I&AP	24/10/2018	I&AP registration	Thanks for your mail. Please register me as an I&AP for the above mentioned development.	Thank you for your email. We will register you as an Interested and Affected Party and you will be notified of the process as it unfolds. Please feel free to contact me should you require any further information	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.)
									I refer to your application October 2018 and wish to inform you that Eskom Transmission (Tx's) proposed 2X Kyalami-Lulamisa 400KV power lines will be affected by this application. The extent and width of the Eskom servitude is 27.5 m on either side of the center line of the powerline (110m wide servitude). Eskom rights are held by Notarial Deed of Servitude K05948/2012 S, registered in General Terms. Eskom Tx will raise no objection to the proposed environmental authorization application provided the following terms are adhered to:	Noted. The professional team is aware of the powerlines and associated servitude and designed the development accordingly.	
									1. Eskom Tx's rights and services must be acknowledged and respected at all times.	Eskom Tx's requirements will be adhered to and included in the EMPr.	
									2. Eskom Tx shall at all times retain unobstructed access to and egress from its servitudes.	Eskom Tx's requirements will be adhered to and included in the EMPr.	
									3. Eskom Tx's consent does not relieve the applicant from obtaining the necessary statutory, landowner or municipal approvals.	Noted. All necessary approvals will be put in place prior to commencement.	
									4. The applicant will adhere to all relevant environmental legislation. Any cost incurred by Eskom as a result of non-compliance will be charged to the applicant.	Noted. Prism EMS has been appointed to undertake all necessary environmental processes.	
									5. All work within Eskom servitude area shall comply with the relevant earthing standards in force at the time. This will also apply to steel fencing and palisading that may be erected in the future.	Eskom Tx's requirements will be adhered to and included in the EMPr.	
									6. No construction of excavation work shall be executed within 20 meters from any Eskom powerline structure.	Eskom Tx's requirements will be adhered to and included in the EMPr.	
									7. If Eskom TX has to incur any expenditure in order to comply with statutory clearances or other regulations as a result of the applicants activities or because of the presence of his equipment or installation within the servitude restriction area, the applicant shall pay such costs to Eskom Tx on demand.	Noted.	

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7	Adv	Ntika	Maake	Transmission and Land Management	Eskom	Commenting Authority/Service Provider	12/12/2018	Services - existing and/or required	8. The use of explosives of any type within 500m of the Eskom Tx's services shall only occur with Eskom Tx's previous written permission. If such permission is granted, the applicant must give at least 14 working days prior notice of the commencement of blasting. This allows time for the arrangements to be made for supervision and/precautionary instructions to be issued in terms of the blasting process. It is advisable to make application separately in this regard.	Eskom Tx's requirements will be adhered to and included in the EMPr.	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.) Impacts to services included in Section 8.1.1. and all Eskom requirements will be incorporated into the EMPr when compiled.
									9. Changes in ground level may not infringe statutory ground to conductor clearances or statutory visibility clearances. After any changes in ground level, the surface shall be rehabilitated and stabilized so as to prevent erosion. The measures shall be to Eskom Tx's requirements.	Eskom Tx's requirements will be adhered to and included in the EMPr.	
									10. Eskom Tx shall not be liable for the death or of injury to any person or for the loss or damage to any property whether as a result of the encroachment or the use of the servitude area by the applicant, his/her agent, contractors, employees, successors in title and assignee. The applicant indemnifies Eskom Tx against loss, claims or damages including claims pertaining to consequential damages by 3rd parties and whether as a result of damage to or interruption of or interference with Eskom Tx's services or apparatus or otherwise. Eskom Tx will not held responsible for damage to the applicant's equipment.	Noted.	
									11. No mechanical equipment including mechanical excavators or high lifting machinery shall be used in the vicinity of Eskom Tx's apparatus and/or services without prior written permission have been granted by Eskom Tx. If such permission is granted, the applicant must give at least 7 working day's notice prior to the commencement of work. This allows time for arrangements to be made for supervision and/or precautionary instructions to be issued by the Lines and Servitudes Manager. This allows time for arrangements to be made for supervision and/or precautionary instructions to be issued.	Eskom Tx's requirements will be adhered to and included in the EMPr.	
									12. Eskom Tx's rights and duties in the servitude shall be accepted as having prior right at all times and shall not be obstructed or interfered with. Note: Where an electrical outage is required, at least 14 work days will be required to arrange it.	Eskom Tx's requirements will be adhered to and included in the EMPr.	
									13. Under no circumstances shall rubble, earth or other material be dumped within the servitude restriction area. The applicant shall maintain the area concerned to Eskom Tx's satisfaction. The applicant shall be liable to Eskom Tx for the cost of any remedial action which has to be carried out by Eskom Tx.	Eskom Tx's requirements will be adhered to and included in the EMPr.	
									14. The clearances between Eskom Tx's live electrical equipment and the proposed construction worm shall be observed as stipulated by Regulation 19 of Electrical Machinery Regulations 2011 (with Reference to SANS10280-1) of the Occupational Health and Safety Act, 1993 (Act 85 of 1993).	Eskom Tx's requirements will be adhered to and included in the EMPr.	
									15. Equipment shall be regarded as electrically live and therefore dangerous at all times.	Eskom Tx's requirements will be adhered to and included in the EMPr.	
									16. In spite of restrictions stipulated by Regulation 15 of Regulation 19 of Electrical Machinery Regulations 2011 of the Occupational Health and Safety Act, 1993 (Act 85 of 1993), as an additional safety precaution, Eskom Tx will not approve the erection of houses or structures occupied or frequented by human beings under the powerlines or within the servitude restriction area.	Eskom Tx's requirements will be adhered to and included in the EMPr.	
									17. Eskom Tx may stipulate any additional requirements to eliminate any possible exposure to Customers or Public coming into contact or exposed to any dangers of the Eskom Tx plant.	Eskom Tx's requirements will be adhered to and included in the EMPr.	
									18. It is required of the applicant to familiarize himself with all safety hazards related to electrical plant.	Noted.	
The individual title deeds of those erven (areas of open space) must be made subject to the Notarial Deeds registered in favor of Eskom Tx.	Noted. This will be undertaken.										
An application should be submitted to this office before the commencement of any work on the site for approval within the servitude area.	Eskom Tx's requirements will be adhered to and included in the EMPr.										

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Comments during review of the Scoping Report											
1	Mr	Helgardt	Slabbert	Property manager	Valuemax	Adjacent Landowner	7-Feb-20	General	<p>Please keep us informed with regards to the application and send us all of the specialist reports forming part of the application so that we can see what the implications will be in terms of infrastructure, traffic etc.</p> <p>Thanks.</p>	<p>Good day Helgardt, Thank you for your email. We will keep you informed in regard to the proposed development. We are currently in the Scoping Phase and a copy of the Scoping report can be downloaded from http://www.prismems.co.za/index.php/projects/pages. Please use the password 21637RV84 to access the document. Please note however that the Specialist studies will form part of the EIA report which is not yet available. You will however be notified of the review of the EIA Report when it is available. Please feel free to contact me should you require any further information</p> <p>Noted. No response required.</p>	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.)
2	Mr	Ziyanda	Mdoda		Eskom	Commenting Authority/Service Provider	12-Feb-20	General	<p>Good morning Vanessa, I see you already received an approval letter for this application. Has something changed in the EA that you are applying again?</p> <p>Good morning Vanessa, Comments provided still stand.</p>	<p>Good day Ziyanda, Thank you for your quick response. Much appreciated. No, there are no changes: Previously, we did the initial notification of the process and no report was available for review as part of that. Instead we circulated a Background Information Document (BID). We now have more information and were able to compile the Scoping Report. Due to the time since the initial notification, we re-notified all I&APs so that they are aware of the project and can review the Scoping Report. We have noted your comments in the Comments and Responses Report and will include your requirements in the EMPr (which we will compile as part of the EIA Phase). However, you are of course welcome to provide further comments on the Scoping Report should you wish to however it is not a requirement as we have included your previous comments. Please feel free to contact me should you require any further information.</p> <p>Noted, Please refer to Comment 7 for full responses to comments received previously.</p>	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.) Impacts to services included in Section 8.1.1. and all Eskom requirements will be incorporated into the EMPr when compiled.
3	Mr	Bongani	Shabungu	SUE Admin Unit	GDARD	Competent Authority	12-Feb-20	General	<p>Please note the above mentioned Ref Number was submitted on 07/02/2020 However my challenge is that it now falls under old financial year you are advised to re start the process and you can still use the proof of payment that was used previously</p>	<p>There is no way that we can restart our process. We have notified I&APs as part of the initial notification period (October 2018) and again in February 2020 as part of the review of the Scoping Report. All our notifications contained the reference number Gaut 002/17-18/E2040 which was indicated on the application form on the online system. We have also submitted copies of the Scoping Report to relevant authorities. If this was an issue then the online system would have needed to flag the date as an issue so that I could have rectified it prior to notification. Or the draft application would have needed to expire so that I was aware there was an issue. We cannot be expected to restart our process when an expiration on the application form has never been communicated. I have been trying to get hold of you to discuss this. Please give me a call urgently.</p>	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.)
4	Ms	Justine	Chan	Assistant Director: Strategic Admin Support	GDARD	Competent Authority	18-Feb-20	General	<p>have discussed your application 002/17-18/E2040 with Nhlanhla Makhathini. His unit is responsible for the admin processing of environmental and waste applications. We have agreed to process your application even though the reference number is from the 2017 and 2018 financial year which is the result of the application being lodged as a Draft on 2017-07-24 in the EIA Online System. Our reasons being: you have already done 2 rounds of public participation with 002/17-18/E2040 as the reference number, payment for the application was made on the 06 February 2020 and that you received the information necessary to finalize the Scoping Report and the application form in early 2020.</p>	<p>Good day Justine, Thank you for your email and for your assistance. I do appreciate it.</p>	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.)
								Project Description	<p>The Scoping Report dated February 2020 refers:</p> <p>Description of projection</p> <p>The project entails the development of Riverside View Ext 84 on Portions 185 and 124 of the Farm Diepsloot 388 JR. The proposed development will consist of mixed land use on approximately 29.4 ha. The site will be developed into three separate erven; Erf 1 and 2 to be zoned 'Special' for place of instruction, residential buildings and offices and ancillary uses and Erf 3 to be zoned 'Special for Private Open Space'. The site is currently zoned 'Undetermined'. A site visit was conducted on 14/02/2019.</p>	Noted. No response required.	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.)
								Legislation and policies	<p>Guidelines, by-laws and policies:</p> <p>The Report takes into account relevant policies, by laws and strategies. The site falls within Region A, Sub Area 1 whose objective is to promote the development of a sustainable long term spatial structure to ensure the efficiency in the City. The proposed development is also aligned with the SDF 2040 to create livable residential areas.</p>	Noted. No response required.	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.)
								Alternatives	<p>Description of alternatives:</p> <p>Two layout alternatives are assessed as part of this phase. The Proposal entails the development of 3 erven as mentioned above. Alternative 1 involves the development of 7 erven. Erf 1-4 will be zoned 'Special' for place of instruction, residential buildings and offices and ancillary uses, Erf 5-7 will be zoned 'Special' for Access, Private Roads and Private Open Space respectively. Furthermore, two alternatives are also being discussed for the placement of the attenuation facilities. The Proposal entails the attenuation pond be placed along the wetland boundary with multiple discharge points. Alternative 1 proposes the placement of the pond along the northern boundary of the site. A detailed assessment of the alternatives will be discussed as part of the EIA phase once the specialist studies have been undertaken.</p>	Noted. This is correct. No response required.	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.)

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							<p>Description and assessment of the identified environmental issues:</p> <p>In terms of the CoJ Wetland Audit Layer 1 & 2, the proposed development site is affected by a Hillslope Seep Wetland system. Furthermore, the CoJ Biodiversity Sector Plan also show the site mapped as Critical Biodiversity Areas (CBA) and Ecological Support Areas (ESAs). CBAs are areas required to meet biodiversity patterns and/ or ecological processes targets. No alternative sites are available to meet these targets. Therefore the desired management of these areas is to maintain them in a natural state with limited or no biodiversity loss. Ecological Support Areas (ESAs) are areas important for maintaining landscape connectivity. They play an important role in supporting the ecological functioning of Critical Biodiversity Area in delivering associated ecosystem services, therefore, development in these areas should be planned in a manner that allows for faunal movement.</p> <p>The proposed development also triggers listed activities in terms of Section 21 of the National Water Act and therefore requires a Water Use License.</p>	<p>Noted. A Wetland Delineation has been undertaken and the wetland and associated buffer incorporated as Open space which will not be developed. A full Wetland Assessment will be included in the EIA Report to determine the impacts to the wetland and to provide necessary mitigation measures. Further, a Wetland Rehabilitation Plan will be compiled and implemented as part of the project to improve the status of the wetland which is currently degraded.</p> <p>In terms of the ESA and CBA, an Ecological Habitat Assessment will be undertaken and included in the EIA report to determine the current status of this area and to provide mitigation measures. It should be noted that from preliminary investigations, the site is fairly degraded by historic land use.</p> <p>A Water Use Licence Application in terms of Section 21 (c) and (i) of the National Water Act, 1998 will be undertaken and an integrated public participation process is planned whereby the WULA Technical Report will be available for review together with the EIA Report.</p>	<p>Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.). The required specialist studies will also be included in the EIA Report.</p>	
							<p>Evaluation and presentation of mitigation measures:</p> <p>Potential impacts and mitigation measures for each identified environmental impact will be included in the EIA Phase. An Ecological Habitat Assessment, Wetland Delineation, Heritage Impact Assessment, Geotechnical Impact Assessment and Traffic Impact Assessment specialist studies are proposed. Recommendations from these studies will inform the final layout plan and will be included in the EIA phase.</p>	<p>Noted, the studies will be incorporated into EIA Report as discussed in the Scoping Report and as requested in the comments.</p>	<p>Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.). All required specialist studies will be included in the EIA Report.</p>	
							<p>Public Participation:</p> <p>The Public Participation (PP) undertaken is in line with the requirements as specified in the EIA Regulations, 2014 (as amended.)</p>	<p>Noted. No response required. Public participation for the EIA report will also be undertaken as per the requirements of the EIA Regulations, 2014 (as amended)</p>	<p>Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.)</p>	
							<p>The Department noted the proposed development and requires that the following be addressed in the EIA Phase:</p> <ul style="list-style-type: none"> •A wetland delineation must be undertaken and be linked with the open space plan as well as stormwater management plan. 	<p>Noted. A Wetland Delineation has been undertaken and the wetland and associated buffer incorporated as Open space which will not be developed. A full Wetland Assessment will be included in the EIA Report to determine the impacts to the wetland and to provide mitigation measures.</p>	<p>Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.)</p>	
5	Ms	Mashudu	Ratshitanga	Assistant Director	City of Johannesburg: Impact Management and Compliance Monitoring	Commenting Authority/Service Provider	21-Feb-20	<p>Townplanning</p> <ul style="list-style-type: none"> •The proposed layout provides for open space but does not distinguish between recreational and conservation open space. The wetland and its 30m buffer must be zoned public open space for conservation purposes and the development must also provide recreation open space in accordance with the City Open Space Framework. 	<p>The purpose of the township application is to obtain basic zoning and land use rights. The standard zoning rights for Open Space in the City of Johannesburg Land Use Scheme 2018 do not distinguish between "recreational" and "conservation" open space - only between Public and Private Open Space. The difference lies in the ownership and therefore the maintenance of the open space area. These 2 kinds of Open Space are defined in the Johannesburg Land Use Scheme 2018 as follows:</p> <p><i>"Public open space: Use of building/s and/or land which is under the ownership of the Council or other authority,"</i></p> <p><i>"Private Open space: Use of building/s and/or land, with or without access control and which can be used as a private ground for sports, play, rest and recreation, or as an ornamental garden; pleasure ground; golf course; or for buildings reasonably required in connection with such uses."</i></p> <p>The proposed Erf 2 is zoned Private Open Space, since it is the area affected by Wetlands. It could therefore be categorised as "conservation open space". We will add the words "Conservation open space" to the layout plan.</p> <p>In addition to the above, the draft Site Development Plan included in the Scoping Report (Figure 4-3 of the Scoping Report) indicates the sports fields for the school, which are "recreational open space", as required for the learners. Please note that since the draft architectural layout is not approved as part of the township establishment, it cannot be added to the township layout plan.</p> <p>In addition, the subject township is located adjacent to and directly north of the existing Steyn City Lifestyle estate, which is a private lifestyle estate, which makes provision for non-residential support uses within the estate. These include a golf course, retirement village, shopping centre, offices, filling station with convenience shop, gymnasium, heliport and school. Due to the extent of the residential component of this estate another school is required. The application site was identified for this use. The land was purchased after the original development of Steyn City Estate and therefore an extension to this estate which comprises the proposed township of Riverside View Ext 84. Initially the school will be open to people living outside the Steyn City, but eventually the residents of Steyn City will have first choice and therefore it will be a private school - similar to the existing Steyn City School in the southern section of the estate.</p> <p>The existing estate boundary wall will be extended to enclose the application site in order to be included in the Steyn City Estate boundaries. Since Steyn City Estate is a private estate all roads in the estate are private roads and all open spaces are private. Therefore the open space areas in the application site can only be zoned Private Open Space. However, like all other private schools, the sports fields are used for matches, which implies that the active open space areas will be utilized by more than only the Steyn City school.</p>	<p>Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.).</p>
								<p>Engineering aspects/Stormwater</p> <ul style="list-style-type: none"> •No stormwater infrastructure should be developed within the riparian zone, buffer zone of the 1:100 year floodline or whichever is greatest in accordance with the City Catchment Management Policy. 	<p>A stormwater management plan will be included in the EIA report. Stormwater attenuation has not been included in the wetland or wetland buffer area.</p>	
								<p>Engineering aspects/Stormwater</p> <ul style="list-style-type: none"> •A stormwater management plan must be compiled for the site. Attention should be brought to Clause 44 of the City of Johannesburg Stormwater Bylaw which state that: The following requirements must, in addition to the requirements of section 38, be compiled with if stormwater from any development site discharges directly, or indirectly across any intervening property, into a wetland: (a) The quantity and velocity of any stormwater discharge must be controlled and treated to the extent that such discharge attains a quality in compliance with the requirements of the National Water Act, 1998, the National Environmental Management Act, 1998 and any other applicable law; (b) A stormwater discharge must maintain the frequency and flow of pre-development conditions, to the extent necessary to protect the characteristic functions of the wetland; (c) Prior to discharging to a wetland, any alternative discharge location and any natural water storage infiltration opportunity outside the wetland, must be evaluated by a professional engineer and utilized for the stormwater discharge if reasonably and practically possible. 	<p>A stormwater management plan will be included in the EIA report. Stormwater attenuation has not been included in the wetland or wetland buffer area.</p>	<p>Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.). The required technical studies and designs will also be included in the EIA Report.</p>

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								Engineering aspects/Stormwater	Furthermore, all the bridges that crosses the wetland must be designed in such a manner that would have minimum impact on the hydrology. These crossings must also be authorised by the Department of Housing, Water and Sanitation.	Preliminary designs for the wetland crossing will be included in the EIA Report. A WULA process is being undertaken.	
6	Mr	Teboho	Leku	Control Environmental Office - B Impact Management	GDARD	Competent Authority	3/4/2020	General	COMMENTS ON THE DRAFT SCOPING REPORT-FOR THE PROPOSED MIXUD-USE DEVELOPMENT ON PORTIONS 124 AND 185 OF THE FARM DIEPSLOOT 388-JR TO BE KNOWN AS RIVERSIDE VIEW EXTENSION 84, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY.	Noted. No response required.	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.)
								Project Description	The above-mentioned matter received by the Department on 07 February 2020 has reference. The proposal development of Portions 124 and 185 of the farm Diepsloot 388-JR will involve mixed use township establishment to cater for a place of "Instructions", "Residential" use and "Commercial" including ancillary uses such as restaurants and shops. One Erf will be set aside as a "Private Open Space". The subject site measures 29.30 hectares with the proposed development occupying an extent of 24.10 hectares. The applicant applied for Activity 19 of Listing Notice 1, Activity 15 of Listing Notice 2 and Activities 4, 12 and 14 of Listing Notice 3 of the Environmental Impact Assessment Regulations, 2014. The Draft Scoping Report and plan of study submitted is noted and the Department would like to comment as follows:	Noted. No response required.	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.)
								Sustainability	1. Green buildings techniques should be applied to the proposed development process to make use of natural light and heat thereby reducing energy use and emission to the atmosphere. This will also reduce the impacts of climate change.	Noted. This comment has been provided to the design team and issues relating to sustainability and green building design will be discussed in the EIA Report.	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.). Requirement to be discussed further in EIA Report.
								Sustainability	2. Rainwater harvesting methods should be incorporated into the development, to store water for irrigation purpose.	Noted. This comment has been provided to the design team and issues relating to rainwater harvesting will be discussed in the EIA Report.	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.). Requirement to be discussed further in EIA Report.
								Waste Management	3. A Waste Management Plan that seeks to achieve high levels of separation of waste at source to reduce volumes disposed of at the landfill sites must be compiled.	Noted. A Waste Management Plan will be included in the EMPr that will be developed during the EIA Phase.	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.). Requirement will be included in EMPr.
								Engineering aspects/Stormwater	4. The stormwater management must be design in such a way that it will not dispense directly to the watercourse and its buffer zone and it must be submitted to the Johannesburg Roads Agency for consideration. Additionally, adequate slip/shoulder lanes must be incorporated into the road infrastructure design to accommodate public transport services. This must include shaded area in instances where its raining or to hot.	Noted. A stormwater management plan will be included in the EIA Report. Currently, the stormwater system has been designed outside the wetland and 32m wetland buffer and therefore does not discharge directly into a watercourse. Further, a Traffic Impact Assessment has been undertaken and will be included in the EIA Report.	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.). Stormwater Management Plan will be included in EIA Report.
								Environmental sensitivity	5. The locality map and sketch layout plan has been included in the Draft Scoping. However, a legible, A2 Layout Plan overlain by a composite sensitivity map on site with a legend easily linked to activity components must be included in the Draft EIAR after the acceptance of the Final Scoping.	Noted. As requested, a A2 layout and sensitivity plan will be compiled once all necessary specialist studies have been undertaken and included in the EIA Report.	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.). Requirement will be included in EIA Report.
								Development layout	6. The preliminary Site Development Plan indicates that these will be no crossing of the wetland. In view of this, the final Site Development Plan can involve minor alterations but not any crossings of the wetland.	This is not the case. The Site Development Plan included in Figure 4.3 and reiterated in Figure 4.7 clearly shows the wetland crossing near the north of the site (grey road). In addition, Section 4.3.6. specifically noted that a bridge over the wetland would be required and that more detail would be required in the EIA Report.	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.). Additional information provided in Section 4.3.1., Section 4.3.6 and Section 2.2.1 to reiterate that a wetland crossing is included. More information on wetland crossing will be included in the EIA Report.
								Public Participation	7. It is noted that the Draft Scoping Report (D Scoping Report) is currently being circulated for comment. The public participation process must be undertaken in accordance with the EIA Regulations, 2014.	Noted. No response required. Public participation for the EIA report will also be undertaken as per the requirements of the EIA Regulations, 2014 (as amended)	Comments added to Comments and Response Report (Appendix 10.4.3) and I&AP included on I&AP Register (10.4.4.)

No	Association					Interest	Date	Category	Comments	Responses	Cross Reference in Scoping/EIA Report
	Title	Name	Surname	Capacity	Organization/Affiliation						
Comments during Initial Notification Phase/Registration Period											
Comments received after submission of Scoping Report											
7	Mr	Andrew	Salomon	Heritage Officer - Archaeology	SAHRA	Commenting Authority	27-Mar-20	General	Proposed development of Place of Instruction, Residential dwelling units, Residential buildings, Storage, Offices, including ancillary uses such as restaurants and shops as well as Private Open Space on Portions 185 and 124 (a Portion of Portion 11) of the farm Diepsloot 388 J.R, within Ward 96 of the City of Johannesburg, Gauteng Province	Noted. No response required.	Comment added to Comments and Responses Report (Appendix 14.5.5.). A Phase 1 Heritage Impact Assessment is included in Appendix 14.6.3 of the EIR).
								Specialist studies	In terms of the National Heritage Resources Act, no 25 of 1999, heritage resources, including archaeological or palaeontological sites over 100 years old, graves older than 60 years, structures older than 60 years are protected. They may not be disturbed without a permit from the relevant heritage resources authority. This means that prior to development it is incumbent on the developer to ensure that a Heritage Impact Assessment is done. This must include the archaeological component (Phase 1) and any other applicable heritage components. Appropriate (Phase 2) mitigation, which involves recording, sampling and dating sites that are to be destroyed, must be done as required	Noted. A Phase 1 Heritage Impact Assessment Report has been compiled and is included as part of the Environmental Impact Assessment Report and will be uploaded to SAHRIS to provide SAHRA an opportunity to review and comment.	
								Specialist studies	The quickest process to follow for the archaeological component is to contract an accredited specialist (see the web site of the Association of Southern African Professional Archaeologists www.asapa.org.za) to provide a Phase 1 Archaeological Impact Assessment Report. This must be done before any large development takes place	The Heritage Specialist which undertook the Heritage Impact Assessment is registered with ASAPA (ASAPA #159).	
								Specialist studies	The Phase 1 Impact Assessment Report will identify the archaeological sites and assess their significance. It should also make recommendations (as indicated in section 38) about the process to be followed. For example, there may need to be a mitigation phase (Phase 2) where the specialist will collect or excavate material and date the site. At the end of the process the heritage authority may give permission for destruction of the sites	No heritage resources were identified by the study. Please see Phase 1 Heritage Impact Assessment Report for more information.	
								Specialist studies	Where bedrock is to be affected, or where there are coastal sediments, or marine or river terraces and in potentially fossiliferous superficial deposits, a Palaeontological Desk Top study must be undertaken to assess whether or not the development will impact upon palaeontological resources - or at least a letter of exemption from a Palaeontologist is needed to indicate that this is unnecessary. If the area is deemed sensitive, a full Phase 1 Palaeontological Impact Assessment will be required and if necessary a Phase 2 rescue operation might be necessary. Please note that a nationwide fossil sensitivity map is available on SAHRIS to assist applicants with determining the fossil sensitivity of a study area.	The Phase 1 Heritage Impact Assessment Report assessed the potential palaeontological impacts and noted that according to the SAHRIS PalaeoMap, the site is not sensitive.	
								Specialist studies	If the property is very small or disturbed and there is no significant site the heritage specialist may choose to send a letter to the heritage authority motivating for exemption from having to undertake further heritage assessments	Noted. This is not applicable. A full Phase 1 Heritage Impact Assessment Report has been compiled and is included in the EIR.	
								Specialist studies	Any other heritage resources that may be impacted such as built structures over 60 years old, sites of cultural significance associated with oral histories, burial grounds and graves, graves of victims of conflict, and cultural landscapes or viewscapes must also be assessed. Should you have any further queries, please contact the designated official using the case number quoted above in the case header	Noted. The Phase 1 Heritage Impact Assessment includes an assessment of built environments, cultural significance, buildings over 60 years old, burial grounds and graves etc.	
8	Mr	Sibusiso	Company Owner	Riverside Sustainable Solutions	I&AP	3-Aug-20	I&AP registration	I tried to register on your website as an Interested and Affected Party in this project on your website, however i think its not doing properly. My name is Sibusiso residing in Riverside. My company is Riverside Sustainable Solutions company with focus on various community sustainable projects.	Thank you for the email. Please note that the public review of the Scoping Report ended 9 March 2020 and thus the report has been submitted to the Gauteng Department of Agriculture and Rural Development (GDARD) for review and acceptance. We will however register you as an Interested and Affected Party (I&AP) with your email address and cell number and you will be notified of the review of the EIA Report when it is available. You will be given an opportunity to review and comment on the EIA Report at this time. We will also include your comments below in the Comments and Responses Report for the EIA Report.	Comments added to Comments and Responses Report (Appendix 14.5.5.) and I&AP registered on I&AP Database.	
							Legislation and policy	page 36 The focus of the consolidated Zone is 1) to create liveable lower to medium density suburban areas that are well-connected to higher intensity areas through transit infrastructure and 2) address challenges in areas of deprivation page 37 - send clearer diagram fig 3-10	*Figure 3-10, the GSDP map, was unfortunately mislabeled accidentally in the report as it is from the City of Johannesburg SDP 2040. You can get a copy of the report from http://www.parkview.org.za/docs/townplanning/Johannesburg%20Spatial%20Development%20Framework%20202040.pdf .		
							Development layout	Page 50 figure 4.3, figure 4.7	*A copy of the Draft SDP (Figure 4-3 and 4-7) is attached. Please note that this is a draft only and that it will only be finalized during the City of Johannesburg Site Development Plan approval process. The aim of SDP is only to provide the concept of the development.		
							Project description	What type of school will be built? Private school or public? Noting that theres another school at Riverside that sbeing built, Curro, Steyn City, Dainfern, Heldefortein and pinnacle within a close vicinity. These in the main cater for private schools in the main.	*A private school is planned to provide the necessary schooling requirements for residents of Steyn City. It will initially be open to the public, but as Steyn City develops and the school becomes reaches capacity, the Steyn City residents will have first choice.		
							Sustainability	Any legacy self sustainable projects in the area, we would like to engage in solutions in this regard. Page 64 - local skills - 150 temporary jobs AND 150 operational jobs and and R15million? Is that sufficient for the community?	*Steyn City runs a number of community projects in the area. The values communicated in the Scoping Report are just the estimated costs of construction. This does not include all the additional projects that Steyn City does in the area. The activities and planned work will contribute to the community and the provision of jobs to the community. This will happen as per the standard operation procedures at Steyn City which specifically provides for community involvement in the work sector.		
							General	Page 69 - The Interested and Affected Party EIA participation - notifications of the scoping and review. Can you kindly send Page 81 copy of the background information document Appendix on page from page 96 are blank, can you please email, and the documents on the website are password protected.	*In terms of the documents, the password is 21637RV84. You will be able to review the annexures if you use this password. This includes larger and clearer versions of the maps we generated as well as a copy of the BID.		

No	Association				Interest	Date	Category	Comments	Responses	Cross Reference in Scoping/EIA Report
	Title	Name	Surname	Capacity						
GDARD Acceptance of Scoping Report										
Comments during Initial Notification Phase/Registration Period										
9	Mr	Teboho	Leku	Control Environmental Office - B Impact Management	GDARD	Competent Authority	5-Aug-20	<p>General</p> <p>The above-mentioned matter received by the Department on 20 July 2020 has reference. The proposal development of Portions 124 and 185 of the farm Diepsloot 388-JR will involve mixed use township establishment to cater for a place of 'Instructions', 'Residential' use and 'Commercial' including ancillary uses such as restaurants and shops. One Erf will be set aside as a 'Private Open Space'. The subject site measures 29.30 hectares with the proposed development occupying an extent of 24.10 hectares. The applicant applied for Activity 19 of Listing Notice 1, Activity 15 of Listing Notice 2 and Activities 4, 12 and 14 of Listing Notice 3 of the Environmental Impact Assessment Regulations, 2014. The Scoping Report and plan of study submitted is noted and the Department would like to comment as follows:</p>	<p>Please note that the Scoping Report was submitted to the Department on 19 March 2020.</p> <p>The listed activities and project description is correct.</p>	<p>Comments added to Comments and Responses Report (Appendix 14.5.5.). In addition, please refer to Table 1.3 of the EIR for information on how these comments have been addressed in the report.</p>
							<p>Engineering aspects/Stormwater</p> <p>Since the proposed site has a sizeable elevation difference, a comprehensive stormwater management system must be designed for implementation. The stormwater system must comply with the Sustainable Urban Drainage System Guideline of the Department</p>	<p>A comprehensive Stormwater Management Plan has been compiled. It is described in a number of places throughout the report.</p> <p>In general, stormwater attenuation will make use of the following:</p> <ul style="list-style-type: none"> •Grass lined attenuation ponds; •Use of the soccer field to attenuate stormwater and allow for ground water recharge; •Bio swales with stone filled sumps to allow for run-off retardation, encourage sheet flow and absorption into the underlying soil; •Throttled outlet structures; and •Energy dissipation slabs to limit erosion and encourage sheet flow at outlets. 		
							<p>Waste Management</p> <p>A Waste Management Plan that seeks to achieve high levels of separation of waste at source to reduce volumes disposed of at the landfill sites must be compiled.</p>	<p>A Waste Management Plan has been compiled and included as part of the Environmental Management Programme (EMPr).</p>		
							<p>Engineering aspects/Stormwater</p> <p>The stormwater management must be design in such a way that it will not dispense directly to the watercourse and its buffer zone and it must be submitted to the Johannesburg Roads Agency for consideration.</p>	<p>A comprehensive Stormwater Management Plan has been compiled. It is described in a number of places throughout the report.</p> <p>Stormwater will be discharged over dry land and mitigation measures have been included in the design to ensure minimal impacts to the wetland and wetland buffer.</p>		
							<p>Access and Roads</p> <p>Additionally, adequate slip/shoulder lanes must be incorporated into the road infrastructure design to accommodate public transport services. This must include shaded area in instances where its raining or to hot.</p>	<p>A Traffic Impact Assessment has been compiled and notes that as part of previous developments in the area (Steyn City and Valumax), pedestrian walkways have been built along View Road. Public transport lay-bys along Porcupine Park Road at its intersection with Yellowwood Boulevard were also built as part of the Valumax Development. These lay-bys are within walking distance from the development and will serve the development well.</p>		
							<p>Environmental sensitivity</p> <p>The locality map and sketch layout plan has been included in the Final Scoping. However, a legible, A2 Layout Plan overlain by a composite sensitivity map on site with a legend easily linked to activity components must be included in the Draft EIAR after the acceptance of the Final Scoping.</p>	<p>A composite sensitivity map has been compiled and is included in Section 11.1.</p>		
							<p>Environmental sensitivity</p> <p>This layout must be informed by sensitivities located on site, especially a Wetland Delineation Assessment which must be undertaken and form part of the EIR.</p>	<p>A number of specialist studies have been undertaken to better understand site sensitivity including a Wetland Assessment. The delineated wetland and associated 32m buffer have been taken into account in the development layout and will not be developed.</p>		
							<p>Development layout</p> <p>The preliminary Site Development Plan indicates that these will be no crossing of the wetland. In view of this, the final Site Development Plan can involve minor alterations but not any crossings of the wetland.</p>	<p>This is not correct. As noted in our previous response to the Department's comments on the Scoping Report which was made available for public review, a wetland crossing is shown on the preliminary Site Development Plan. Please refer to Section 4.4.6. which provides more detail on the proposed wetland crossing.</p>		